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, April 8, 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 March 11, 2026, hearing.

VI. REVIEW OF PROCEEDINGS (OPENING STATEMENT)

VII. 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.

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.

VIII. 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 is requesting this application be moved to the May 12, 2026, meeting with the Hearing Examiner.

ACTION ITEM: Public Hearing for 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.

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.

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 May 13, 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
Thursday, March 11, 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: ☒ Geyer ☒ Harman ☒ Larson ☐ Vance ☒ Whitbeck
Absent: ☐ Geyer ☐ Harman ☐ Larson ☒ 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 January 14, 2026, hearing.

MOTION BY: ☐ Geyer ☐ Harman ☒ Larson ☐ Vance ☐ Whitbeck
SECONDED BY: ☒ Geyer ☐ Harman ☐ Larson ☐ Vance ☐ Whitbeck

MOTION CARRIED

REVIEW OF PROCEEDINGS (OPENING STATEMENT)

Chair Harman opened the public hearing and outlined the public hearing procedures.
Chair Harman proceeded to public hearing items on the agenda.

OLD BUSINESS:

None

NEW BUSINESS

1. **ACTION ITEM: Public Hearing (Quasi-Judicial) for 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 i\the intersection with E. Ustick Rd.., in Caldwell, Idaho.

Rescheduled to Wednesday, April 8, 2026.

MOTION BY: ☒ Geyer ☐ Harman ☐ Larson ☐ Vance ☐ Whitbeck
SECONDED BY: ☐ Geyer ☐ Harman ☒ Larson ☐ Vance ☐ Whitbeck

to continue this action item.

MOTION CARRIED

2. **<u>ACTION ITEM:</u> Public Hearing (Quasi-Judicial) for 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.

   Staff requested a continuance to the April 8, 2026, hearing.

   MOTION BY: ☐ Geyer ☐ Harman ☒ Larson ☐ Vance ☐ Whitbeck
   SECONDED BY: ☒ Geyer ☐ Harman ☐ Larson ☐ Vance ☐ Whitbeck

   to continue this action item.

   <u>MOTION CARRIED</u>

3. **Public Hearing (Quasi-Judicial) for Case Number ANN25-000011, SPP25-000015, ZON25-000007**: The applicant, Bailey Engineering Inc., on behalf of HBU Investments LLC and The Rama Group LLC., is requesting annexation of parcel R3282501200 with a zoning designation of R-2, and a rezone of parcel R3282501100 from RS-2 to R-2, where both parcels are identified as Neighborhood 2 in the Comprehensive Plan and R-2 is a compatible zoning designation. Concurrently, the applicant is requesting approval of a preliminary plat for **Westbilt Estates Subdivision**, a single-family residential subdivision with 194 buildable lots. The 65.83 acre development is located on the west side of Lake Ave. at the intersection with Cirrus Dr., approximately 1,700 feet south of Karcher Rd, in Caldwell, Idaho.

   <u>Applicant Presentation:</u>
   Applicant, Sabrina Durtchi, address, presented the applicant's request by use of a PowerPoint presentation:
   - Introduction and Project Overview
   - Vision of project
   - Comprehensive Plan compliance
   - Zoning Request of R-2
   - Surrounding Developments
   - Transition complements neighboring communities
   - Phasing plan of 5 different communities
   - Introduction to Biltmore Homes
   - Open Space
   - Pathways
   - Not in agreement with Condition No. 5
   - Suggests alternative idea to the condition
   - Parks
   -

   <u>Staff Presentation</u>:

   Associate Planner, Katie Wright, 205 S. 6th Ave., Caldwell, Idaho presented the staff report by use of a PowerPoint presentation. She noted:
   - Clerical error on 4th page of staff report

- Subject location
- Surrounding land uses
- Background information
- Zoning Analysis
- Comp Plan Analysis of Neighborhood 2
- Subdivision layout
- TIS required and is in alignment
- Review and Analysis
- Public Utilities Services
- Public comments
- Conclusion

Commission Questions for Staff and Applicant:

- Variance of Lot sizes
- Phase order of amenities
- Regional pathways
- Zoning
- No Development Agreement due to no deviation from code
- Condition 5
- Stub access
- Concerns from neighboring subdivisions
- Vallivue Schools
- Crash report put together by Caldwell Police
- Density
- Width of pathways
- Traffic concerns from Engineering
- Pathways requirements are being met at eight (8) feet
- Timeline of phases

Public Testimony:

Sam Johnson, 2246 W. Ribier Dr. Meridian, signed in favor of the application but did not wish to speak.

Jeremy Amar, 1580 W. Cayuse Creek Dr. signed in favor of the application but did not wish to speak.

Nancy Henry, 13049 Agape Way, Nampa spoke in favor of the application.

- Questions about buffers around her home
- Landscaping order
- Speed limits
- Congested roads

Rick Read, 15386 Roseman Way, Caldwell spoke in neutral of the application.

- Traffic
- Why annex
- Common lots

Doug Mains, 12926 Bollinger Ct, Caldwell spoke in opposition of the application.

- Traffic
- Growth

Ron Dillon 410 W. Hazel, Caldwell, address

- Schools

Commission Questions for Staff and Applicant:

- Traffic and speed concerns
- Roads
- Out parcels - 5
- Buffer along Cirrus Dr.
- Common lots are unbuildable
- Roundabout at Orchard is proposed on CIP and it is possible that impact fees from this development will go towards that project
- Schools
    - Commissioners aren't ignoring it
    - State of Idaho doesn't have a program in place to allow impact fees for school purposes.
    - Commissioners and Council cannot do anything about that; it's a state legislative issue
    - Contact them directly
- Why annex?
    - Property rights allow for annexation.
    - Anyone who is contiguous with city limits can apply.
    - Utilities are provided by city
    - Infrastructure is already there

Motion to close public discussion:

MOTION BY: ☐ Geyer ☐ Harman ☐ Larson ☐ Vance ☒ Whitbeck
SECONDED BY: ☐ Geyer ☐ Harman ☒ Larson ☐ Vance ☐ Whitbeck

MOTION CARRIED

Evidence List:

Sign-up sheets
Exhibit 1

Commission Discussion and Deliberation:

- Utilities are there
- Well laid out
- Designed well
- Density is low which is rare.
- Growth is painful but density is low
- Requirements are exceeded
- Aesthetics of homes
- Single family homes look good to area

Chair Harman called for a motion.

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, I hereby determine and move that

☐ Geyer ☐ Harman ☒ Larson ☐ Vance ☐ Whitbeck

Staff reminded the Commission that the applicant should have an opportunity to rebut any public comments.

Applicant Rebuttal

Sabrina Durtchi spoke again of challenging Condition 5.

Staff requested if the bridge is removed, a condition of a crossing would be added to require the pedestrian crossing with a beacon or hawk to illuminate the crossing to be done in Phase 1.

MADE A MOTION AS FOLLOWS:

The request for ANN25-000011, SPP25-000015 AND ZON25-000007 for Westbilt Estates Subdivision is

- *Recommended for approval subject to the conditions laid out in the presentation as described by staff for the pedestrian crossing with a beacon.*

THE MOTION WAS SECONDED BY

☐ Geyer ☐ Harman ☐ Larson ☐ Vance ☒ Whitbeck

ROLL CALL VOTE:

Geyer	☒ Yes	☐ No
Harman	☒ Yes	☐ No
Larson	☒ Yes	☐ No
Vance	☐ Yes	☐ No
Whitbeck	☒ Yes	☐ No

MOTION CARRIED

ADJOURNMENT

MOTION BY: ☐ Geyer ☐ Harman ☒ Larson ☐ Vance ☐ Whitbeck
SECONDED BY: ☒ Geyer ☐ Harman ☐ Larson ☐ Vance ☐ Whitbeck
to adjourn the meeting.

MOTION CARRIED

Meeting adjourned at: 19:07 pm

APPROVAL OF MINUTES

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

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

_____
Chair Planning and Zoning Commission

_____
Date

ATTEST: _____
Morgan Bessaw: Deputy Director Planning and Zoning

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division

COVER SHEET

Staff Planner: Choose an item.

DOCKET NUMBER/CASE NUMBER	PROJECT NAME / TITLE
ANN25-000016, SPP25-000018	August Park Subdivision
PUBLIC HEARING DATE	**PROPERTY /LOCATION**
4/8/2026	R2746000000 - West side of S. Florida Ave., roughly 1,080 ft. south of the intersection with E. Ustick Rd.

BRIEF SUMMARY OF APPLICATION REQUESTS:

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

IMPACT ANALYSIS SUMMARY

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

PROPOSED LAND USE AND ESTIMATED RESIDENT POPULATION INCREASE				
# Proposed Single Family Units:	24		Population = (DU * 3):	72
# Proposed Duplex & Multifamily Units:			Population = (DU * 2):	
Proposed Commercial Acreage:			***TOTAL estimated population increase:**	72
*Population projects are based on the average numbers of persons per household listed within Census.				

FIRE SERVICES	
Fire Dept Travel Response Time Goals:	90% within 4 min.
Closest Fire Station (in miles):	1.6 miles
Est. Response Time to Site:	4 minutes
Will this development have other significant impacts on the ability to provide services:	☒ Yes ☐ No
Will this development necessitate additional fire resources and/or equipment beyond current levels:	☒ Yes ☐ No
Will the development pay development impact fees?	☒ Yes ☐ No
Overall Comments, Recommendations & Fiscal Impact:	The addition of population and growth will directly impact services until CFD can increase services expanding our capabilities.

POLICE SERVICES

Calls for Service in Area (YTD):	Nearby adjacent reporting districts have an average of 235.5 calls for service each year to date. The nearby RD's (2A, 2B, 2F, 2G) have a combined total of 942 reactive CFS from January 1st to March 2nd, 2026.
Call Types within Area:	**Top 20 Reactive Calls for Service in the Area**

Nature	#	%
Follow Up	19	6.96%
Juvenile Prob	17	6.23%
Abandoned Vehicle	14	5.13%
Welfare Check	11	4.03%
Citizen Assist	10	3.66%
Suspicious	10	3.66%
Parking Problem	9	3.30%
Reckless Driver	8	2.93%
Alarm-Residential	8	2.93%
911 Cell Open Line	7	2.56%
Disturbance	7	2.56%
Noise Complaint	6	2.20%
PD Accident	6	2.20%
Attempt to Locate	6	2.20%
Civil Problem	6	2.20%
Battery	5	1.83%
Agency Assist	5	1.83%
Harassment	4	1.47%
CPOR Violation	4	1.47%
Alarm-Comm	4	1.47%

Workload Saturation (%):	Reporting districts 2A, 2B, 2F, 2G account for 942 (year to date) reactive CFS compared to a total of 4,027 total YTD. These RD's account for 5.85% of all reactive CFS YTD.
Traffic Crash Data:	**See Exhibits**
Will this development have other significant impacts on the ability to provide services?	☐ Yes ☒ No
Will this development necessitate additional police resources and/or equipment beyond current levels?	☒ Yes ☐ No
Overall Comments, Recommendations & Fiscal Impact:	The smaller estimated population of this development at only 72 presents a minimal additional strain on police resources. Holding to the current 1.2 officers to 1000 citizens ratio, an additional 0.086 sworn personnel would need to be added to maintain our current ratio.

PUBLIC SCHOOLS

School District	Vallivue
Capacity to Serve *(Based on Response from District)*	☐Yes ☐No ☒ School was not specific in their response ☐No response received from District
Schools that will Serve Development Vallivue Map Caldwell Nampa	West Canyon Elementary, Vallievue Middle, and Vallievue High Schools

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 ☐ 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 | 4/8/2026

Staff Planner: April Cabello

CASE NO(s): ANN25-000016 / SPP25-000018
Project Name: August Park Subdivision

HEARING BODY RECOMMENDATION

The Planning and Zoning Commission at the 4/8/2026 public hearing recommended Choose an item. of the annexation and preliminary plat subject to the conditions listed herein.

APPLICATION SUMMARY & PROPOSED LAND USE REQUESTS

- Annexation of approximately 9.56 acres with a request for the R-1 zoning district, and;
- Preliminary Plat for August Park Subdivision, a residential subdivision consisting of 24 single family detached lots on approximately 9.4 acres in the requested R-1 zone.



Applicant:	Will Mason Mason & Associates, Inc.
Property Owner:	AUGUST PARK LLC
Parcel ID Number(s):	R2746000000
School District:	*Vallivue*
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:	Will Mason, Mason & Associates, Inc.
Property Owner(s):	AUGUST PARK LLC
Application Requests and Development Proposals:	Application for annexation of approximately 9.56 acres (Parcel R2746000000) from County to the R-1 (Neighborhood Residential) zoning district, and a preliminary plat consisting of 24 single family detached building lots and 8 common lots on 9.4 acres in the requested R-1 zone. This development is proposed to be developed in one phase.
Application Submission:	The applicant, Will Mason, on behalf of the property owner, August Park LLC, submitted an application on 12/3/2025.
Proposed Site Location:	The subject site is located on the west side of S. Florida Ave., approximately 1,080 feet south of the intersection with E. Ustick Rd. SEC of 14th Ave., described as a portion of 02-3N-3W NW UPLAND PARK ADD TX 00571 IN LT 1 BLK 3 LS ROW ON E
Parcel Number(s):	R2746000000
Property Size:	Approximately 9.40 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: a. City of Caldwell Zoning Ordinance No. 1451, as amended b. City of Caldwell Subdivision Ordinance, as amended c. City of Caldwell Comprehensive Plan, as amended d. Treasure Valley Tree Selection Guide e. Bicycle and Pedestrian Master Plan f. Caldwell Transportation Master Plan g. Idaho Code
Public Notifications:	The following noticing was completed in accordance with Caldwell City Code Section 10-03-12:

Neighborhood Meeting Held	11/20/2025
Public Agency Notification Sent (See attached exhibit for list of agencies notified)	1/5/2026
(500') Radius Notices Mailed - P&Z Commission Hearing (Min. 15 days prior to hearing)	3/19/2026
Legal Ad Published - P&Z Commission Hearing (Min. 15 days prior to hearing)	3/22/2026

Physical Site Posted - P&Z Commission Hearing (Min. 10 days prior to hearing)	3/24/2026
Applicant Proof of Posting Received - P&Z Commission Hearing	3/27/2026
P&Z Commission Public Hearing	4/8/2026

Political Subdivisions Providing Services:

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

Political Subdivisions Notification and Comments:

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

a. ITD – No opposition. No comments or concerns.
b. Vallivue School District – General information on enrollment and capacity provided. **See Exhibit 3 of this report for full comments.**
c. City of Caldwell Engineering Department – Provided general conditions for approval for Aviary August Park Subdivision. **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 Fire.**
e. City of Caldwell Police Department **-**

Public Comments Received:

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

a. No public comments received.

Site / Project Background and History:

The subject site is located outside Caldwell city limits within Canyon County's jurisdiction. The parcel is an addition to the Upland Park subdivision from 1906. The subject site currently is vacant ag land.

All areas of the project area appear to have remained in their historic agricultural use with no known structures in the project area except for one residence on an adjacent parcel 4406 S. Florida Avenue, parcel # R2746100000.

Site Features:	*Floodplain:*	The property is not within a flood zone.
	Mature Trees:	A handful of existing trees are located within the existing residential lot.
	Streams / Creeks:	None
	Wildlife Habitat:	None
	Riparian Habitat Area:	None
	Steep Slopes / Hillside:	None
	Canals / Ditches / Drains:	Fenton Lateral
	Other, Describe:	Outparcel – one outparcel currently exists abutting the project area. The project is not proposing to create any additional outparcels.

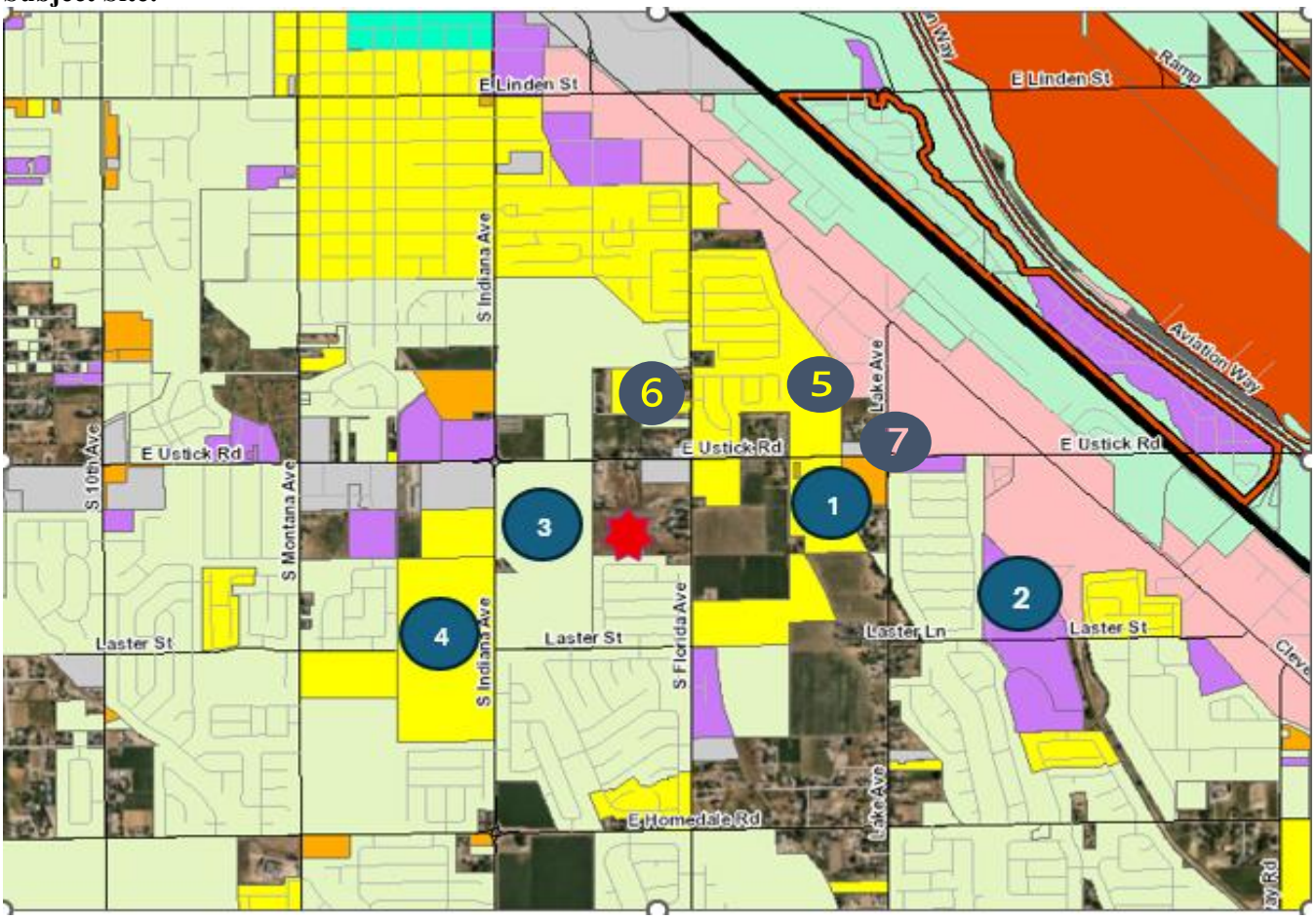
Site and Surrounding Zoning Classifications:	*Site:*	Agricutural – Canyon County
	North:	Residential– Canyon County
	South:	Residential – Canyon County; Residential – City of Caldwell R-1 (Neighborhood Residential)
	East:	Agricutural – Canyon County
	West:	Agricultural - R-1 (Neighborhood Residential)

Site and Surrounding Land Uses (existing):	*Site:*	Vacant Land – Canyon County
	North:	Single-family home – Canyon County
	South:	Single-family homes (Fourseasons Subdivision) – City of Caldwell
	East:	Agricutural – Canyon County
	West:	Agricutural – City of Caldwell

Site and Surrounding Comprehensive Plan Land Use Designations:	*Site:*	Neighborhood 2 - the primary residential place type in Caldwell
	North:	Neighborhood 2 - the primary residential place type in Caldwell
	South:	Neighborhood 2 - the primary residential place type in Caldwell
	East:	Neighborhood 2 - the primary residential place type in Caldwell
	West:	Neighborhood 2 - the primary residential place type in Caldwell

Approved Developments Within 1-Mile Radius of Subject Site:

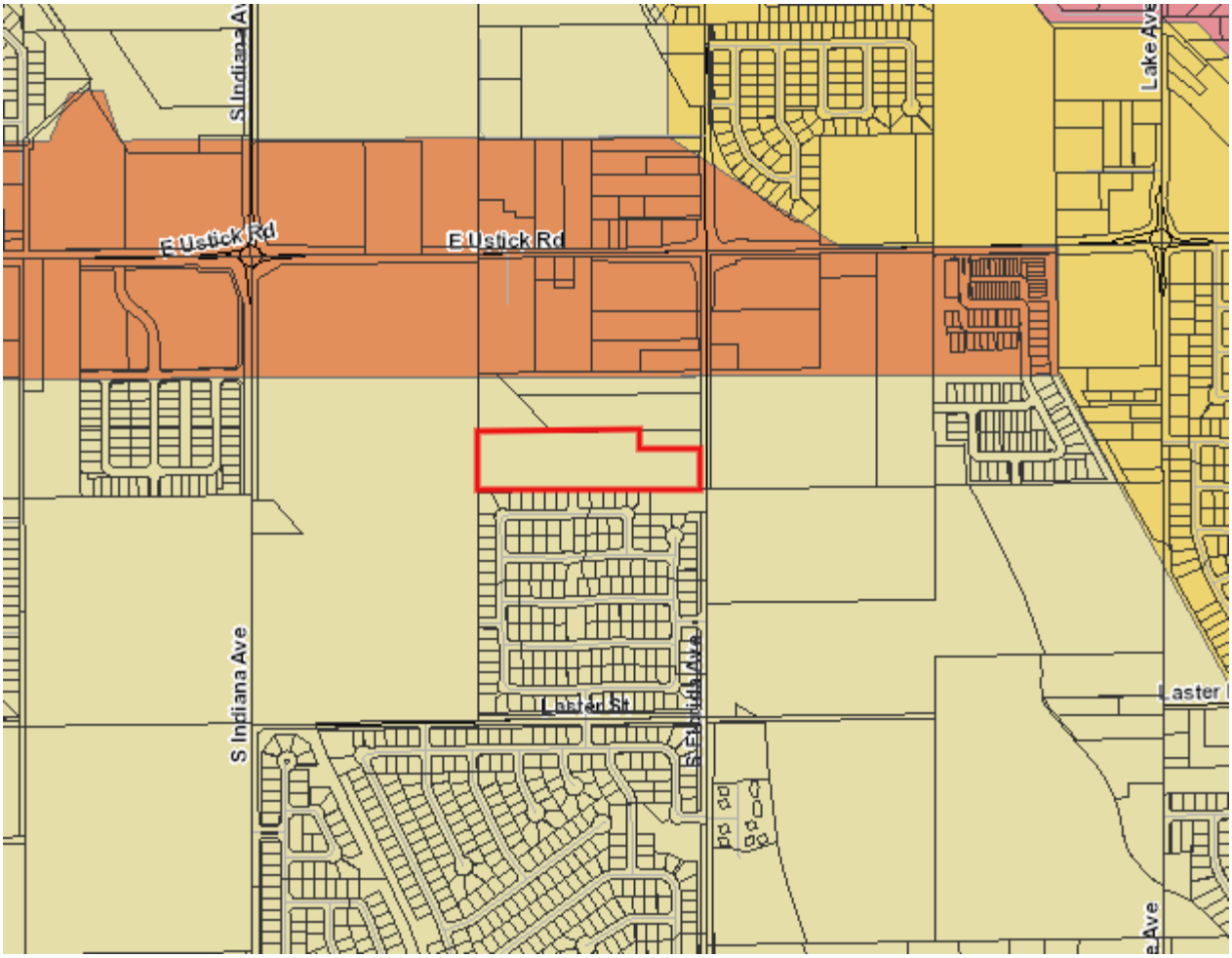
Within a one-mile radius of the subject site, the following entitlements have been approved and are actively being built or have the ability to be built in the future.



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

Map Key	Description
1	Solstice Subdivision - 100 residential lots
2	Highgarden Estates – 30 residential lots
3	Hoshaw Subdivision - 264 residential lots 1 multi-family
4	Greenmont & Greenmont South – 344 residential lots
5	Homestead at Wilson Creek – 4 residential lots, 119 duplexs, 3 triplexes
6	Jayhawk Subdivision – 72 residential lots
7	Ustick & Lake (affordable housing project) – 35 units

II. STAFF REVIEW AND ANALYSIS – COMPREHENSIVE PLAN MAP ANALYSIS



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 Neighborhood 2. Surrounding parcels are designated as Neighborhood 2 all around and Community Center further to the North. The applicant is not requesting a comprehensive plan map amendment.

Neighborhood 2 is the most prevalent place type and covers areas between major centers. These areas should develop to be highly connected and allow for a variety of housing options with design characters, local streets, and concern for building placement and house scale. In general, less dense housing is found in areas further from major roadways and increases in density closer to major roads. Low to medium intensity commercial services are normally placed at major intersections of arterial and major collector roads but should be highly accessible to

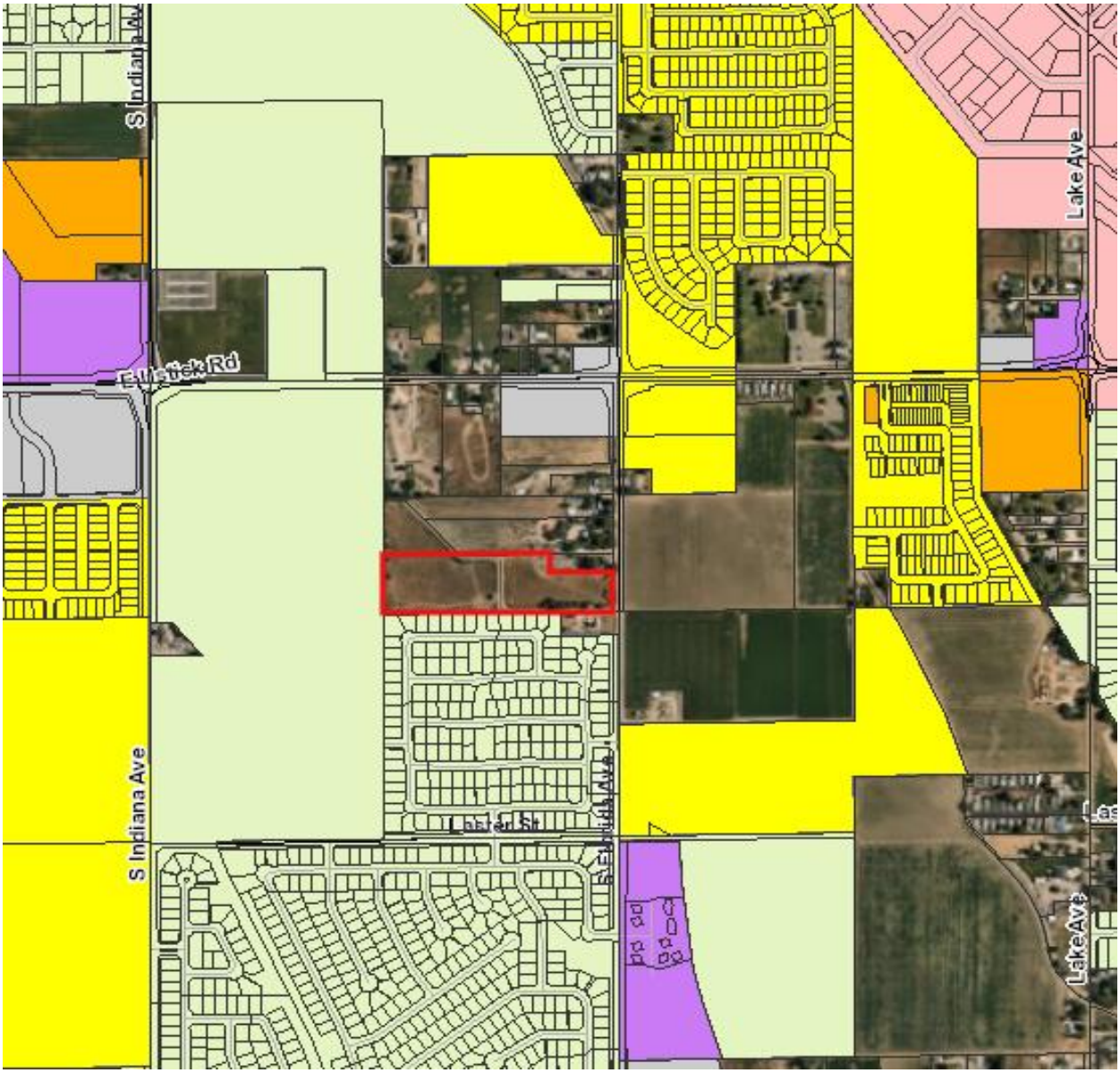
surrounding residential areas. The residential gross density shall not exceed eight (8) units per gross acre. The applicant is proposing a residential density of 2.56 dwelling units per gross acre.

The Comp Plan calls out design characteristics such as 300-600 foot block lengths, house scale buildings uniformly setback off streets, and heights of 3 stories or less for the Neighborhood 2 place-type. The proposed development appears to meet these characteristics as the proposal is for all single-family homes. The majority of the elevations submitted are for single story homes, with a few two-story elevations as well. The applicant has proposed lot widths of 70' or greater; the adjacent neighborhood to the south has primarily 70' wide lots, so care has been taken to match the design characteristics of the surrounding area.

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 3: CONNECTED COMMUNITY	
Policy 1.1	Ensure new development pays for necessary improvements needed to mitigate the development's impact on infrastructure systems and services provided by the city
Policy 2.2	Create alternative access points when developing property along principal arterial and collector roadways, to minimize direct access driveways wherever possible.
Policy 6.1	Require access for emergency vehicles and responders in all new developments.
Policy 6.2	Develop new neighborhoods with proper ingress/egress for emergency vehicles, including secondary routes, adequate street widths, and turning spaces.
Policy 6.3	6.3 Ensure that street, parking, and driveway designs are adequately sized to accommodate the turning radius of public safety equipment.
Policy 6.4	Install appropriate lighting on all roadways and pathways.
CHAPTER 4: VISION FOR VIBRANT GATHERING SPACES	
Policy 1.3	Ensure gathering places are easily accessible and well connected to surrounding neighborhoods through safe pedestrian, bike, and public transit networks.
CHAPTER 6: QUALITY NEIGHBORHOODS TO CALL HOME	
Policy 2.5	Increase neighborhood access and resident mobility with off-street pedestrian paths and stub streets for future road connections.
Policy 3.2	Promote infill housing developments to maximize existing infrastructure and slow the loss of open space.

III. STAFF REVIEW AND ANALYSIS – ZONING MAP ANALYSIS



Map Exhibit (Above): City of Caldwell Zoning Map

R-S-1 Semi-Rural Residential-1	C-1 Neighborhood Commercial	I-P 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-C Mixed-Use / Regional Comm.
H-D Healthcare District	Downtown City Center	T-N Downtown Transition Neighborhood
Public District	C-D College District	

The proposed zoning of R-1 (Neighborhood Residential) is in compliance with the comprehensive plan designation. According to Caldwell City Code the purpose of this zone is to provide areas by zoning procedures in accordance with the comprehensive plan that accommodate single-family residential (including accessory dwelling units), townhomes, and duplexes. Small-scale commercial uses may be found at major intersections of arterial and collector roadways, along highway frontages, or as part of a planned unit development or master planned community, in order to provide greater access of services to the surrounding neighborhoods.

Staff Comment: *The applicant is proposing a low-density residential development. Dwelling - Single Family; Detached development is an allowed land use within the neighborhood residential zone. The existing residential development to the south (Four Seasons Subdivision) is primarily composed of lots 0.17 acres in size. August Park is proposing lots of approximate 0.21 – 0.29 acres in size. Staff finds that the subdivision shows efforts to transition between the existing City subdivision to the south and the remaining county lots to the north by blending lot sizes and avoiding abrupt changes abutting existing homes.*

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

The project proposes twenty-four (24) single-family residential lots with eight (8) common lots. The project has larger lots, decreasing density, thus creating less traffic. The proposed single-family residential use falls under the Dwelling – Single Family; Detached in the City of Caldwell land use schedule for the R-1 zone (10-05).

Detailed Breakdown of Phasing and Types of Land Uses:

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

Phased Development?	☐ Yes ☒ No	**How Many Phases?**	**n/a**
Residential Type	**# of Lots**	**# of Buildings**	**# of Dwelling Units**
Single-Family Detached	24	24	24
Common Lots	8	0	n/a
TOTAL	**32**	**24**	**24**

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 **R-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.)	8,000	9,384 to 12,702
Corner Lot Area (sq. ft.)	9,500	10,488 to 11,647
Minimum Lot Width / Frontage (ft.)	50	70 to 90
Setbacks	**Required**	**Proposed**
Front Yard Setback, Garage; Minimum (ft.)	22	TBD
Front Yard Setback, Living Area; Minimum (ft.)	15	TBD
Interior Side Yard Setback (ft.) (Minimum)	5	TBD
Street Side Yard Setback (ft.) (Minimum)	15	TBD
Rear Yard Setback (ft.) (Minimum)	20	TBD
Alley (Garage/Parking) Setbacks: Minimum (ft.)	5	TBD
Scale and Massing	**Required**	**Proposed**
Maximum Building Height (ft.) *	30	TBD

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

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 requirements for the proposed land uses, and the amount proposed by the subject development:

SINGLE FAMILY / TWO FAMILY DWELLINGS			
Off-Street Parking Spaces	**Required**	**Proposed**	
Off-Street Parking Spaces (Minimum) *	2.0 per DU	2.0 per DU minimum	
*A minimum of one (1) space shall be enclosed in a garage with minimum dimensions of ten feet (10') by twenty feet (20') for each space.			

Staff Comments: *The project will be reviewed for compliance with all parking requirements at time of building permit submittal but the conceptual elevations depict off-street parking in excess of the minimum code 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 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 proposes retaining storm water on site, per City Code.

Schools: The subject site is located within the Vallivue School District. The letter received from the district stated that Vallivue School District will find it increasingly challenging to sustain growing enrollment levels in the years ahead.

Police: Emergency police services are provided by the City of Caldwell Police. The nearest police station is approximately three (3) miles away from the furthest point of the development.

Fire: Emergency fire services are provided by the City of Caldwell Fire. The nearest fire station is Station #2 and is approximately 1.6 miles from the development.

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

Transportation and Connectivity:

Street Frontage:	The August Park Subdivision has frontage along S. Florida Avenue. Street frontage is proposed to be improved with curb, gutter, sidewalk, and landscaping.
Street Classifications:	S. Florida Avenue is a Collector.
Proposed Site Access:	The development is proposing to build a full access point to Florida Avenue. Access to individual lots is proposed via a new internal local street. No direct lot access is proposed nor allowed to Florida Avenue, a classified roadway. In addition, the applicant is providing a 20' ingress / egress easement for the residence at 4406 S. Florida (northeast corner of the project) for future cross-access onto the internal local road within the subdivision for the purpose of providing an additional means of access should their access to Florida ever be restricted. Additional stub street connections are proposed to the west into Hoshaw Subdivision and into the existing subdivision to the south, 4 Seasons Subdivision, along with a stub street to the north.
Traffic Impact Study (TIS):	A TIS is not required for this application due to the number of lots proposed.

Safe Routes to Schools:

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

- The shortest and safest routes.
- Level, ADA accessible sidewalks with minimum cross slope where sidewalks cross driveways. Sidewalk widths shall be determined by the functional classification of the street.
- Curb ramps in accordance with the latest ADA design standards.
- Pathways that connect to schools where needed.
- Crosswalk and/or protected crosswalks, as required by the city.

Staff Comments: *As submitted, the proposed access point appears to be compliant with all city code requirements for transportation, access, and connectivity. Caldwell Highschool is within the Caldwell School District and is approx. 1.13 miles away from this development, Lewis & Clark Elementary is within the Caldwell School District and is approx. 1.02 miles away from this development, Vallivue Middle School is within the Vallivue School District and is approx. 1.9 miles away from this development, and Vallivue High School is within the Vallivue School District and is approx. 1.05 miles away from this development. The additional sidewalks required and proposed within the subject development should provide safe access from the development to any existing adjacent sidewalks. Additional sidewalks beyond the project area are not required but are anticipated to be constructed as other properties redevelop and close additional sidewalk gaps.*

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
S. Florida Avenue – Collector (238 LF):		
Buffer Width:	20’ wide	20’ wide
Sidewalk:	**10**	TBD
Berms:	Not required	Not proposed
Class I tree:	One per 25 LF No more than 50% of the trees	2
Class II tree:	One per 35 LF	4
Shrubs:	One per 4 LF 196’/4 = 42 shrubs	58
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)
Boulders:	n/a	n/a

Open Space:	Min. Required	Proposed
Qualifying Open Space (Minimum):	8%	9.27%
Pathways:	**Required**	
(Public Pathways):		
Fenton Lateral/Irrigation/Drain Pathways:	As conditioned	
Regional Pathway (10’ multi-use):	No	
Wayfinding and Directional Signage:	No	
Fencing (Both Sides of Pathway):	No	
(Other Pathways):		
Neighborhood Pathways (5’):	Yes	
Community Pathways (8’):	Yes	

Staff Comments (Landscaping, Buffers, & Common Open Space): *The Pathways Master Plan requires a regional pathway along the Fenton Lateral, however, no pathway is proposed at this time. Staff has included a condition that the applicant be required to revise the landscape plan and preliminary plat prior to City Council to include an 8’ wide pathway with landscaping in accordance with code adjacent to the Fenton Lateral, within common area Lots 7 & 8, Block 4. Qualified Open Space is being met. The adjacent landowner at 4406 S. Florida is not a part of the subdivision, however, the applicant has included a 20’ wide ingress/egress easement for the property so they may take access through the neighborhood instead of off S. Florida Ave., which is designated as a collector.*

Neighborhood and Community Pathways:

Neighborhood Pathways (5’): The applicant is proposing five-foot (5’) wide micro pathways to provide pedestrian connectivity between common open space areas. The pathway will have a minimum five-foot (5’) wide landscape buffer along both sides.

Community Pathways (8’): The applicant shall construct an eight-foot (8’) wide major pathway that will connect with existing, proposed, planned or possible future major pathways in adjoining residential subdivisions/developments, and that will meander through the subdivision or development to provide pedestrian connectivity through the subdivision or development. The pathway will have a minimum five-foot (5') wide landscape buffer provided along both sides.

Fencing and Screening:

Fencing is not required by code.

V. STAFF REVIEW AND ANALYSIS – AREAS OF SPECIAL CONCERN

Staff Comments: *Project appears to be compliant with code and the comprehensive plan. No concerns other than what has already been notated in the staff report or conditions.*

PLANNING AND ZONING COMMISSION PUBLIC HEARING

A public hearing on the subject application(s) were held before the Planning and Zoning Commission on 4/8/2026, 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 Planning and Zoning Commission 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 with a Preliminary Plat;

OR

Recommendation for Denial

THEREFORE, the Caldwell Planning and Zoning Commission, hereby **recommends denial** of the request for Annexation, with a Preliminary Plat 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 construction drawings must show required public pathway amenities, i.e.. streetlights, benches, trash receptacles, pathway signage, etc. as required by code prior to approval.
2. Add a plat note to the Preliminary Plat prior to City Council: lot 1 block 3, lot 7, 8, 12, 13 block 4, lot 7 block 2, lot 1, 10, 11 block 1 are common lots to be owned and maintained by the August Park Subdivision Homeowners Association or its assigns, said lots are covered by blanket easements for public utilities, storage drainage and irrigation.
3. Landscape Plan and Preliminary Plat shall be revised prior to City Council to accommodate a Community 8' wide pathway with landscaping in accordance with City Code along the Fenton Lateral within Common Lots 7 & 8, Block 4.
4. Outparcel addressed as 4406 S Florida shall be shown on the landscape plan with the proposed 20' ingress/egress easement as a paved access.

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 the Order of Decision. **NOTE:** Failure *to identify a code violation during the review of the plans DOES NOT give the applicant the right or permission to violate any codes, policies, standards and/or regulations.*
2. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.

3. Any nuisances existing on the property (weeds, trash, debris, etc) shall be resolved and in compliance with city codes prior to the approval of any construction drawings and/or issuance of building permits.
4. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.
5. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not.
6. Fencing: Fencing must comply with Caldwell City Code Section 10-02-07.
7. Approval: This approval is for the application(s) specified herein only. Additional permits, licenses and approvals may be necessary.
8. Solid Waste Disposal: All solid waste receptacles utilized during development and/or construction shall be provided by the same company with which the City of Caldwell has an exclusive contract.
9. Business Licensing: All businesses operating within the corporate limits of the city shall obtain a business permit/license prior to commencing business operations.
10. Traffic Impact Study: Any changes to the proposed land uses utilized to determine trip generation within the original approved Traffic Impact Study will require the resubmission of an updated TIS to the City for approval.

C. Site Design and Development Standards:

1. General: All new construction shall comply with the current bulk and dimensional standards in effect at the time the building permit is filed, excluding any deviations/modifications approved through a planned unit development, special use permit, and/or development agreement.
2. Concept Site Plan: The concept site plan **(Exhibit 1)** represents the Owner's current concept for completion of the Project. As the site layout evolves, the city understands and agrees that certain changes in that concept may occur or be required. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, a public hearing shall be held on any proposed changes in the Concept Plan and notice shall be provided as may be required by the City. The Owner understands and agrees that any changes or modifications to the site plan must be submitted to the City for review and approval prior to development.
3. Building Elevations: The building elevations **(Exhibit 1)** represent the Owner's current concept for the style of architecture, architectural features, colors, finishes and materials, and surrounding landscaping for the project. As the building design evolves, the city understands and agrees that certain changes in that concept may occur or be required. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the elevations presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as may be required by the City. The Owner understands and agrees that any changes or modifications to the building elevations must be submitted to the City for review and approval prior to construction of such.
4. Stormwater: Strict adherence to the "Caldwell Stormwater Management Manual", as adopted by the city council as well as any subsequent adopted updates, is required. **NOTE:** Any *modifications necessary to the original approved stormwater design where additional stormwater retention or detention facilities are required, or where the approved retention and detention facilities are required to be expanded, still requires adherence to the requirements for minimum open space, landscape buffers, lot sizes and setbacks.*

D. Fire Department Conditions of Approval:

1. Comply with all requirements of the City Fire Department as specified in their memo / email dated 2/13/2026 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 2/20/2026 and shown in **Exhibit 2.**
2. Comply with all requirements of the City Mapping Department as specified in their memo / email dated 2/18/2026 and shown in **Exhibit 2.**

F. Landscaping Specific Requirements:

1. Landscape Plan: The Landscape Plan **(Exhibit 1)** represents the approved landscape plan. Any changes to the landscape plan must be submitted to the City for review and approval prior to installation.

    a. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the landscape plan presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as required by the City.

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. Street Landscape Buffers: The street landscape buffers shall comply with CCC 10-02-09-5 and shall contain a mixture of trees, shrubs, lawn, vegetative and nonvegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

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

G. Subdivision Specific Requirements:

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

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

3. Plat Expirations:

   a. Final plats must be submitted for approval within twenty-four (24) months of the date of signature on the approving order of decision for the preliminary plat;
   b. Final plats must be recorded for a single-phase development or for the first phase of a multi-phase development within twenty-four (24) months of the date of signature on the approving order of decision for the final plat. For phased subdivisions, see 11-02-02 (1).

4. Final Plat Submission: Final plat applications shall be submitted to the planning and zoning department at the same time as the application for review of construction drawings has been submitted to the engineering department.

5. Phased Subdivisions: The subdivider may file and obtain acceptance of successive final plats for continuous segments of the approved preliminary plat without reapplication for preliminary plat approval, provided that final plats are recorded in successive intervals of not more than two (2) years each, as measured from the date of recordation of the prior phase final plat, and provided that "city code", as herein defined, and any subsequent amendments as adopted by the city before, during or after preliminary plat approval, is followed in all design, engineering plans, construction and final plats for all phases, with the exception of lot sizes, lot dimensions, setbacks, number of lots and any exceptions approved at the time of preliminary platting, which shall remain as indicated in the preliminary plat order of decision and/or development agreement.

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

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

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

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

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

The recommendation decision listed above is _____ and adopted by the Caldwell Planning and Zoning Commission on this 8th day of April, 2026.

EXHIBITS

Exhibit 1: Application Documents

- Application(s)
- Project Narrative
- Vicinity Map
- Site Plan
- Subdivision Plat
- Landscape Plan
- Building Elevations
- Neighborhood Meeting Letter
- Neighborhood Meeting Mailing List
- Neighborhood Meeting Sign-In Sheet

Exhibit 2: City Department Conditions of Approval and Comments

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

Exhibit 3: Agency Notification and Comments

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

Exhibit 4: Public Comments

Exhibit 5: Map of approved Land Use Entitlements and Developments within 1-mile radius

EXHIBIT 1:

APPLICATION DOCUMENTS

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

Master Land Use Application

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

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

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

APPLICATION LEGEND:

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

I. Application Requests (check all that apply)

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

Footnotes:

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

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

II. General Project / Site Information

Project or Development Name: *(for business licensing, use business name)*	August Park
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	0 S. Florida Avenue
Suite #s:	
Parcel #s:	R2746000000
Total Acres:	9.37
Prior Use of Property:	Vacant Field
Proposed Use of Property:	Single Family Subdivision

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

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

Proposed Zoning of Subject Parcel(s): *(check all that apply)*	☐ No Change ☐ RS-1 ☐ RS-2 ☒ R-1 ☐ R-2 ☐ R-3	☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ H-C	☐ M-1 ☐ M-2 ☐ I-P		☐ D-CC ☐ C-CB ☐ T-N	☐ A-D ☐ C-D ☐ H-D ☐ P-D
Select the Overlay District for the Subject Parcel(s): *(check all that apply)*	☒ Not in Overlay Zone ☐ APO-1 ☐ APO-2	☐ ED-1	☐ FP-1	☐ HD-1 ☐ HD-2 ☐ HD-3	☐ SO-1 ☐ SO-2 ☐ SO-3	☐ UD-1 ☐ UD-2 ☐ UD-3
City of Caldwell Comprehensive Plan Designation of Subject Parcel(s): *(check all that apply)*	☐ Neighborhood 1 ☒ Neighborhood 2 ☐ Neighborhood 3 ☐ Urban Neighborhood			☐ Downtown ☐ Mixed Use Center ☐ Community Center ☐ Special Purpose		

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

☐ Yes ☒ No

III. Applicant Information

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

Name: Will Mason

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

Mailing Address: 924 3rd Street S.
Nampa, ID 83651

Phone: 208-454-0256 **Email:** wmason@masonandassociates.us

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: August Park LLC

Mailing Address: 13967 W. Wainwright Drive
Boise, ID 83713

Phone: 208-890-0011 **Email:** Todd@amyxhomes.com

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:	Will Mason
Company Name: *(if applicable)*	Mason & Associates, INC.
Mailing Address:	924 3rd Street S. Nampa ID 83651

Phone: 208-454-0256 **Email:** wmason@masonandassociates.us

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

Name:	Rodney Evans
Company Name: *(if applicable)*	Rodney Evans + Partners
Mailing Address:	1450 W Bannock Street Boise ID 83702

Phone: 208-514-3300 **Email:** rodneyereandpartners.com

IX. Applicant Acknowledgement

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

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

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

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

I certify that I am the:

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

William J. Mason - Mason & Associates, Inc. December 3, 2025

Applicant / Applicant's Representative Printed Name Date

William J. Mason

Applicant / Applicant's Representative Signature

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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.)
- ☐ TBD 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
☒	**Master Land Use Application.** Copy of a completed and signed Master Land Use Application.	Application_ProjectName
☒	**Annexation Checklist.** Copy of a completed and signed Annexation checklist.	ANNChecklist_ProjectName
☑	**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
☑	**Property Owner Acknowledgement.** Signed Property Owner Acknowledgement form (if applicable).	OwnerAck_ProjectName

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☑	**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	NeighborhoodMtg_ProjectName
☑	**Legal Description.** • Attach a metes and bounds legal description of the property including 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.	Legals_ProjectName
☑	**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.	
☑	**Site Plan (to scale).** Site plan, drawn to scale, showing: ☑ Location of all property lines and dimensions ☑ All streets with street names ☑ All existing and proposed buildings and structures ☑ All setbacks to the property lines and between buildings ☑ All utilities ☑ All easements	SitePlan_ProjectName
☑	**Vicinity Map.** Showing the boundaries of the subject property with relation to nearby roadways and landmarks.	VicinityMap_ProjectName
☑	**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. • List of all proposed land uses	Narrative_ProjectName
☑	**Conceptual Development Plan.** *If the annexation is not associated with a special use permit, planned unit development or subdivision plat, please submit a concept future development plan.* With Prelim Plat	ConceptPlan_ProjectName

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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: Proposed single family Subdivision

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

North of the Site: County AG
South of the Site: City - Residential
East of the Site: County AG
West of the Site: City - Residential

Type of Access to Subject Parcel(s)

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

Easement Width	Instrument #

Name of Streets Providing Access:

S. Florida Avenue
Hobart Avenue
Glassford Street

Existing Domestic Water:

☐ Individual Domestic Well
☐ Centralized Public Water System
☐ City Municipal Water System
☒ Not Applicable

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Nearest Water Line Connection:	S. Florida Ave
Existing Sewer:	☐ Individual Septic ☐ City Municipal Sewer ☒ Not Applicable
Nearest Sewer Connection:	S. Florida Ave
Existing Irrigation:	☐ Surface ☐ Irrigation Well ☐ Pressurized ☒ Gravity ☐ Not Applicable
Nearest Irrigation Connection:	on property
Irrigation District:	Pioneer
School District Serving this Location:	☒ Caldwell SD ☐ Nampa SD ☐ Vallivue SD

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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

William J. Mason - Mason & Associates, Inc December 3, 2025

Applicant / Applicant's Representative Printed Name Date

William J. Mason

Applicant / Applicant's Representative Signature

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SUBDIVISION PRELIMINARY PLAT CHECKLIST

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

SECTION I

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

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SECTION II

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

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

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

SECTION III

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

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

SECTION IV

GENERAL PROJECT INFORMATION

Type of land uses within subdivision:	(Residential only) Commercial only Industrial only Mixed-use *(mix of residential and non-residential uses)*
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	Yes (No) *If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?* Yes No
Will the subdivision be phased?	Yes (No) If yes, how many phases are proposed?
Development timeline for full build out?	End of 2028

LAND USE AND ZONING INFORMATION

	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	County-AG	Neighborhood 2	Vacant
Proposed (Subject Property)	R-1	Neighborhood 2	Single family Resident
North of Site	County AG	Neighborhood 2	home
South of Site	R-1	Neighborhood 2	Residentia
East of Site	County AG	Neighborhood 2	AG
West of Site	R-1	Neighborhood 2	Residential

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PROJECT SPECIFIC INFORMATION

	Number of Lots	Acres	Percent of "Net" Acres *Net acreage is the total acreage minus any public streets and public rights of way*
Residential Lots	24	5.84	78.5%
Commercial Lots	0	0	0
Industrial Lots	0	0	0
Common Lots	8	1.60	21.5%

EXISTING AND PROPOSED BUILDING DATA

	# of EXISTING buildings	# of PROPOSED buildings	# of EXISTING dwelling units	# of PROPOSED dwelling units	Max. Building Height	Total GROSS square footage of buildings
Residential:						
Single-family (detached) homes	0	24	0	24	Per Code	unknown
Townhomes	0	0	0	0	0	0
Two-family *(duplex)*	0	0	0	0	0	0
Three-family residential *(triplex)*	0	0	0	0	0	0
Four, five and six family *(fourplex, fiveplex, and sixplex)*	0	0	0	0	0	0
Multi-family (7 or > dwelling units) in a single building	0	0	0	0	0	0
Commercial	0	0	N/A	N/A	—	—
Industrial	0	0	N/A	N/A	—	—
Type of Commercial or Industrial Buildings:	None		Single-tenant building(s)		Multi-tenant buildings	

DENSITY AND OPEN SPACE (Comprehensive Plan and CCC 10-07-05)

	Max. Allowed	Proposed
Dwelling units per gross acre (Density):	8 DU/ Acre	2.56 / Acre
Total Open Space	% Required: 8%	% Proposed: 21.5%
Total "Qualifying" Open Space	% Required: 8%	% Proposed: 13.3%
Included	**NOTE:** *Attach a separate Open Space Exhibit showing all areas of open space highlighted, all areas highlighted and labeled for qualifying open space, and table with breakdown, square footage, percentage and acreage of all open space vs. qualifying open space.* See Landscape Plan	

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PARKING, LOADING AND PEDESTRIAN AMENITIES (CCC 10-02-05)		
Description	**Min. Required**	**Proposed**
Electric vehicle parking spaces	0	0
Off-street parking spaces	2	2
Commercial loading spaces	0	0
Industrial loading spaces	0	0
Bicycle parking spaces:	0	0
Describe any public transportation facilities that will be provided in accordance with (CCC 10-02-05 B)	0	0
Public Amenities:	***Provide a description of the type of public amenities proposed:***	

LANDSCAPING AND PATHWAYS (CCC Chapter 10, Article 7)	
Landscaping: (*Please check all locations where landscaping will be provided)*	Parking lot ✓Common areas ✓Street landscape buffers Between different land uses ✓Pathways Around building exterior Other _____
Major Pathways	*Describe location, width, and landscaping:* —
Micro Pathways	*Describe location, width, and landscaping* Pathway from 4 seasons #4 to the north to connect to Future subdivision on west and north west
Public Pathways *(per Bicycles and Pathways Master Plan)*	*Describe location, width, landscaping, and any proposed fencing:* —

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Planning and Zoning Department
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Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

STREET LANDSCAPE BUFFERS (CCC 10-07-08)

Location *(Enter Street Name)*	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing *(in feet)*	# of Shrubs Proposed	Min. Shrub Spacing *(in feet)*
S. Florida Ave	20'	20'	See Landscape plan				

BUFFERS BETWEEN LAND USES (CCC 10-07-10)

Location *(If not required, put N/A)*	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing *(in feet)*	# of Shrubs Proposed	Min. Shrub Spacing *(in feet)*
North Property Line	NA						
South Property Line	NA						
East Property Line	NA						
West Property Line	NA						

PUBLIC SIDEWALKS

Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
S. Florida			Meandering	Attached	Detached
			Meandering	Attached	Detached
			Meandering	Attached	Detached
			Meandering	Attached	Detached

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION

Domestic Water:		Individual Domestic Well – How Many?
		Centralized Public Water System
	X	City Municipal Water System
		N/A
	Nearest Water Line Connection: S. Florida Ave	
Sewer (Wastewater):		Individual Septic
	X	City Municipal Sewer
		N/A
	Nearest Sewer Line Connection: S. Florida Ave	
Irrigation:		Surface
		Irrigation Well
		Pressurized
	X	Gravity
		N/A
	Nearest Irrigation Connection: – on Property	
	Irrigation District: Pioneer	

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Stormwater:		Swales
		Ponds
		Borrow Ditches
	X	Other, Explain: - underground Storm beds
Stormwater Management:	Does the site disturb one or more acres of land? (Yes) No	
Fire Suppression Water Supply Source:	Municiple.	
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	25.1 lateral	
Type of Site Access:	X	Street Frontage
		Easement Easement Width: Instrument #
Street(s) Providing Access:	S. Florida Ave. Hobart Ave. Glassford Street	
Will Secondary Access for Fire be Provided:	X	(Yes)
		No
Internal Roads:	X	(Public)
		Private
		Internal Circulation
		Road User's Maintenance Agreement Inst#
School Districts Serving this Location:	X	Caldwell School District
		Vallivue School District

SPECIAL ON-SITE CHARACTERISTICS

	Yes	No	If yes, explain:
Areas of Critical Environmental Concern?		X	
Evidence of Erosion?		X	
Fish Habitat?		X	
Floodplain?		X	
Riparian Vegetation?		X	
Steep Slopes?		X	
Streams/Creeks?		X	
Unique Animal/Plant Life?		X	
Unstable Soils?		X	
Wildlife Habitat?		X	
Historic Buildings or Features?		X	

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Describe any other unique site characteristics:	Part of a larger enclaved area

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

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

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

William J. Mason - Mason & Associates, Inc. December 3, 2025
Applicant / Applicant's Representative Printed Name Date

William J. Mason
Applicant / Applicant's Representative Signature

PROPERTY OWNER ACKNOWLEDGEMENT

COMMUNITY DEVELOPMENT – PLANNING & ZONING – 205 S 6TH AVE, CALDWELL ID

I, Todd Amyx, August Park LLC, the recorded owner for real property addressed as 0 S Florida Ave, Suite # —, City Caldwell State ID Zip 83607, am aware of, in agreement with, and give my permission to Mason & Associates, Inc., to submit the accompanying application(s) pertaining to this property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 11/5/25 day of November, 2025

(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
)

I, Sidney Kerbs, a Notary Public, do hereby certify that on this 5th day of November, in the year, 2025, personally appeared before me Todd Amyx, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that he/she/they signed the foregoing document, and that the statements therein contained are true.

NOTARY PUBLIC FOR IDAHO
Residing at Ada County
My Commission Expires 06/21/2031

SIDNEY KERBS
COMMISSION #61784
NOTARY PUBLIC
MY COMMISSION EXPIRES 06/21/2031
STATE OF IDAHO

Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Ste B, Nampa, ID 83651
Ph (208) 454-0256
Email: wmason@masonandassociates.us

NARRATIVE
AUGUST PARK SUBDIVISION
ANNEXATION AND
PRELIMINARY PLAT APPLICATION

This subject property is currently zoned agricultural in Canyon County. The desire is to annex this 9.37 acre property into the City with an R-1 zone for a single family home subdivision.

This property is currently part of a larger enclaved area. It is contiguous to the City on both the south and west sides. The comprehensive plan designates this property has neighborhood 2. Neighborhood 2 has a minimum density of 2 dwellings per acre and a maximum density of 8 dwellings per acre.

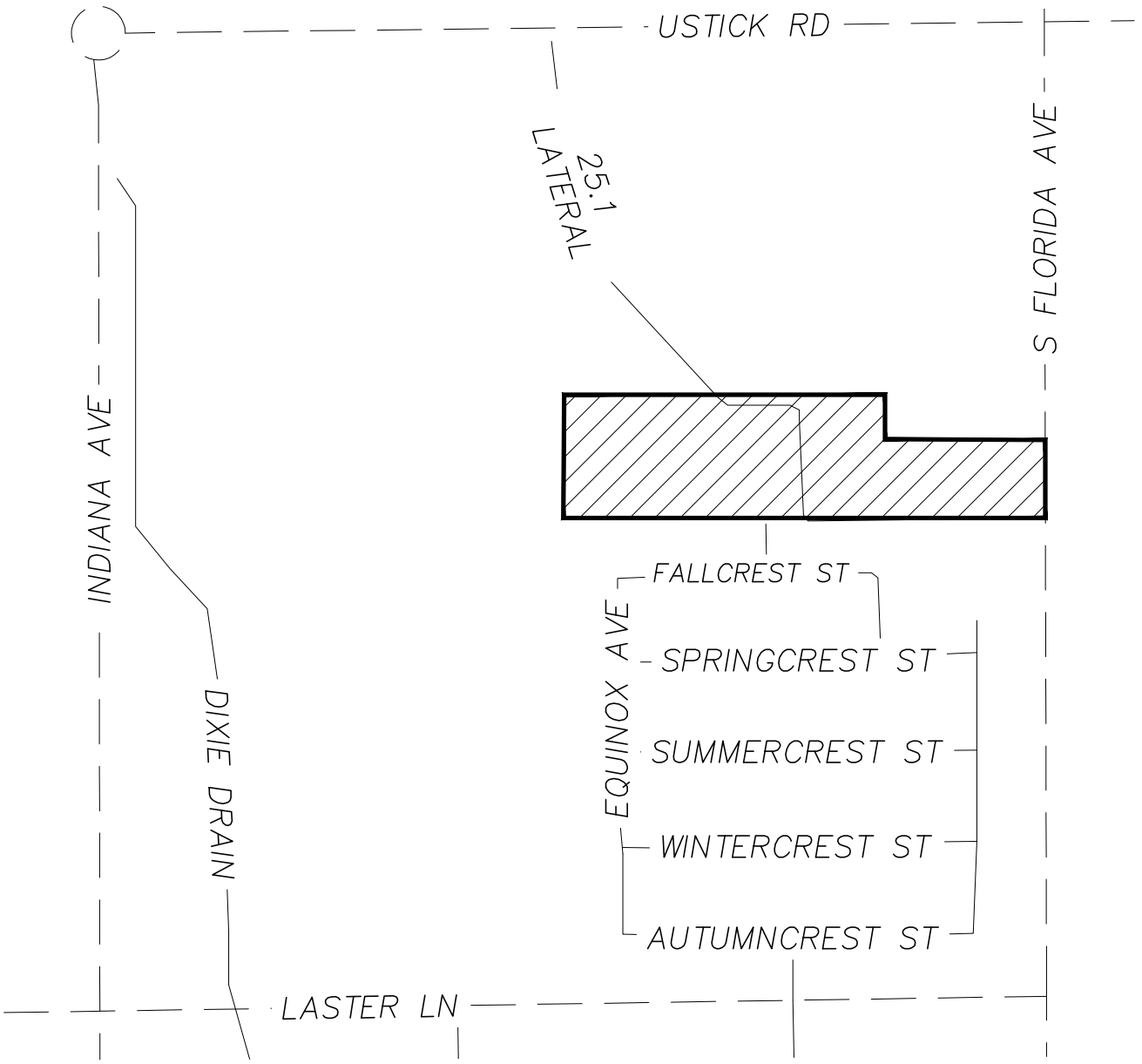
The developer proposes a R-1 zone (Neighborhood 2) with a density of 2.56 dwelling units per acre. The desire is to create a subdivision with larger lots. The average residential lot size is 10,604 Square feet.

The property is located within a part of the Lot 1 in Block 3 of Upland Park Addition Book 2, Page 28, NE ¼ of NW ¼, Section 2 Township 3 N, Range 3 W., Boise Meridian, Caldwell, Canyon County, Idaho.

A Preliminary Plat is being requested that will observe the Caldwell Planning and Zoning Division application requirements. The development will be in compliance with the future comprehensive plan. This project will impact the neighbors as described by those that attended the neighborhood meeting, as increasing traffic on Florida and preferring to have a field instead of neighbors in their back yards. Both of these concerns are mitigated by the larger lots (decreasing density) thus decreasing both traffic and neighbors in the back yards of those already living there. Although not completely pleasant to the surrounding neighbors this project does follow the City's comprehensive plan for the future.

A total of 24 single family lots are proposed with 8 common lots.

VICINITY MAP



AUGUST PARK SUBDIVISION

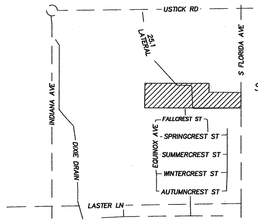
VICINITY MAP

Mason & Associates
Professional Engineers, Land Surveyors & Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0256

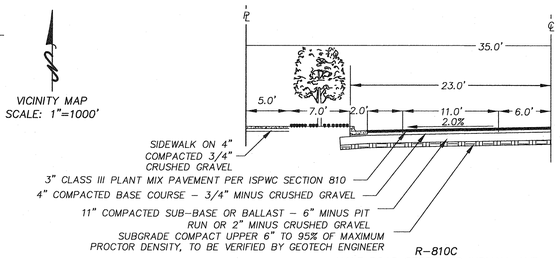
JOB NO.	AU0425
DWG NO.	AU0425PP
SCALE:	1"=500'
REV.	△
FIELD BOOK NO.	
DRAWN BY:	WJM
DATE:	8/20/2025

AUGUST PARK SUBDIVISION
PRELIMINARY PLAT

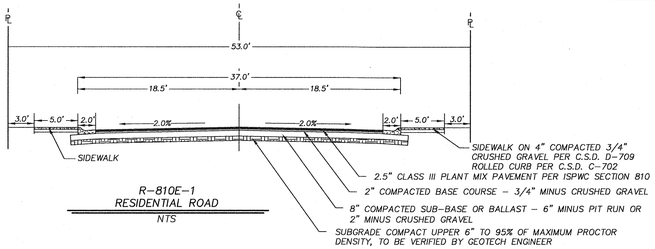
A PART OF THE LOT 1 IN BLOCK 3 OF UPLAND PARK ADDITION BOOK 2, PAGE 28
NE 1/4 OF NW 1/4 SECTION 2, T. 3 N., R. 3 W., B.M.,
CALDWELL, CANYON COUNTY, IDAHO
2025



VICINITY MAP
SCALE: 1"=1000'



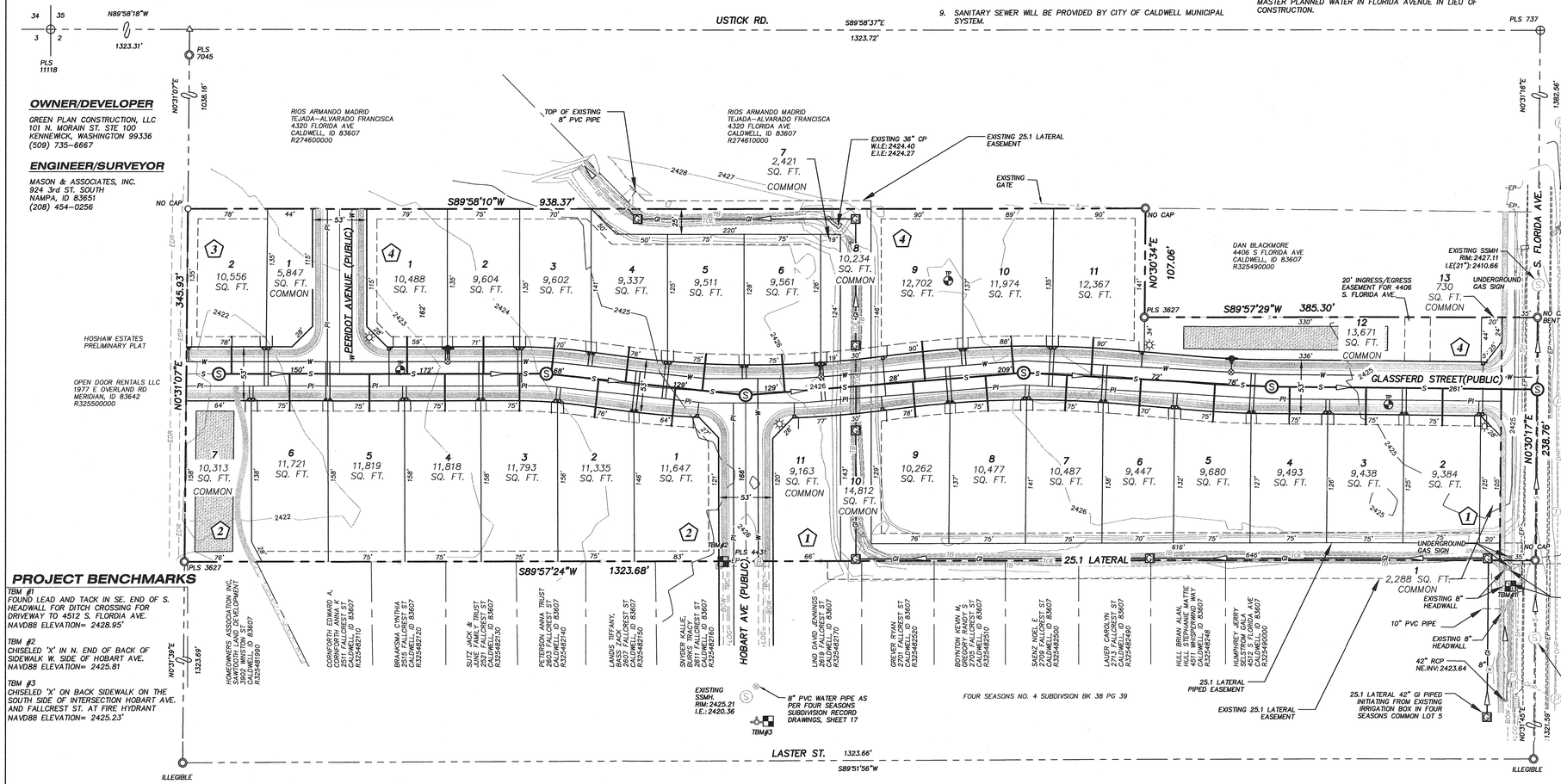
R-810C
HALF ROAD SECTION S INDIANA AVE
NTS



R-810E-1
RESIDENTIAL ROAD
NTS

PROJECT NARRATIVE

1. CURRENT ZONE: R-1
   NO. OF SINGLE FAMILY BUILDABLE LOTS: 24
   NO. OF COMMON LOTS: 8
   TOTAL NUMBER OF LOTS: 32
2. TOTAL AREA: 9.37 ACRES
   AVERAGE RESIDENTIAL LOT SIZE: 10,604 SQ. FT.
   DWELLING UNITS PER GROSS ACRE: 2.56
3. OPEN SPACE
   REQUIRED: 0.75 ACRES
   TOTAL PROVIDED: 1.60 ACRES
   USABLE PROVIDED: 0.99 ACRES
4. EXISTING MILAGRO PRESSURE IRRIGATION SYSTEM WILL BE UTILIZED THROUGH BUY IN AND ASSESSMENT. IRRIGATION WATER SHALL BE PROVIDED BY PIONEER IRRIGATION DISTRICT.
5. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF CALDWELL SPECIAL SUBDIVISION STANDARDS FOR THE APPLICABLE ZONE.
6. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION STANDARDS FOR THE APPLICABLE ZONE.
7. IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENTS TO BE PROVIDED UNLESS OTHERMISE SHOWN
   SUBDIVISION BOUNDARY :10 FEET
   STREET FRONTAGE :10 FEET
   REAR LOTS :10 FEET
8. DOMESTIC WATER WILL BE PROVIDED BY CITY OF CALDWELL MUNICIPAL SYSTEM
9. SANITARY SEWER WILL BE PROVIDED BY CITY OF CALDWELL MUNICIPAL SYSTEM.
10. SEWER CONNECTION SHALL BE FROM THE SEWER IN S. FLORIDA AVENUE.
11. STORM WATER RUNOFF WILL BE RETAINED VIA UNDERGROUND STORM BED. ALL STORM WATER WILL BE RETAINED ON SITE "PER THE CITY OF CALDWELL STORMWATER MANAGEMENT POLICY".
12. NO SPECIAL FLOOD HAZARD AREAS
13. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE. RIGHT TO FARM ACT. WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE. -- EXCEPTION. NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
14. ACKNOWLEDGING THAT, TO THE BEST OF THE PREPARER'S KNOWLEDGE, THE PRELIMINARY PLAT MEETS ALL REQUIREMENTS OF CITY CODE; OR IF SAID PLAT DOES NOT MEET ALL REQUIREMENTS THEN THE PLAT HAS BEEN SUBMITTED AS A PLANNED UNIT DEVELOPMENT AND ANY AND ALL REQUESTED EXCEPTIONS HAVE BEEN LISTED IN DETAIL AS PART OF THE PLANNED UNIT DEVELOPMENT APPLICATION OR IT IS NOT A PLANNED UNIT DEVELOPMENT BUT ANY EXCEPTIONS AS ALLOWED IN THIS CHAPTER HAVE BEEN NOTED ON THE PRELIMINARY PLAT AND SPECIFICALLY REQUESTED AS A PART OF THE APPLICATION. (ORD. 2811. 11-2-2009).
15. DEVELOPER SHALL PROVIDE FUNDS OF ESTIMATED COST FOR 20" MASTER PLANNED WATER IN FLORIDA AVENUE IN LIEU OF CONSTRUCTION.

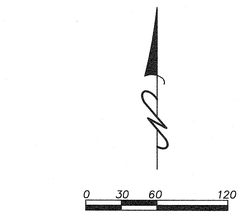


PROJECT BENCHMARKS

TBM #1
FOUND LEAD AND TACK IN SE. END OF S. HEADWALL FOR DITCH CROSSING FOR DRIVEWAY TO 4512 S. FLORIDA AVE.
NAVD88 ELEVATION= 2428.95'

TBM #2
CHISELED 'X' IN N. END OF BACK OF SIDEWALK W. SIDE OF HOBART AVE.
NAVD88 ELEVATION= 2425.81

TBM #3
CHISELED 'X' ON BACK SIDEWALK ON THE SOUTH SIDE OF INTERSECTION HOBART AVE. AND FALLCREST ST. AT FIRE HYDRANT
NAVD88 ELEVATION= 2425.23'



LEGEND

- Benchmark (TBM)
- Found Aluminum Cap Monument
- Found 5/8" Iron Pin
- Found 1/2" Iron Pin
- Calculated Point
- Existing Power Pole
- Existing Sign
- Existing Telephone Riser
- Existing Mail Box
- Existing Sanitary Sewer Manhole
- Test Pit
- Deciduous Tree
- Existing Gate Valve
- Existing Fire Hydrant
- Existing Water Blow Off Valve
- Existing PI Valve
- Direction of Flow
- Natural Ground Contour Line
- Section Line
- Property Boundary Line
- Easement Line
- EP — Existing Edge of Pavement
- SH — Existing Shoulder
- TB — Existing Top of Bank
- TOE — Existing Toe
- BOW — Existing Back of Walk
- LOG — Existing Lip of Gutter
- TBC — Existing Top Back Rolled Curb
- CONC — Existing Concrete
- OHP — Existing Overhead Power
- GI — Existing Gravity Irrigation
- S — Existing Sewer
- X — Existing Fence
- EDR — Existing Edge Dirt Road
- Gravity Irrigation Box
- GI — Gravity Irrigation
- Seepage Bed
- Direction of Flow
- W — Water Main
- PI — Pressure Irrigation
- S — Sewer Main
- Fire Hydrant
- Street Light
- Gate Valve

NO	BY	DATE	DESCRIPTION
REVISIONS			

DESIGNED BY: AMC
DRAWN BY: AMC
CHECKED BY: 8/25
APPV'D BY:

Professional Engineers, Land Surveyors & Planners
924 3rd St. South Nampa, ID 83651
(208) 454-0256
Mason & Associates

CLIENT: AUGUST PARK, LLC
13967 W. Wainwright Drive
Boise, ID 83713
(208) 890-0011

JOB NO. AU0425
DWG NO. AU0225PP
SCALE: Vert: N/A Horz: 1"=60'
FIELD BOOK NO.

DRAWING TITLE: AUGUST PARK SUBDIVISION
PRELIMINARY PLAT
SHEET NO. 1 OF 1 SHEETS
Rev

PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON
December 2, 2025

LANDSCAPE NOTES:

1. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
3. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
4. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
7. IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
8. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF MEDIUM (3" MINUS) BARK MULCH. SUBMIT SAMPLE FOR APPROVAL.
9. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
10. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
11. AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
12. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
13. ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
14. REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
    A) PROVIDE APPROVED IMPORTED TOPSOIL, OR
    B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
15. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
    A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
    B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH. 5.5 TO 7.6.
16. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
17. TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
18. SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
19. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

IRRIGATION REQUIREMENTS

APPLICABLE CITY OF CALDWELL, IDAHO CODE: 10-02-09-13

1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
2. TREE AND SHRUB ZONES IRRIGATED WITH LOW-FLOW DRIP EMISSION DEVICES (EMITTERS, BUBBLERS, DRIPLINE). FOR DRIPLINES, PROVIDE EMITTER AND ROW SPACING BASED ON SOIL TYPE AND SITE CONDITIONS.
3. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
    a. PRECISE INDIVIDUAL STATION TIMING
    b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
    c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
    d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
    e. POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVE WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
4. INDIVIDUAL VALVE WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
5. THE DRIP IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE.

PROJECT INFORMATION
LANDSCAPE REQUIREMENTS

APPLICABLE CITY OF CALDWELL, IDAHO CODE: 10-02-09: LANDSCAPING, BUFFERING AND SCREENING;10-02-09-3 LANDSCAPE CRITERIA AND INSTALLATION PRACTICES; 10-02-09-4 COMMON OPEN SPACE REQUIREMENTS AND STANDARDS; 10-02-09-5 STREET LANDSCAPE BUFFERS; 10-02-09-7 PATHWAY LANDSCAPING STANDARDS

TOTAL PROPERTY SIZE = 9.37 ACRES
PROPOSED ZONING DISTRICT= R-1
SF BUILDABLE LOTS: 24
COMMON LOTS: 8
AVERAGE LOT SIZE: 10,694 SF
REQUIRED OPEN SPACE: 0.75 ACRES
TOTAL PROVIDED COMMON OPEN SPACE: 1.60 ACRES
PROVIDED QUALIFYING OPEN SPACE: 0.99 ACRES

MINIMUM PLANT SIZES SHALL BE USED:
- EVERGREEN TREES: 6' HEIGHT
- ORNAMENTAL TREES: 2" CALIPER
- SHADE TREES: 2" CALIPER
- WOODY SHRUBS: 2 GALLON

COMMON OPEN SPACE:
- PROPOSED AVERAGE LOT SIZE: 10,694 SF
- REQUIRED % OF OPEN SPACE: .75 ACRES - 8%
- PROVIDED % OF OPEN SPACE: .99 ACRES - 9.27%

1 TREE PER 5,000 S.F. OF AREA, AT LEAST 50% OF REQUIRED TREES SHALL BE CLASS II/III
REQUIRED TREES: 14
PROVIDED TREES: 14

EAST LANDSCAPE BUFFER (S. FLORIDA AVE - COLLECTOR):
169 LINEAR FT.
20 FT. WIDE LANDSCAPE BUFFER PROVIDED
(20 FT. WIDE LANDSCAPE BUFFER REQUIRED)
1 CLASS I TREE PER 25 LIN. FT.
1 CLASS II TREE PER 35 LIN. FT.
NO MORE THAN 40% OF REQUIRED TREES TO BE OF SAME SPECIES,
NO MORE THAN 50% OF REQUIRED TREES SHALL BE CLASS I

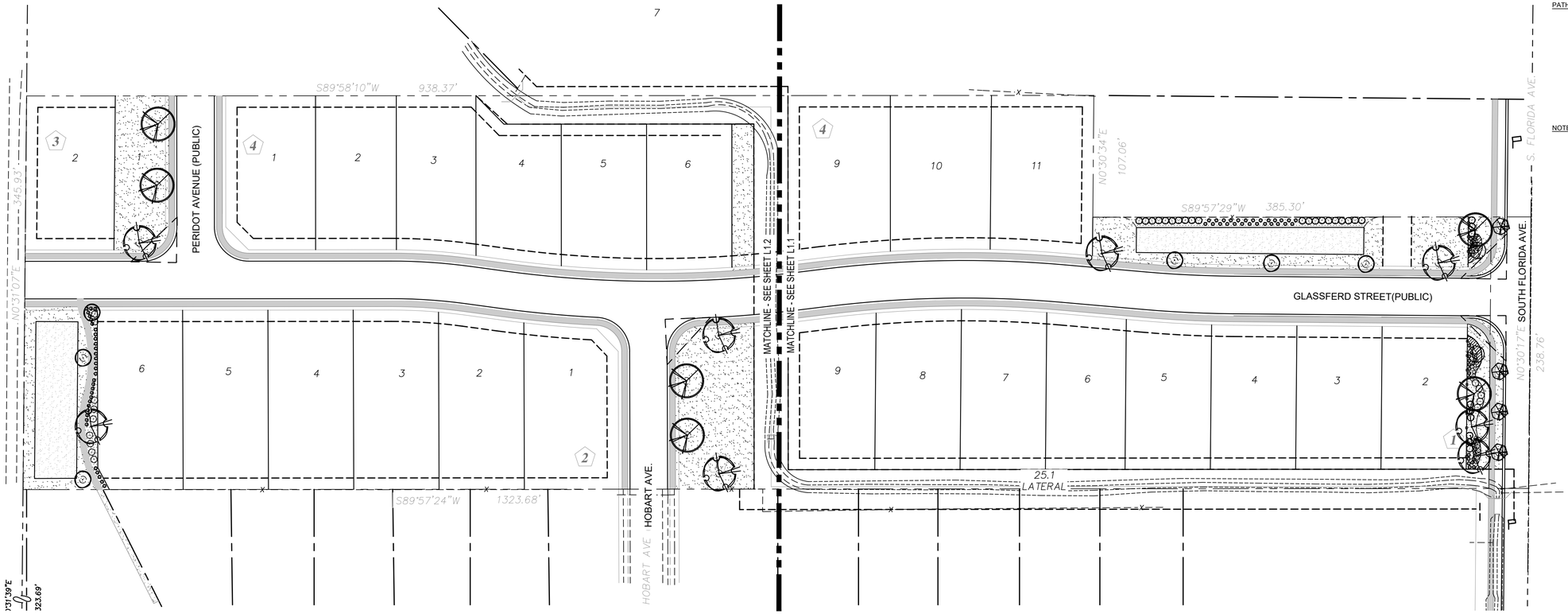
- REQUIRED TREES: 13
    - CLASS I: 2 X 25' = 50'
    - CLASS II: 4 X 35' = 140'
    - 190'
- PROVIDED TREES: 6
    - CLASS I: 2
    - CLASS II: 4

1 SHRUB PER 4 LIN. FT.
- REQUIRED SHRUBS: 42
- PROVIDED SHRUBS: 58

TURF GRASS/SOD IN LANDSCAPE BUFFERS SHALL BE A MINIMUM OF 20% COVERAGE AND MAXIMUM OF 50%
169 LIN. FT. X 20 FT. WIDE BUFFER = 3,380 SF OF BUFFER
- PERCENT REQUIRED: 676 SF TO 1,690 SF; 20% - 50%
    - 20% X 3,380 SF = 676 SF (20%), 50% X 3,380 SF = 1,690 SF (50%)
- PERCENT PROVIDED: 1,584 SF; 47%

PATHWAY LANDSCAPING (10-02-09-7):
- NEIGHBORHOOD PATHWAY:
    - 5' WIDE PATHWAY
    - 5' WIDE PATHWAY PROVIDED
    - 5' WIDE LANDSCAPE BUFFER ON BOTH SIDES OF PATHWAY
    - 25 SHRUBS PER 100 LIN. FT.
    - 177 LIN. FT.
    - COMBINATION OF TREES, SHRUBS, LAWN OR OTHER VEGETATIVE/ NON-VEGETATIVE GROUND COVER
        - REQUIRED TREES: VARIES
        - PROVIDED TREES: 2
        - REQUIRED SHRUBS: 44
        - PROVIDED SHRUBS: 42

NOTE: ALL PATHWAYS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION



OVERALL PRELIMINARY LANDSCAPE PLAN

SCALE: 1"= 50'-0" (50 0 50 100 150)

NO.	REVISION/ISSUE	DATE
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-	-	-
-	-	-
-	-	-

STATE OF IDAHO — ROBERT T. EVANS — 38 — REGISTERED LANDSCAPE ARCHITECT — LA-238

PRELIMINARY NOT FOR CONSTRUCTION

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AUGUST PARK SUBDIVISION
SOUTH FLORIDA AVE.
CALDWELL, IDAHO

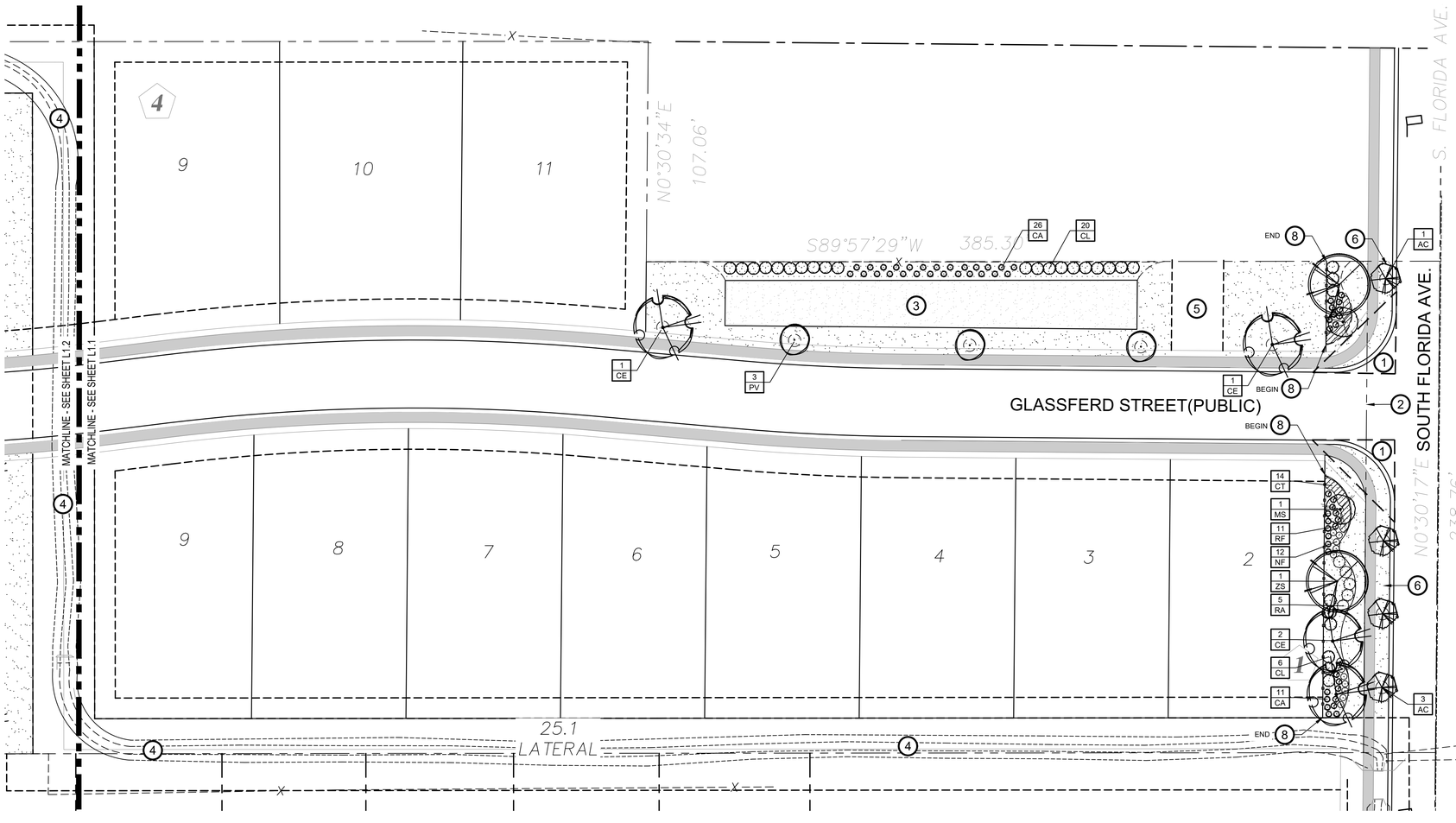
PRELIMINARY LANDSCAPE PLAN

PROJECT	SHEET
25085	L1.0
DATE: 11/26/2025	
DRAWN BY: RE	CHECKED BY: RE

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PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES - CLASS, MATURITY SIZE & WATER USAGE
4	AC	Acer x rubrum 'Armstrong'	Armstrong Maple	2" CAL. B&B	Class II - 45' H x 15' W - MODERATE
8	CE	Celtis occidentalis	Common Hackberry	2" CAL. B&B	Class II - 45' H x 35' W - LOW
6	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL. B&B	Class II - 45' H x 30' W - MODERATE
ORNAMENTAL TREES					
6	PV	Prunus virginiana 'Canada Red'	Canada Red Improved Chokecherry	2" CAL. B&B	Class I - 25' H x 20' W - LOW
2	MS	Malus x Spring Snow	Spring Snow Flowering Crabapple	2" CAL. B&B	Class I - 25' H x 20' W - LOW
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES					
56	CA	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#2	6' H x 2-3' W - LOW
25	CE	Cerastium tomentosum	Snow in Summer	4" Pots; 36" o.c.	6" H x 3' W - LOW
29	CL	Cotoneaster lucida	Hedge Cotoneaster	#2	6-8' H x 6-8' W - LOW; DROUGHT TOLERANT
12	NF	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#1	2' H x 3' W - LOW
14	RA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#1	2-3' H x 6-8' W - LOW
35	RF	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black-Eyed Susan	#1	2' H x 2.5' W - LOW

Cerastium tomentosum
Snow in Summer
4" Pots - 36" o.c.

LANDSCAPE LEGEND

TREES / PLANTS TO BE INSTALLED

CUT EDGE AS DETAILED

PROPERTY LINE (VERIFY)

2 / QC — QUANTITY / PLANT IDENTIFICATION KEY

RTF SOD LAWN OVER TOPSOIL AS SPECIFIED

2" MINUS BARK MULCH AT 3" DEPTH OVER TOPSOIL AS SPECIFIED

CALLOUT NOTES

(#) CALLOUT NUMBERS REFER TO NUMBERED NOTES BELOW

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6. 7' WIDE PARKWAY STRIP
7. 5' NEIGHBORHOOD PATHWAY
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PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT AREA 1

30 0 30 60 90
SCALE: 1"= 30'-0"

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STATE OF IDAHO — RODNEY F. EVANS JR. — LICENSED LANDSCAPE ARCHITECT — LA-238

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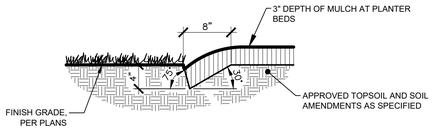
LANDSCAPE PLAN - AREA 1

PROJECT	SHEET
25085	L1.1
DATE: 11/26/2025	
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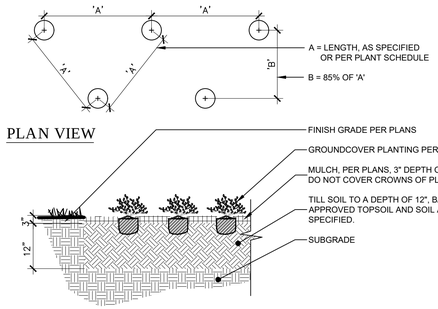
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1 PLANTER BED CUT EDGE (TYPICAL AT TREES IN TURF AREAS)

NOT TO SCALE

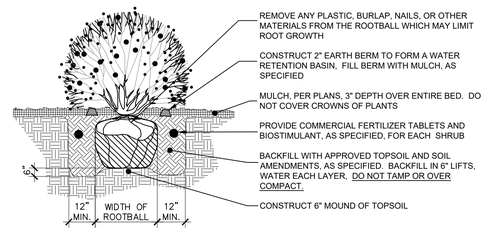


NOTES:

1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

2 GROUNDCOVER PLANTING

NOT TO SCALE

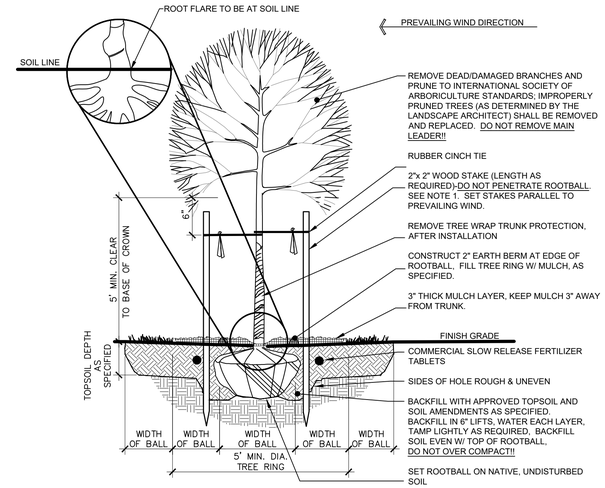


NOTES:

1. SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID IN NURSERY.
2. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
3. THIN BRANCHES AND FOLIAGE BY ⅓.
4. DO NOT CUT LEADERS TO RETAIN NATURAL SHRUB SHAPE.
5. FOR CONTAINER GROWN PLANTS THAT ARE ROOTBOUND, SPLIT THE ROOTBALL WITH 3 EQUAL SPACED VERTICAL CUTS.

3 SHRUB PLANTING

NOT TO SCALE



NOTES:

1. REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP ⅔ OF ROOTBALL. REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.
2. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
3. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
4. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
5. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
6. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
7. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
8. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

4 DECIDUOUS TREE PLANTING

NOT TO SCALE



LANDSCAPE LEGEND

- TREES / PLANTS TO BE INSTALLED
- CUT EDGE AS DETAILED
- PROPERTY LINE (VERIFY)
- 2 QC — QUANTITY / PLANT IDENTIFICATION KEY
- RTF SOD LAWN OVER TOPSOIL AS SPECIFIED
- 2" MINUS BARK MULCH AT 3" DEPTH OVER TOPSOIL AS SPECIFIED

CALLOUT NOTES

(# CALLOUT NUMBERS REFER TO NUMBERED NOTES BELOW)

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3. PROPOSED SEEPAGE BED
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6. 7' WIDE PARKWAY STRIP
7. 5' NEIGHBORHOOD PATHWAY
8. 6' HT. PRIVACY FENCE; BY DEVELOPER

PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT AREA 2

30 0 30 60 90
SCALE: 1"= 30'-0"

NO.	REVISION/ISSUE	DATE
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-	-	-
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LA-238 — PRELIMINARY NOT FOR CONSTRUCTION

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LANDSCAPE PLAN - AREA 2

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25085	L1.2
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LANDSCAPE NOTES:

1. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
3. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
4. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
7. IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
8. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF MEDIUM (3" MINUS) BARK MULCH. SUBMIT SAMPLE FOR APPROVAL.
9. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
10. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
11. AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
12. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
13. ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
14. REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
    A) PROVIDE APPROVED IMPORTED TOPSOIL, OR
    B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
15. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
    A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
    B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH. 5.5 TO 7.6.
16. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
17. TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
18. SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
19. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

IRRIGATION REQUIREMENTS

APPLICABLE CITY OF CALDWELL, IDAHO CODE: 10-02-09-13

1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
2. TREE AND SHRUB ZONES IRRIGATED WITH LOW-FLOW DRIP EMISSION DEVICES (EMITTERS, BUBBLERS, DRIPLINE). FOR DRIPLINES, PROVIDE EMITTER AND ROW SPACING BASED ON SOIL TYPE AND SITE CONDITIONS.
3. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
    a. PRECISE INDIVIDUAL STATION TIMING
    b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
    c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
    d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
    e. POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVE WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
4. INDIVIDUAL VALVE WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
5. THE DRIP IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE.

PROJECT INFORMATION
LANDSCAPE REQUIREMENTS

APPLICABLE CITY OF CALDWELL, IDAHO CODE: 10-02-09: LANDSCAPING, BUFFERING AND SCREENING;10-02-09-3 LANDSCAPE CRITERIA AND INSTALLATION PRACTICES; 10-02-09-4 COMMON OPEN SPACE REQUIREMENTS AND STANDARDS; 10-02-09-5 STREET LANDSCAPE BUFFERS; 10-02-09-7 PATHWAY LANDSCAPING STANDARDS

TOTAL PROPERTY SIZE = 9.37 ACRES
PROPOSED ZONING DISTRICT= R-1
SF BUILDABLE LOTS: 24
COMMON LOTS: 8
AVERAGE LOT SIZE: 10,694 SF
REQUIRED OPEN SPACE: 0.75 ACRES
TOTAL PROVIDED COMMON OPEN SPACE: 1.60 ACRES
PROVIDED QUALIFYING OPEN SPACE: 0.99 ACRES

MINIMUM PLANT SIZES SHALL BE USED:
- EVERGREEN TREES: 6' HEIGHT
- ORNAMENTAL TREES: 2" CALIPER
- SHADE TREES: 2" CALIPER
- WOODY SHRUBS: 2 GALLON

COMMON OPEN SPACE:
- PROPOSED AVERAGE LOT SIZE: 10,694 SF
- REQUIRED % OF OPEN SPACE: .75 ACRES - 8%
- PROVIDED % OF OPEN SPACE: .99 ACRES - 9.27%

1 TREE PER 5,000 S.F. OF AREA, AT LEAST 50% OF REQUIRED TREES SHALL BE CLASS II/III
REQUIRED TREES: 14
PROVIDED TREES: 14

EAST LANDSCAPE BUFFER (S. FLORIDA AVE - COLLECTOR):
169 LINEAR FT.
20 FT. WIDE LANDSCAPE BUFFER PROVIDED
(20 FT. WIDE LANDSCAPE BUFFER REQUIRED)
1 CLASS I TREE PER 25 LIN. FT.
1 CLASS II TREE PER 35 LIN. FT.
NO MORE THAN 40% OF REQUIRED TREES TO BE OF SAME SPECIES,
NO MORE THAN 50% OF REQUIRED TREES SHALL BE CLASS I

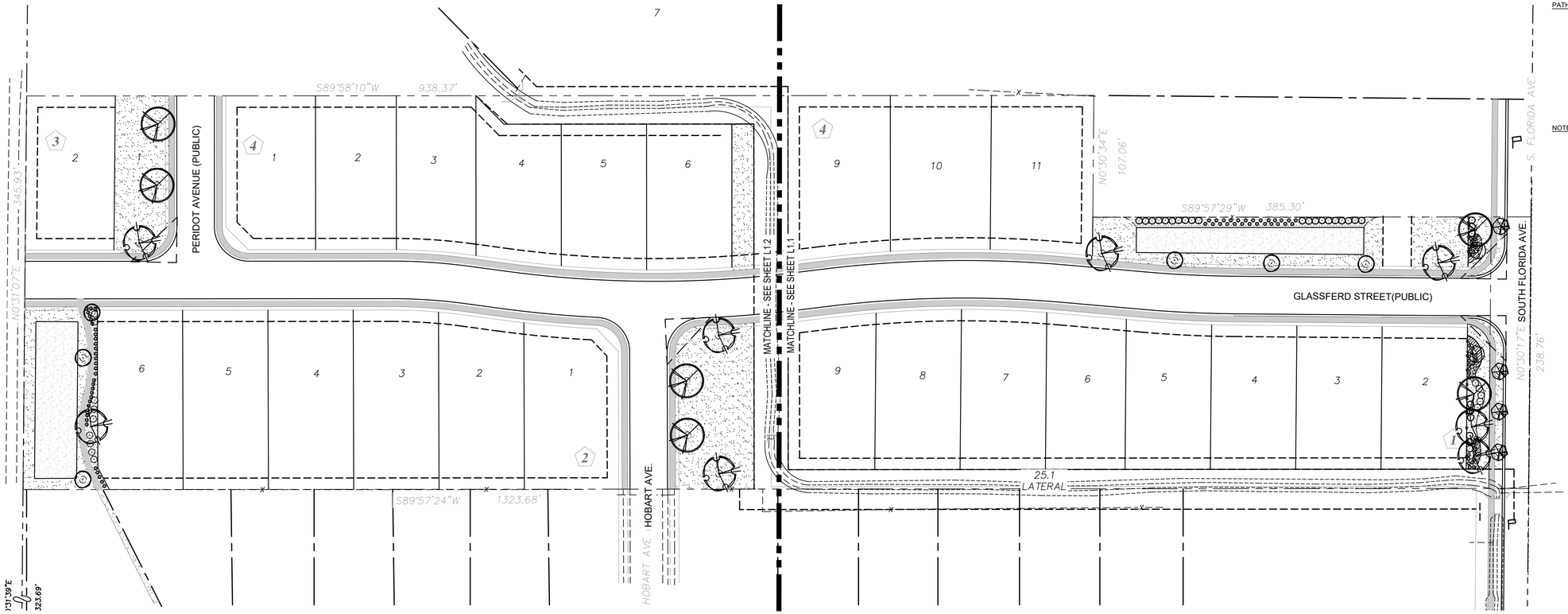
- REQUIRED TREES: 13
    - CLASS I: 2 X 25' = 50'
    - CLASS II: 4 X 35' = 140'
    - 190'
- PROVIDED TREES: 6
    - CLASS I: 2
    - CLASS II: 4

1 SHRUB PER 4 LIN. FT.
- REQUIRED SHRUBS: 42
- PROVIDED SHRUBS: 58

TURF GRASS/SOD IN LANDSCAPE BUFFERS SHALL BE A MINIMUM OF 20% COVERAGE AND MAXIMUM OF 50%
169 LIN. FT. X 20 FT. WIDE BUFFER = 3,380 SF OF BUFFER
- PERCENT REQUIRED: 676 SF TO 1,690 SF; 20% - 50%
    - 20% X 3,380 SF = 676 SF (20%), 50% X 3,380 SF = 1,690 SF (50%)
- PERCENT PROVIDED: 1,584 SF; 47%

PATHWAY LANDSCAPING (10-02-09-7):
- NEIGHBORHOOD PATHWAY:
    - 5' WIDE PATHWAY
    - 5' WIDE PATHWAY PROVIDED
    - 5' WIDE LANDSCAPE BUFFER ON BOTH SIDES OF PATHWAY
    - 25 SHRUBS PER 100 LIN. FT.
    - 177 LIN. FT.
    - COMBINATION OF TREES, SHRUBS, LAWN OR OTHER VEGETATIVE/ NON-VEGETATIVE GROUND COVER
        - REQUIRED TREES: VARIES
        - PROVIDED TREES: 2
        - REQUIRED SHRUBS: 44
        - PROVIDED SHRUBS: 42

NOTE: ALL PATHWAYS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION



OVERALL PRELIMINARY LANDSCAPE PLAN

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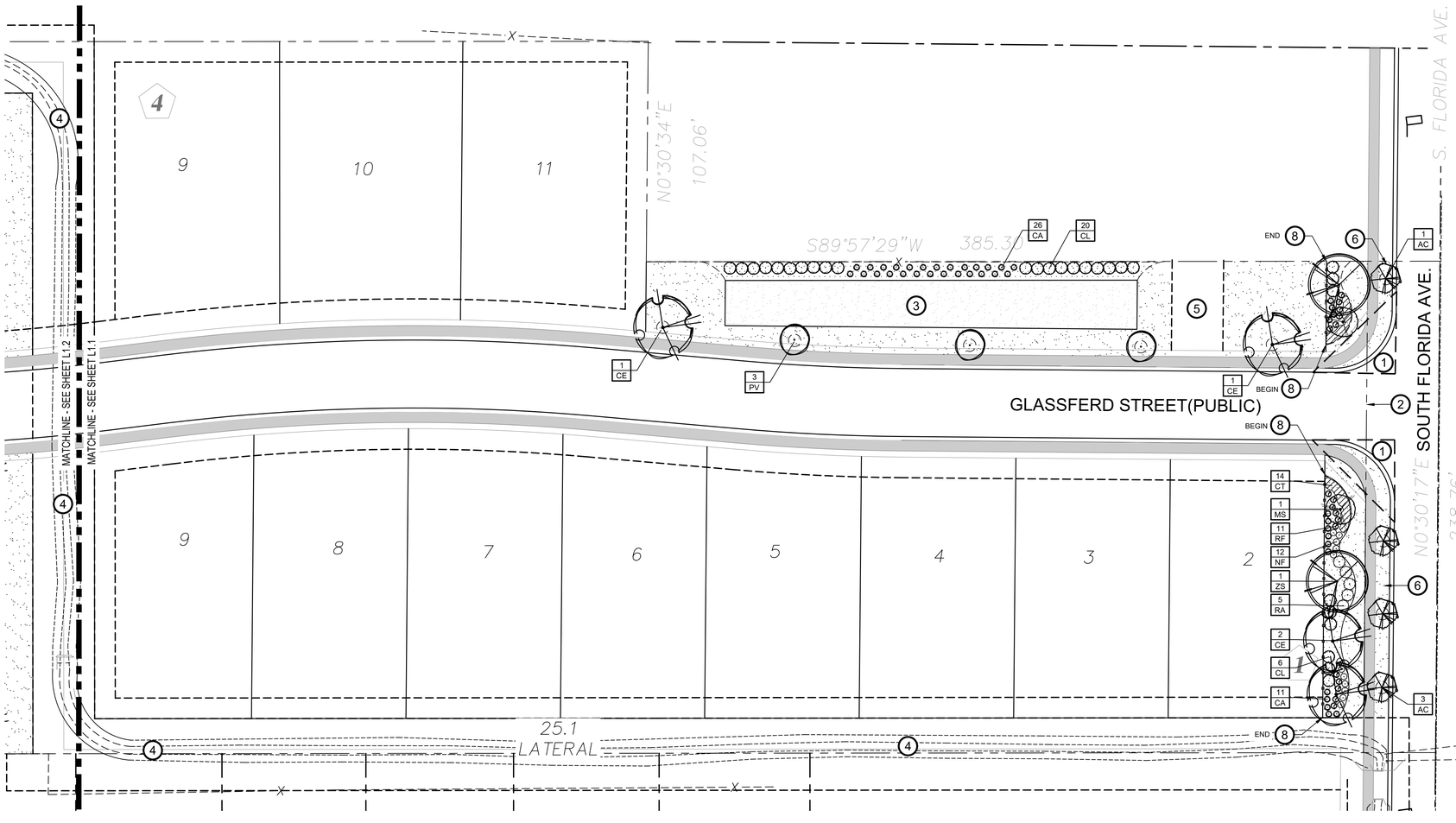
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25	CE	Cerastium tomentosum	Snow in Summer	4" Pots; 36" o.c.	6" H x 3' W - LOW
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14	RA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#1	2-3' H x 6-8' W - LOW
35	RF	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black-Eyed Susan	#1	2' H x 2.5' W - LOW

Cerastium tomentosum
Snow in Summer
4" Pots - 36" o.c.

LANDSCAPE LEGEND

TREES / PLANTS TO BE INSTALLED

CUT EDGE AS DETAILED

PROPERTY LINE (VERIFY)

2 / QC — QUANTITY / PLANT IDENTIFICATION KEY

RTF SOD LAWN OVER TOPSOIL AS SPECIFIED

2" MINUS BARK MULCH AT 3" DEPTH OVER TOPSOIL AS SPECIFIED

CALLOUT NOTES

(#) CALLOUT NUMBERS REFER TO NUMBERED NOTES BELOW

1. VISION TRIANGLE
2. RIGHT OF WAY
3. PROPOSED SEEPAGE BED
4. 25.1 LATERAL AND EASEMENT
5. 20' INGRESS/EGRESS EASEMENT FOR 4406 S. FLORIDA AVE.
6. 7' WIDE PARKWAY STRIP
7. 5' NEIGHBORHOOD PATHWAY
8. 6' HT. PRIVACY FENCE; BY DEVELOPER

PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT AREA 1

30 0 30 60 90
SCALE: 1"= 30'-0"

NO.	REVISION/ISSUE	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

STATE OF IDAHO — RODNEY F. EVANS JR. — LICENSED LANDSCAPE ARCHITECT — LA-238

PRELIMINARY NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.
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RODNEY EVANS + PARTNERS
LANDSCAPE ARCHITECTURE
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LAND PLANNING
GRAPHIC COMMUNICATION
PROJECT MANAGEMENT
reandpartners.com + 208-514-3300 + 1450 W. Bannock Street, Boise, Idaho 83702

AUGUST PARK SUBDIVISION
SOUTH FLORIDA AVE.
CALDWELL, IDAHO

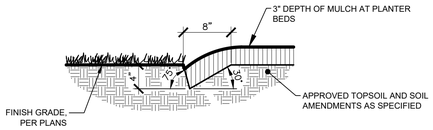
LANDSCAPE PLAN - AREA 1

PROJECT	SHEET
25085	L1.1
DATE: 11/26/2025	
DRAWN BY: RE	CHECKED BY: RE

AGENCY REVIEW

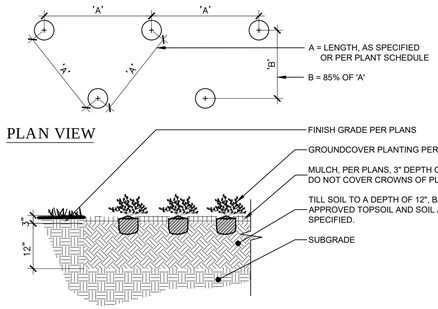
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1 PLANTER BED CUT EDGE (TYPICAL AT TREES IN TURF AREAS)

NOT TO SCALE

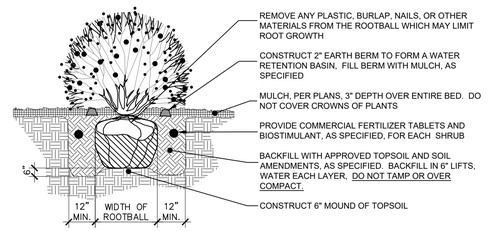


NOTES:

1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

2 GROUNDCOVER PLANTING

NOT TO SCALE

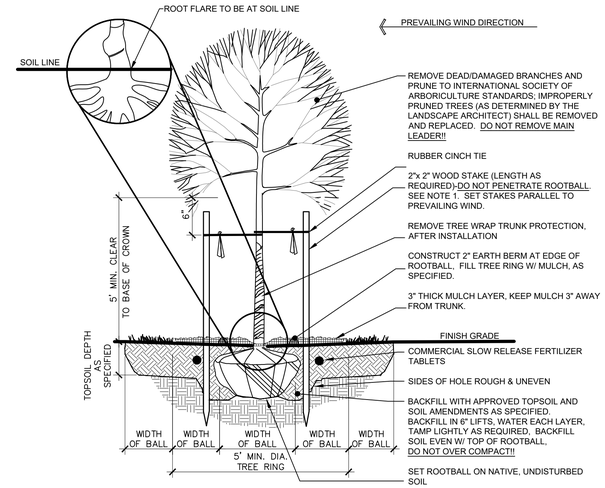


NOTES:

1. SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID IN NURSERY.
2. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
3. THIN BRANCHES AND FOLIAGE BY ⅓.
4. DO NOT CUT LEADERS TO RETAIN NATURAL SHRUB SHAPE.
5. FOR CONTAINER GROWN PLANTS THAT ARE ROOTBOUND, SPLIT THE ROOTBALL WITH 3 EQUAL SPACED VERTICAL CUTS.

3 SHRUB PLANTING

NOT TO SCALE



NOTES:

1. REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP ⅔ OF ROOTBALL. REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.
2. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
3. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
4. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
5. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
6. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
7. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
8. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

4 DECIDUOUS TREE PLANTING

NOT TO SCALE



LANDSCAPE LEGEND

- TREES / PLANTS TO BE INSTALLED
- CUT EDGE AS DETAILED
- PROPERTY LINE (VERIFY)
- 2 QC — QUANTITY / PLANT IDENTIFICATION KEY
- RTF SOD LAWN OVER TOPSOIL AS SPECIFIED
- 2" MINUS BARK MULCH AT 3" DEPTH OVER TOPSOIL AS SPECIFIED

CALLOUT NOTES

(# CALLOUT NUMBERS REFER TO NUMBERED NOTES BELOW)

1. VISION TRIANGLE
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6. 7' WIDE PARKWAY STRIP
7. 5' NEIGHBORHOOD PATHWAY
8. 6' HT. PRIVACY FENCE; BY DEVELOPER

PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT AREA 2

30 0 30 60 90
SCALE: 1"= 30'-0"

NO.	REVISION/ISSUE	DATE
-	-	-
-	-	-
-	-	-
-	-	-

LA-238 — PRELIMINARY NOT FOR CONSTRUCTION

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LANDSCAPE ARCHITECTURE + URBAN DESIGN + LAND PLANNING + GRAPHIC COMMUNICATION + PROJECT MANAGEMENT

AUGUST PARK SUBDIVISION
SOUTH FLORIDA AVE.
CALDWELL, IDAHO

LANDSCAPE PLAN - AREA 2

PROJECT	SHEET
25085	L1.2
DATE: 11/26/2025	
DRAWN BY: RE	CHECKED BY: RE

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OPEN SPACE LEGEND

APPLICABLE CITY OF CALDWELL, IDAHO CODE: 10-02-09-4 COMMON OPEN SPACE REQUIREMENTS AND STANDARDS

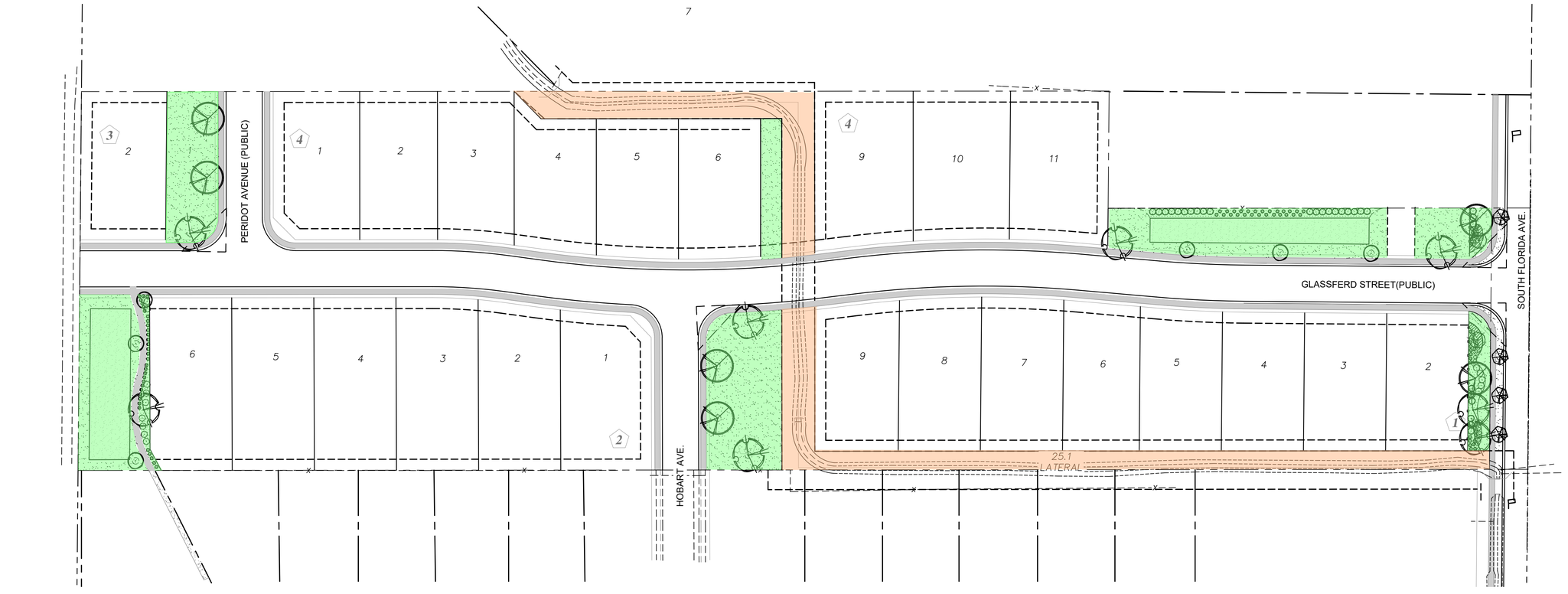
TOTAL PROPERTY SIZE = 9.37 ACRES
PROPOSED ZONING DISTRICT= R-1
SF BUILDABLE LOTS: 24
COMMON LOTS: 8
AVERAGE LOT SIZE: 10,694 SF
REQUIRED OPEN SPACE: 0.75 ACRES
TOTAL PROVIDED COMMON OPEN SPACE: 1.60 ACRES
PROVIDED QUALIFYING OPEN SPACE: 0.99 ACRES

COMMON OPEN SPACE:
PROPOSED AVERAGE LOT SIZE: 10,694 SF
REQUIRED % OF OPEN SPACE: .75 ACRES - 8%
PROVIDED % OF OPEN SPACE: .99 ACRES - 9.27%

1 TREE PER 5,000 S.F. OF AREA, AT LEAST 50% OF REQUIRED TREES SHALL BE CLASS II/III
REQUIRED TREES: 14
PROVIDED TREES: 14

QUALIFIED OPEN SPACE PER 10-14-01-4
.99 ACRES

ADDITIONAL OPEN SPACE PER UNIT PER 10-14-01-4E
.61 ACRES



OPEN SPACE EXHIBIT

50 0 50 100 150
SCALE: 1"= 50'-0"

NO.	REVISION/ISSUE	DATE
-	-	-
-	-	-
-	-	-
-	-	-

STATE OF IDAHO · ROBERT P. EVANS · 28 · REGISTERED LANDSCAPE ARCHITECT
LA-238
PRELIMINARY NOT FOR CONSTRUCTION

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AUGUST PARK SUBDIVISION
SOUTH FLORIDA AVE.
CALDWELL, IDAHO

OPEN SPACE EXHIBIT

PROJECT	SHEET
25085	L1.3
DATE: 11/26/2025	
DRAWN BY: RE	CHECKED BY: RE

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OPEN SPACE LEGEND

APPLICABLE CITY OF CALDWELL, IDAHO CODE: 10-02-09-4 COMMON OPEN SPACE REQUIREMENTS AND STANDARDS

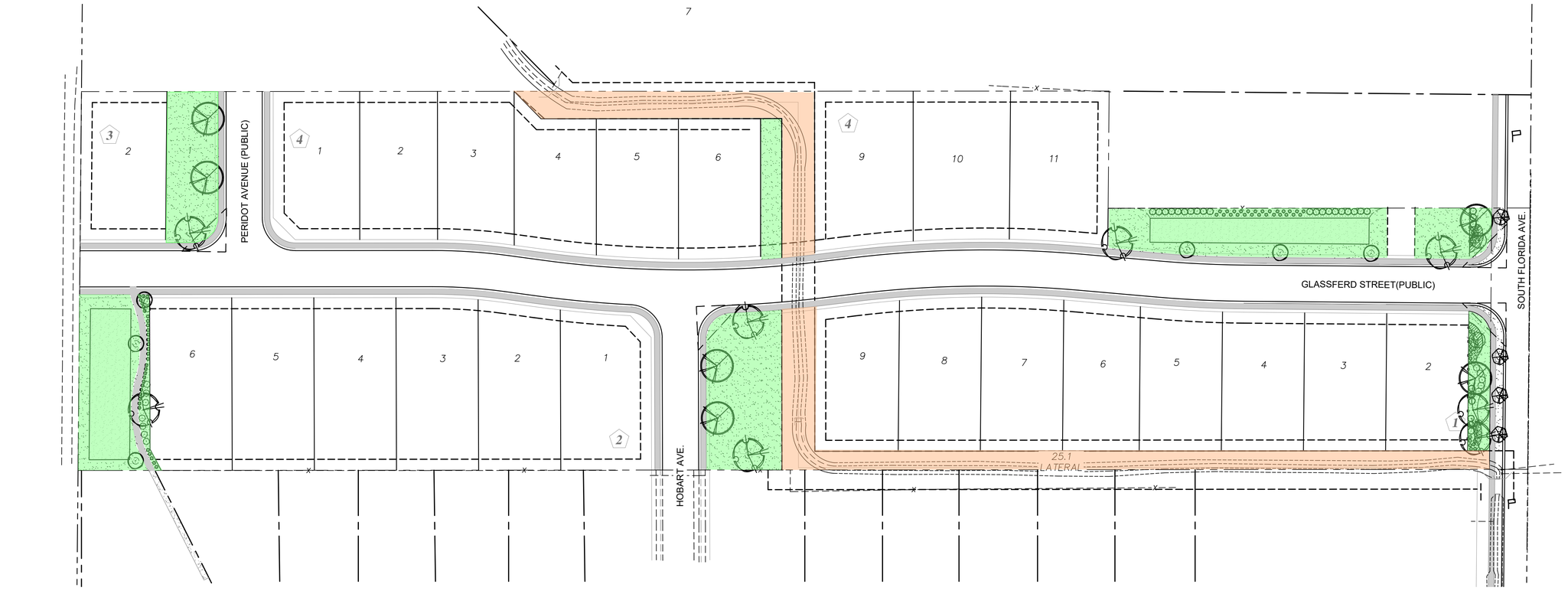
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SCALE: 1"= 50'-0"

NO.	REVISION/ISSUE	DATE
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STATE OF IDAHO · ROBERT P. EVANS · 28 · REGISTERED LANDSCAPE ARCHITECT
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AUGUST PARK SUBDIVISION
SOUTH FLORIDA AVE.
CALDWELL, IDAHO

OPEN SPACE EXHIBIT

PROJECT	SHEET
25085	L1.3
DATE: 11/26/2025	
DRAWN BY: RE	CHECKED BY: RE

AGENCY REVIEW

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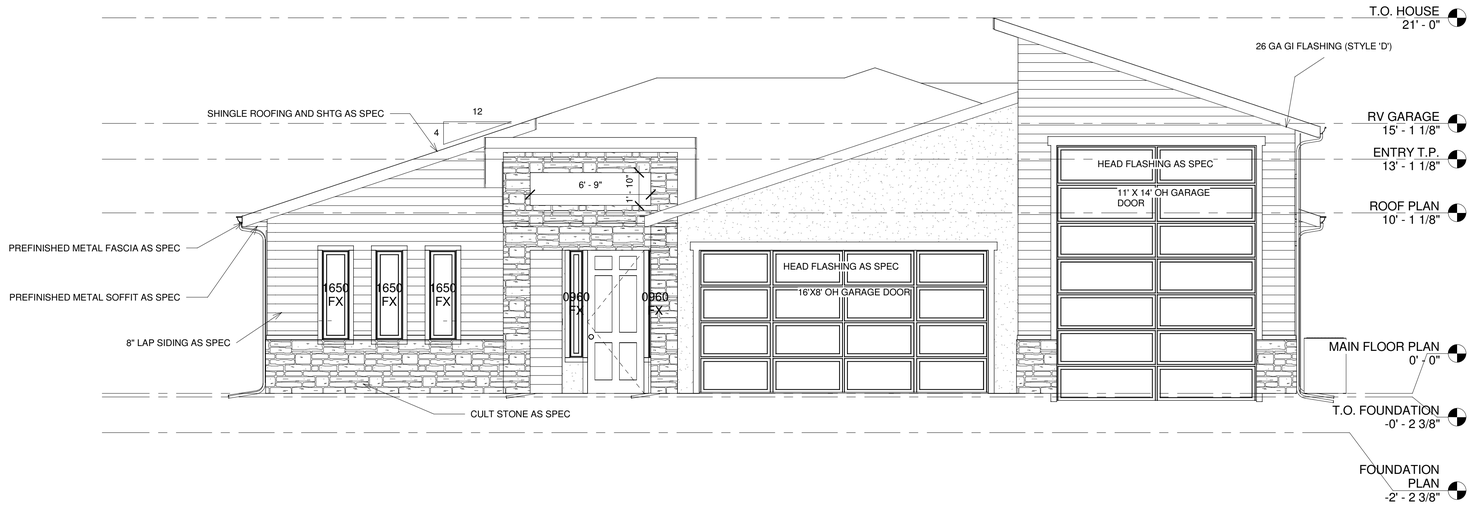
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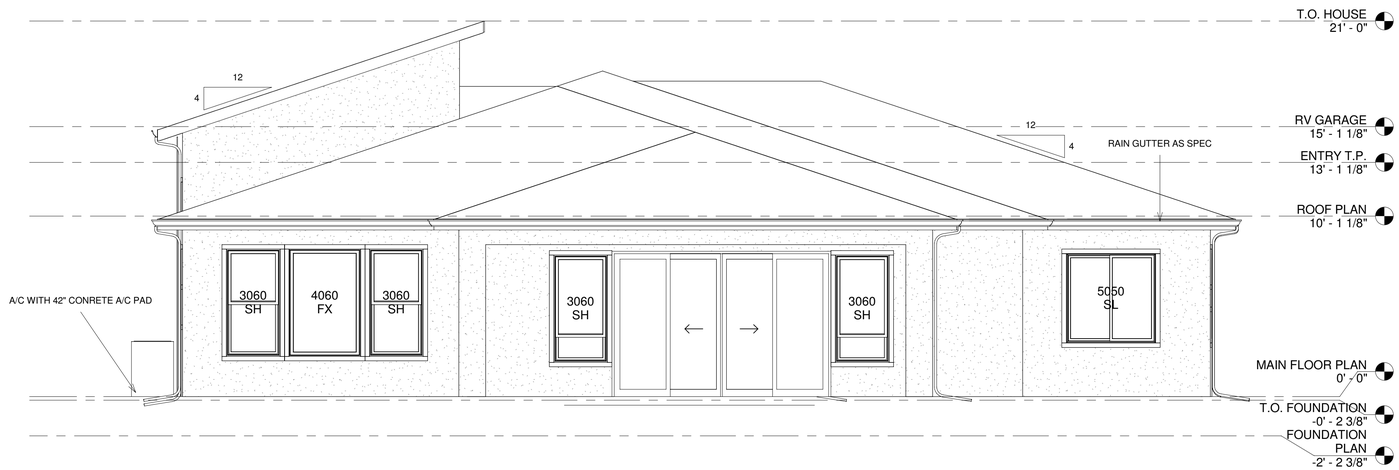




APPROVED
This approval is subject to a substantial compliance with all applicable codes. Any errors or omissions found at inspections will need to be corrected regardless of this approval or the approved plans. The approved plans, including any revisions, must be on site at the time of the inspection. Approved by:
Date: 3/27/25
Permit Number: 2025-0000-0000



1 FRONT ELEVATION
1/4" = 1'-0"



2 BACK ELEVATION
1/4" = 1'-0"

REVISIONS:

AMYX HOMES
EXPERIENCE EXCELLENCE

4708 N. ARCHES AVE.
WHITECLIFFE ESTATES
LOT 17 BLOCK 4

WOODHAVEN DESIGN

SCALE
1/4" = 1'-0"

DRAWN BY
JEREMY RAYBOURN

CHECKED BY
JOE FUHRIMAN

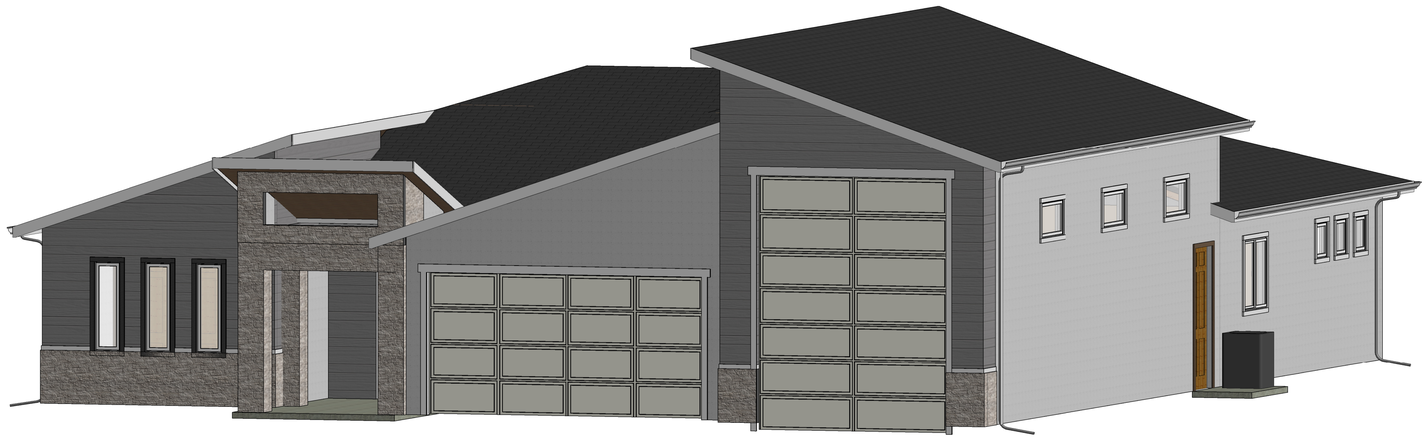
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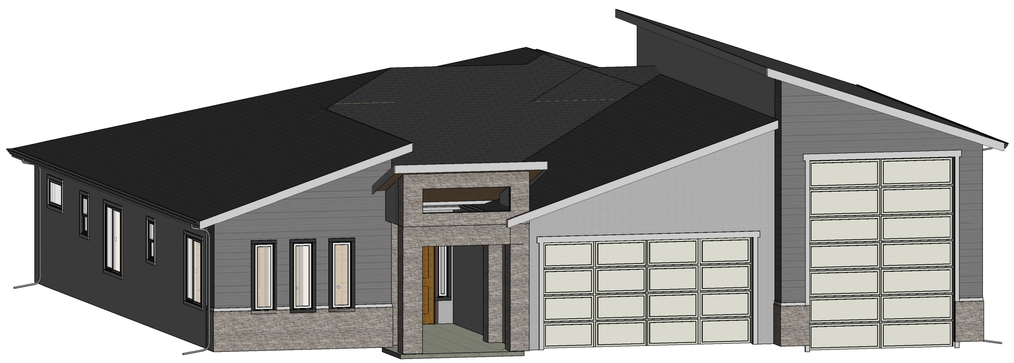
FRONT/BACK ELEV

APPROVED
to a substantial compliance with the approved plans. Any deficiencies found at inspections will need to be corrected to comply with the inspection or the approved plans. The approved plans, including any revisions, must be kept on site at the time of inspections.
Date: 3/27/24
Permit Number: 2024-0012

WHITECLIFFE SUBDIVISION
LOT 17 BLOCK 4



3 FRONT RIGHT



2 FRONT LEFT



1 BACK RIGHT

TABLE OF CONTENTS:

A0: TITLE PAGE
A1: SITE PLAN
A2: FOUNDATION PLAN
A3: MAIN FLOOR PLAN
A4: ROOF PLAN
A4.1: WALL BRACING PLAN
A5: FRONT/BACK ELEV
A5.1: LEFT/RIGHT ELEV
A6: ELECTRICAL PLAN
A7: DETAIL PAGE

AMYX HOMES STRIVES TO HAVE ITS PLANS AS DETAILED AS POSSIBLE AND GIVE ACCURATE AS POSSIBLE REPRESENTATION OF WHAT THE HOUSE AND ITS AMENITIES WILL LOOK LIKE. BUT DUE TO SOFTWARE LIMITATIONS, SOME ITEMS WILL NOT BE AN ACCURATE REPRESENTATION. THEREFORE ALL SELECTION SHEETS WILL ALWAYS OVERRIDE THESE PLANS.

TITLE PAGE

REVISIONS:

AMYX HOMES
EXPERIENCE EXCELLENCE

4708 N. ARCHES AVE.
WHITECLIFFE ESTATES
LOT 17 BLOCK 4

WOODHAVEN DESIGN

SCALE

DRAWN BY
JEREMY RAYBOURN

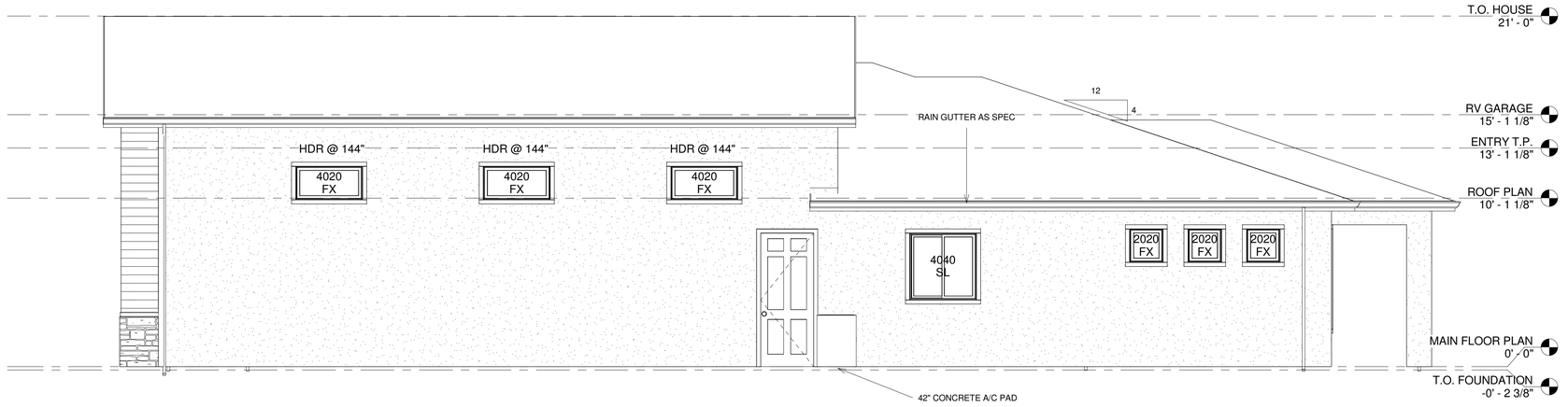
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JOE FUHRIMAN

1/3/2024
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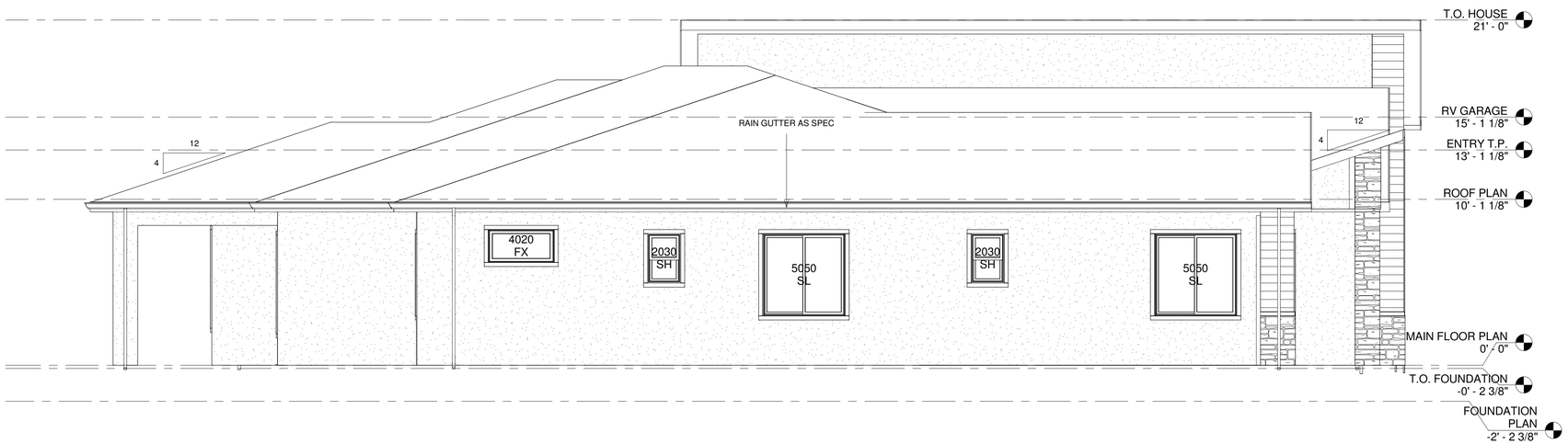
SHEET NUMBER

A0

APPROVED
This approval is to acknowledge compliance with applicable codes. This approval does not relieve the owner or contractor of responsibility for any violations, omissions or misrepresentations of the approved plans. The approved plans, including any conditions noted thereon, must be kept on the job site at all times during construction.
Date: 3/27/25
Permit Number: 2025-0001337



1 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

REVISIONS:

AMYX HOMES
EXPERIENCE EXCELLENCE

4708 N. ARCHES AVE.
WHITECLIFFE ESTATES
LOT 17 BLOCK 4

WOODHAVEN DESIGN

SCALE
1/4" = 1'-0"

DRAWN BY
JEREMY RAYBOURN

CHECKED BY
JOE FUHRIMAN

1/3/2024
7:33:45 PM

SHEET NUMBER
A5.1

LEFT/RIGHT ELEV

APPROVED
As a substantial compliance with the Alberta Building Code. Any deficiencies found at inspections will need to be corrected. Approval is for construction on the approved plans. The approved plans, including any revisions, must be on site at the time of inspection.
Date: 08/2021
Permit Number: 2-000-001-120

WHITECLIFFE ESTATES SUBDIVISION
LOT 21 BLOCK 5

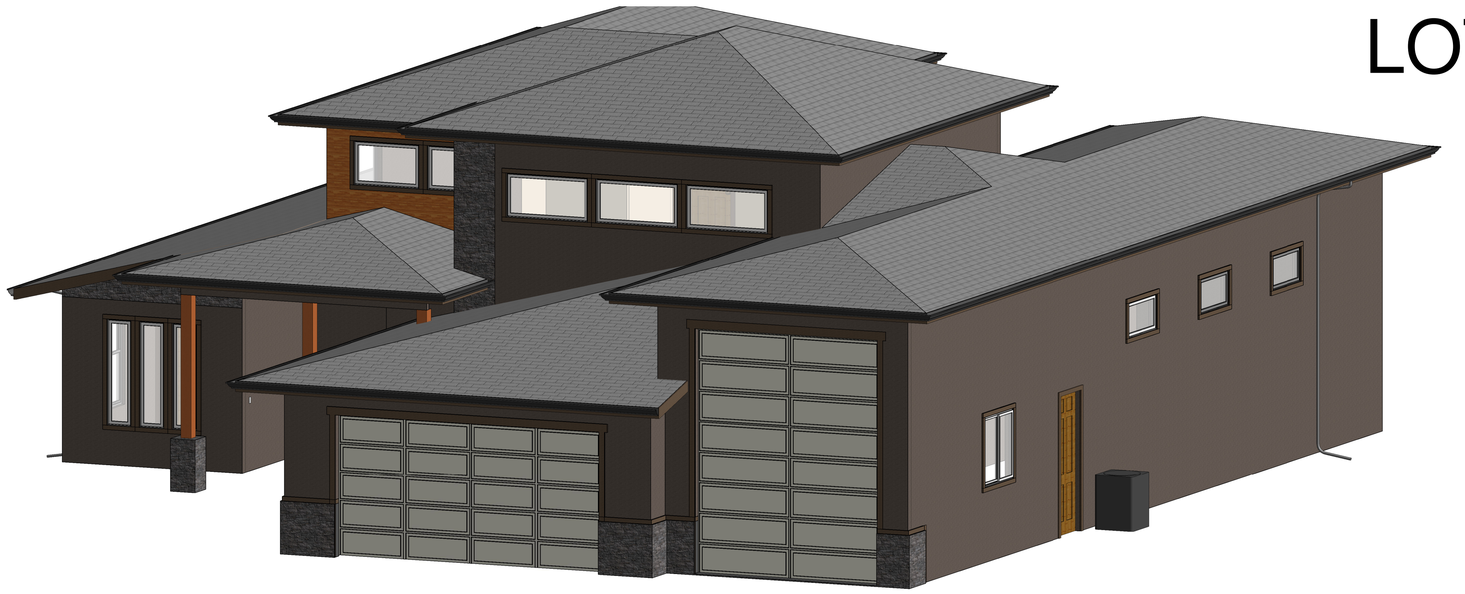
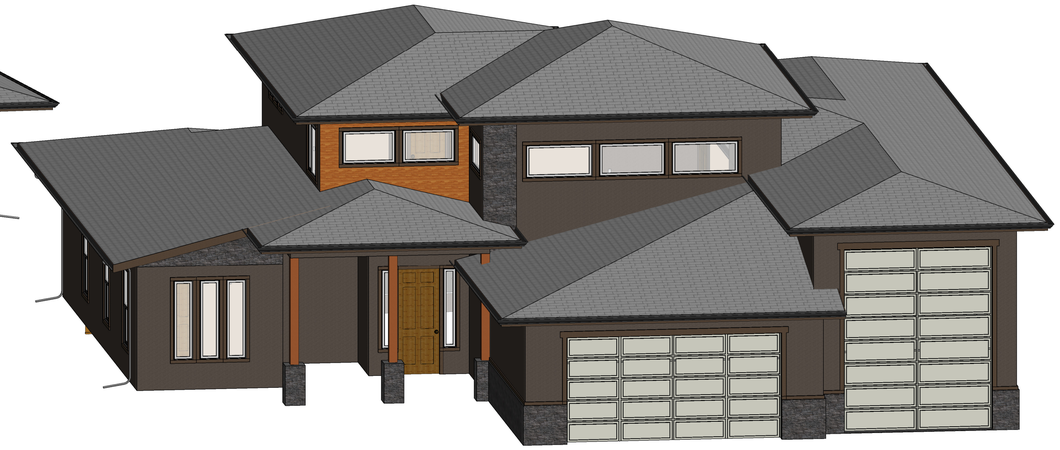


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A4.1 - WALL BRACING PLAN
A5 - FRONT/BACK ELEVATIONS
A5.1 - LEFT/RIGHT ELEVATIONS
A6 - ELECTRICAL PLAN/2ND FLOOR
A7 - DETAIL PAGE



1 RIGHT FRONT



2 BACK LEFT

3 FRONT LEFT

AMYX HOMES STRIVES TO HAVE ITS PLANS AS DETAILED AS POSSIBLE AND GIVE ACCURATE AS POSSIBLE REPRESENTATION OF WHAT THE HOUSE AND ITS AMENITIES WILL LOOK LIKE. BUT DUE TO SOFTWARE LIMITATIONS, SOME ITEMS WILL NOT BE AN ACCURATE REPRESENTATION. THEREFORE ALL SELECTION SHEETS WILL ALWAYS OVERRIDE THESE PLANS.

TITLE PAGE

REVISIONS:

AMYX HOMES
EXPERIENCE EXCELLENCE

4506 N. McKINLEY PARK AVE.
WHITECLIFFE ESTATES
LOT 21 BLOCK 5
WOODHAVEN DESIGN

SCALE

DRAWN BY
JEREMY RAYBOURN

CHECKED BY
RYAN COLSON

7/23/2021
8:42:22 PM

SHEET NUMBER
A0

Mason & Associates Inc.

Professional Engineers, Land Surveyors and Planners

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

November 5, 2025

Dear Property Owner and Neighbor,

You are invited to a neighborhood meeting to discuss the proposed preliminary plat for August Park Subdivision. The desire is to build residential homes with an average lot size of 10,600 square feet.

The neighborhood meeting will be held November 20, 2025 from 6:00 PM – 6:30 PM at west of S. Florida Avenue and north of Fallcrest Street. Please see the included exhibit for further clarification of meeting location.

Thank you,

Angie Cuellar, Planner
Mason & Associates, Inc.


N
R27463
R27462
R27461
R27460
R32548212
R32548214
R32548216
R32548217
R32548251
R32548249
R32548248
R32549
Fallcrest St
R32548210
R32548247
R32548241

Open Door Rentals LLC
1977 E Overland Rd
Meridian, ID 83642

Kevin Boynton & Randy Gregory
2705 Fallcrest Street
Caldwell, ID 83607

David Leon
12256 S Red Shouldered Hawk Ln
Nampa, ID 83651

HOA Sawtooth Development
3902 Winston Street
Caldwell, ID 83607

Noel Saenz
2709 Fallcrest Street
Caldwell, ID 83607

Gala Selstrom & Jerry Humphrey
4512 S Florida Ave
Caldwell, ID 83607

Anna & Ed Cornforth
2511 Fallcrest Street
Caldwell, ID 83607

Mauria & Rafael Reyes
2713 Fallcrest Street
Caldwell, ID 83607

John Witucki
4519 Autumn Leaf Pl
Caldwell, ID 83607

Cynthia Braaksma
2515 Fallcrest Street
Caldwell, ID 83607

Stephanie & Brian Hull
4511 Whisperwind Way
Caldwell, ID 83607

Gloria & Juan Vergara
4601 Autumn Leaf Pl
Caldwell, ID 83607

June & Jack Sutz Trust
2521 Fallcrest Street
Caldwell, ID 83607

Carole Davis Trust
4515 Whisperwind Ave
Caldwell, ID 83607

Nicole & Steven Brcak
4605 Autumn Leave Ave
Caldwell, ID 83607

Anna Peterson Trust
2603 Fallcrest Street
Caldwell, ID 83607

Dudman Family Trust
4521 Whisperwind Ave
Caldwell, ID 83607

Maria Guadalupe Watson
4609 Autumn Leaf Ave
Caldwell, ID 83607

Tiffany Landis & Zack Bass
2607 Fallcrest Street
Caldwell, ID 83607

Debra Murphy
4603 Whisperwind Ave
Caldwell, ID 83607

Mollie and Jerry Ranger
4613 Autumn Leaf Ave
Caldwell, ID 83607

Kallie Snyder
2611 Fallcrest Street
Caldwell, ID 83607

Stephanie Campbell
4604 Autumn Leaf Pl
Caldwell, ID 83607

Shane O Rourke
2804 Springcrest Street
Caldwell, ID 83607

David Jennings
45 Addyshire RD
Berlin, MD 21811

Yolanda Mauleon & Lucio Villa
4522 Autum Leaf Pl
Caldwell, ID 83607

Debora & Kerwin Hill
2724 Springcrest Street
Caldwell, ID 83607

Ryan Grever
2701 Fallcrest Street
Caldwell, ID 83607

Terra & Michael Crews
22919 Cirrus View Ct
Caldwell, ID 83607

Gary Stanhope
2718 Springcrest Street
Caldwell, ID 83607

Sue Hayes
2712 Springcrest Street
Caldwell, ID 83607

Tiffany & Travis Engle
4614 Equinox Ave
Caldwell, ID 83607

Angela & Andrew Slack
2623 Springcrest Street
Caldwell, ID 83607

Robin & Georgia Russell
2706 Springcrest Street
Caldwell, ID 83607

Jean Bullock
4610 Equinox Ave
Caldwell, ID 83607

Amber & Benjamin Watkins
2703 Springcrest Street
Caldwell, ID 83607

Barbara & Terrence Bell
2702 Springcrest Street
Caldwell, ID 83607

Ljkmkc Trust
4606 Equinox Ave
Caldwell, ID 83607

Susan & Gary Dwello
2707 Springcrest Street
Caldwell, ID 83607

Sauve Revocable Trust
2622 Springcrest Street
Caldwell, ID 83607

Michael Alwine
4602 Equinox Ave
Caldwell, ID 83607

Marsha Hafstrom
2708 Fallcrest Street
Caldwell, ID 83607

Shirley Meikle
2610 Springcrest Street
Caldwell, ID 83607

Joseph Tilmant
4520 Equinox Ave
Caldwell, ID 83607

Mikala & Quinton Wilson
2704 Fallcrest Street
Caldwell, ID 83607

Mona & Michael Scimone
2606 Springcrest Street
Caldwell, ID 83607

Elodia & Christopher Dixon
4516 Equinox Ave
Caldwell, ID 83607

Kellie & Bill Pugh Trust
15041 Pinehurst Way
Caldwell, ID 83605

Hibbard Properties LLC
716 E Cleveland Blvd
Caldwell, ID 83605

Denise & Joseph Hardin
2513 Springcrest Street
Caldwell, ID 83607

Shirley & Robert Dean
2618 Fallcrest Street
Caldwell, ID 83607

Guadalupe & Antonio Sanchez
2518 Springcrest Street
Caldwell, ID 83607

Taylor & Nicholas Chicca
2605 Springcrest Street
Caldwell, ID 83607

Terri & James Hancock
2608 Fallcrest Street
Caldwell, ID 83607

Crystal Warwick
2512 Springcrest Street
Caldwell, ID 83607

Renatta Cook
2609 Springcrest Street
Caldwell, ID 83607

Erika & Christopher Barker
2604 Fallcrest Street
Caldwell, ID 83607

Gricelda & Ronald Duarte
2519 Springcrest Street
Caldwell, ID 83607

Kirsten Larson
3548 18th Street
Eureka, CA 95501

Betty & Mark Hatfield
2520 Fallcrest Street
Caldwell, ID 83607

Kathleen & Wayne Jensen
4517 Equinox Ave
Caldwell, ID 83607

Jose Flores
4221 S Florida Ave
Caldwell, ID 83607

Beverly White
5021 S Montana Ave
Caldwell, ID 83607

Dan Blackmore
4406 S Florida Ave
Caldwell, ID 83607

Francisca Tejada-Alvarado
4320 Florida Ave
Caldwell, ID 83607

Armando Rios
4320 Florida Ave
Caldwell, ID 83607

Marcia & Raymond Carr
4310 S Florida Ave
Caldwell, ID 83607

Randle LLC
P.O. Box 397
Caldwell, ID 83606

Gerald Smart
4218 S Florida Ave
Caldwell, ID 83607

Kristina & Jason Cullum
4222 S Florida Ave
Caldwell, ID 83607

Cristobal Ramirez
16116 Greenfield Pl
Caldwell, ID 83607

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: 6pm

End Time of Neighborhood Meeting: _____

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.	Zack Bass	2607 Fallcrest St. Caldwell, ID
2.	Dan Blackmore	4406 S. Florida Ave Caldwell 83605
3.	Bernard Sauve'	2622 Springcrest St. Caldwell.
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

EXHIBIT 2:

CITY DEPARTMENT COMMENTS AND CONDITIONS OF APPROVAL

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

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

Re: ANN25-000016, SPP25-000018 – August Park Subdivision

Date: February 20, 2026

The Engineering Department provides the following comments on a request by 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.

Development Plans

1. Development Plans – Prior to commencing construction and applying for building permits, plans must be prepared by the developer's engineer and approved by the City Engineering Department which shall include the following items:

    a. Street section and alignment (including curb and gutter); Street sections and ROW widths depicted in the Preliminary Plat are not approved and may not supersede City Standards.

    b. Sidewalk (sidewalk width based on street classification);

    c. Sanitary sewer (per City and DEQ requirements);

    d. Potable water (per City and DEQ requirements);

    e. Pressure Irrigation (per CMID requirements);

    f. Stormwater facilities (per City requirements/storm water manual);

    g. Street lighting (per City standards);

    h. Street signage (per City and MUTCD requirements);

    i. Vertical Datum based on NAVD 88 Datum.

General

1. Applicant shall follow the requirements and processes of the subdivision ordinance for the development of this project. For the purposes of this project, all conditions outlined in the subdivision ordinance pertaining to receiving the City Engineers signature on, or the recordation of, a final plat shall be applied to the submission of building permits.

2. The proportionate share of frontage improvements along classified roadways adjacent to the preliminary plat shall be completed prior to the signature of the final plat for each phase development regardless of the location of the phase being developed or bonding. To be determined at the time of civil construction drawing approval.

3. Easements for public utilities outside of the public right-of-way shall be as listed below. Easements will be required to be larger if deemed necessary by the City Engineer in order to facilitate future maintenance operations of utilities.
    a. 10 feet wide minimum.
    b. Domestic water only,15 feet wide minimum
    c. Sanitary sewer only, 20 feet wide minimum
    d. Sewer and water combined; 30 feet wide minimum

4. Appropriate easements for emergency access, transmission lines and/or other utilities shall be clearly indicated, with recorded instrument numbers provided for said easements, on the construction drawings.

5. All utilities on and within the boundaries of the subdivision shall be located and/or relocated underground.

6. All public streets, sewer, water, pressure irrigation fire protection, and street light facilities must be dedicated to the City. Some conveyance facilities for stormwater drainage may be eligible for dedication to the City.

7. Construction of facilities to be dedicated and/or within public right-of-way shall be performed by an appropriately licensed Idaho Public Works Contractor and shall be inspected by and constructed to City of Caldwell Specifications.

8. Prior to commencement of construction in any dedicated right-of-way, or construction of any improvement intended for dedication to the City or connected to a City facility, the City Engineering staff is to be notified. This will take place in a pre-construction conference scheduled by the Engineer of Record in which all appropriate personnel and utilities are present. Appropriate City personnel are to be notified in advance of all testing (including compaction, pressure and coliform, etc.) and given opportunity to be present during conduct of the testing. The Engineer of Record or his designated representative is to witness all tests (not covered by City inspectors) and a log of inspection visits and testing results is to be kept by the engineer of record or his representative.

9. The developer is to employ a responsible design professional, preferably the Engineer of Record, to oversee and inspect construction, to perform and/or observe all requisite testing of completed facilities, and to certify that improvements have been constructed according to approved plans and in compliance with applicable City, State, and Federal standards.

10. The Engineer of Record shall be held responsible to ensure that improvements are in compliance with said engineer's design. Following the construction of the improvements, the developers engineer shall provide the City of Caldwell Engineering Department with electronic (.dwg) format record drawings spatially referenced to the Idaho State Plane Coordinate System-West Zone, North America Datum (NAD) 83. Vertical control shall be referenced to the North America Datum (NAVD) 88 for future reference and to establish that the Engineer of Record has witnessed construction occurred in substantial compliance with the design of said Engineer of Record.

11. Any note, item or drawing element on the plats, construction drawings, engineering drawings and/or design drawings related to the property inconsistent with City Codes, Policies and/or Ordinances shall not be construed as approved unless specifically addressed and granted by City Council.

12. Requirements stated within this Staff Report are to supersede any notes on or within the City Council approved Preliminary Plat.

Rights-of-Way

1. S. Florida Ave. is classified as a Collector roadway. The applicant shall dedicate as public right-of-way a minimum of Thirty-five (35') foot half width right-of-way along the entire S. Florida Ave. alignment (per City Standard Detail R-810 C).

2. All interior local streets classified as residential shall be dedicated to the City. The applicant shall dedicate as public right-of-way a minimum fifty-three (53') foot full width right-of-way (per City Standard R-810-E).

3. Applicant shall dedicate to the City of Caldwell any required right-of-way along all classified roadways within 30 days of written request from the City of Caldwell.

Street

1. Full half street frontage improvements shall be completed to all classified roads adjacent to the proposed project including (S Florida Ave.) in accordance with all City of Caldwell standards and specifications, improvements shall include (but are not limited to) curb, gutter, sidewalk, asphalt, streetlights, joint trench, spare communication conduit along classified roadways, storm drainage facilities, etc.

2. All private driveways, alleys or internal circulation routes shall fully comply with City of Caldwell standards and be approved by the Caldwell Fire Marshall.

3. No lot/building shall have direct access to/from S. Florida Ave.

4. Applicant shall meet all emergency access requirements for each phase of development to be determined by the Fire Dept. at the time of civil plan review.

5. Applicant shall coordinate with the United States Postal System to determine a cluster mailbox unit locations. Said locations shall be interior to the site and shall be located in a manner that will not impact, or cause queuing onto S. Florida Ave.

Outparcels

1. 4512 S. Florida Ave (R3254900000)
    a. If the City is able to obtain sufficient right-of-way along the frontage of this out parcel located in the southeast corner of the development the applicant shall complete the road widening improvements referenced in the Street section, item 1, across the S. Florida Ave. frontage of said out parcel. If the City is not able to acquire the right-of-way, lesser improvements may still be required that fall within the prescriptive right-of-way on those out parcels.
    b. Applicant shall relocate the Fenton Lateral outside master planned right-of-way if the City is able to obtain necessary easements or right-of-way. Applicant shall be responsible for obtaining all relocation approvals and applications from the governing gravity irrigation district.

2. 4406 S. Florida Ave (R2746100000)
    a. If the City is able to obtain sufficient right-of-way along the frontage of this out parcel located in the northeast corner of the development the applicant shall complete the road widening improvements referenced in the Street section, item 1, across the S. Florida Ave. frontage of said out parcel. If the City is not able to acquire the right-of-way, lesser improvements may still be required that fall within the prescriptive right-of-way on those out parcels.
    b. Applicant shall provide an all weather driveway access internal to the site with sewer, domestic water and pressure irrigation services for future connections.

Traffic Impact Fees

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

Water

City of Caldwell Public Works Department has reviewed the recently adopted Caldwell Water Facility Plan System and determined that certain shortfalls exist in water pressure zone 2 south of Interstate 84, zones 3 and 4. While these shortfalls are being remediated, the Engineering Dept. doesn't contest the approval of the Preliminary Plat and the construction of onsite infrastructure, but ***reserves the right to hold any phase of final plat and associated building***

permits *until adequate water is obtained within the affected zone. The Applicant is encouraged to work closely with the Engineering Department to determine potential construction timing and impacts.*

1. All on site water mains will need to be looped into existing mains for fire flow and water quality purposes. Internal main sizing and construction plan approval, will be dependent upon the availability of fire flow. This development will be required to comply with the most current Water Master Plan.
    a. Applicant shall construct a 20" master planned water mainline within S. Florida Ave. through the entire frontage improvement requirements of this development. Applicant may be able to contribute monies in-lieu of construction for said mainline only at the discretion of the City Engineer to be determined at time of construction drawing submittal. Notes stated within the Preliminary Plat does not negate the requirement to receive approval from the City Engineer.

2. Each buildable lot shall be supplied with potable water. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately

3. Each phase of development shall have a redundant/secondary supply of domestic water.

4. The location of water service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans.

Sanitary Sewer

1. It shall be the responsibility of the applicant's engineer to verify that connection to existing sewer mainlines will not exceed the functional capacity of said mainlines. Provision for connectivity by future developments shall be met in accordance with current City standards.

2. The location of sewer service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans.

3. The Developer will be required (where applicable) to extend all sewer and water mainlines to the center of adjacent roadways for connectivity by future developments. Locations of said extensions will be decided during the review of the improvement plans.

4. Each buildable lot shall be supplied with a sewer service. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately

5. Any easements for sewer lines not in the right-of-way should be at a width sufficient to construct same and not less than 20 feet in width. Easements for adjacent sewer and water lines not in the right-of-way shall be at a width sufficient to construct the same and shall be no less than 30 feet in width.

6. A 20’ wide all-weather surfaces may be required to be constructed over mainlines that fall outside the public right-of-way. All weather surfaces shall be constructed sufficiently to support heavy equipment necessary to construct and maintain sewer under all seasonal weather conditions.

Irrigation

1. Existing easements and/or rights-of-way for any irrigation facility shall be determined and clearly indicated on the construction plans. Construction across or re-routing of these facilities is subject to approval by the governing irrigation district and at their discretion or their assigns.

2. The Developer shall maintain any existing upstream drainage rights and downstream irrigation rights across the property. During the design phase of this project, the developer or his engineer is to contact the appropriate irrigation district to help ascertain these rights. Appropriate facilities shall be provided by the developer to convey irrigation and drainage water across the property to take care of these offsite needs. There is to be no discharge of gravity/pressure irrigation return water into the projects storm water system.

2. The development is to include a non-potable water pressure irrigation system. The design of this pressure irrigation system is to be reviewed and approved by the Caldwell Municipal Irrigation District prior to construction plan approval. It shall be required that the system will be operated and maintained by the Caldwell Municipal Irrigation District.

3. Each lot, or building area, shall be provided with a pressure irrigation service in compliance with Caldwell Municipal Irrigation District standards.

4. All pressure irrigation mainlines shall be located in the public right-of-way or within a public utility easement, with a minimum width of 10 feet, centered over said mainlines as per current City standards.

5. Applicant shall place the pump station in an area that is easily accessible with a recorded perpetual easement sufficient for convenient access and maintenance of said pump station. The lot shall be owned and maintained by the homeowners association.

6. The applicant shall ensure that an adequate continuous irrigation supply flow is available to meet the pressure irrigation system requirements of CMID.

7. The applicant shall transfer a proportionate share of any existing water right(s), except those held in trust by an irrigation district, to the City of Caldwell for both irrigation and domestic water supply for the subject development. If this should occur, The City shall assist in registering the transfer.

8. Applicant shall pipe the pump station delivery ditch from the source point (head gate) to the pump station. Pump station overflow shall be piped from the pump station to the point of discharge into an irrigation facility/canal/drain/etc. maintained by an irrigation district.

9. Upon Applicants connection to or use of the existing irrigation pump station, should they choose to do so and CMID deems it appropriate to connect to, the applicant shall:

a) Supply the City of Caldwell with a water model of the whole pressurized irrigation system including the piped overflow showing the system design meets all Caldwell Municipal Irrigation District standards.
b) Applicant shall complete all upgrades to the system as required by CMID. Said upgrades will be determined during plan review"

10. All plans and construction drawings submitted to the City of Caldwell for review and approval for any out-of-season irrigation work to be performed within or across facilities located within (or owned by) irrigation districts other than CMID shall be submitted to the Caldwell Engineering Department no later than August 15th. Submittal of plans after this date may result in Applicant not receiving plan approval in time to complete out-of-season work.

Storm Drain

1. As noted previously, provision is to be made for the disposal of stormwater drainage in accordance with the City Stormwater Management Manual and any updates adopted subsequent to this application. A copy of this policy is available upon request. The engineer of record is to provide calculations, which indicate that the assumptions in his stormwater drainage plan comply with the requirements of the stormwater manual. In this case, if a storm water system is existing, the burden of proof is on the developer to verify the capacity is sufficient for the proposed development.

2. The applicant shall identify and retain all historical drainage discharge points from the property for the purpose of draining on-site storm water detention facilities.

3. Storm water detention basins are required to remain on-site outside any roadways or proposed private streets consistent with public roadways to be operated and maintained by the Homeowners Association/etc.

4. There is to be no discharge of storm water overflow into any irrigation water return/discharge facility/ditch/pipe/etc.

Plat

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

2. A note shall be added to the final plat stating that no lot shall have direct access to/from S. Florida Ave.

3. Upon recordation of the plat, the Engineering Department is to be provided with a PDF copy of the recorded final plat.

4. An electronic (dwg.) copy of the Final Plat suitable for mapping and addressing purposes will be required with Final Plat application submittal.

Date 01/09/2026

City of Caldwell, Planning & Zoning Department
Parcel:
Re: Case Number: ANN25-000016 August Park

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

Details:

- Nearest Fire Station:
- Station 12 724 E Ustick Rd. Caldwell,

- Distance: 1.6 miles
- Estimated response time: 4 minutes

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

Date 01/09/2026

Caldwell City – Planning and Zoning
Re: Case Number: SPP25-000018

Dear, Planning & Zoning

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

Caldwell Fire Department Details

Nearest Fire Station:
Station 12 724 E Ustick Rd. Caldwell,

Distance: 1.6
Estimated response time: 4 Minutes

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.

Corrections:

Conditions:

1. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).
2. Roadway serving a fire hydrant shall be a minimum of 26-feet in width. (IFC D103.1)
3. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)
4. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
5. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
6. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)
7. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
8. For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)
9. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made

serviceable prior to and during the time of construction except where approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles in accordance with (IFC Section 505.2.

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

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

Regards,



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

Memorandum

To: April Cabello, Planner
Caldwell P & Z Department

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

Re: ANN25-000016, SPP25-000018- August Park Subdivision

Date: February 18th, 2026.

The Mapping Department provides the following comments on a request by 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.

Address Number

1. Please contact the Mapping Department prior to permitting.

Subdivision Name

1. Approved

Lots & Blocks

1. Approved

Street Names

1. Approved.

Other comments:

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

TO: CALDWELL POLICE DEPARTMENT AND FIRE DEPARTMENT

FROM: CALDWELL PLANNING AND ZONING

DATE: 2/23/2026

DUE DATE: **3/2/2026**

REQUEST FOR INFORMATION

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

SUBJECT: **August Park Subdivision**

REQUEST SUMMARY: 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.

Population Impact:

# of new residential units:	24
Projected population created by development: ***(# of SF units X 3) and (# of MF units X 2)***	72
Proposed commercial acreage:	0

POLICE DEPARTMENT ANALYSIS AND SERVICE IMPACT:

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

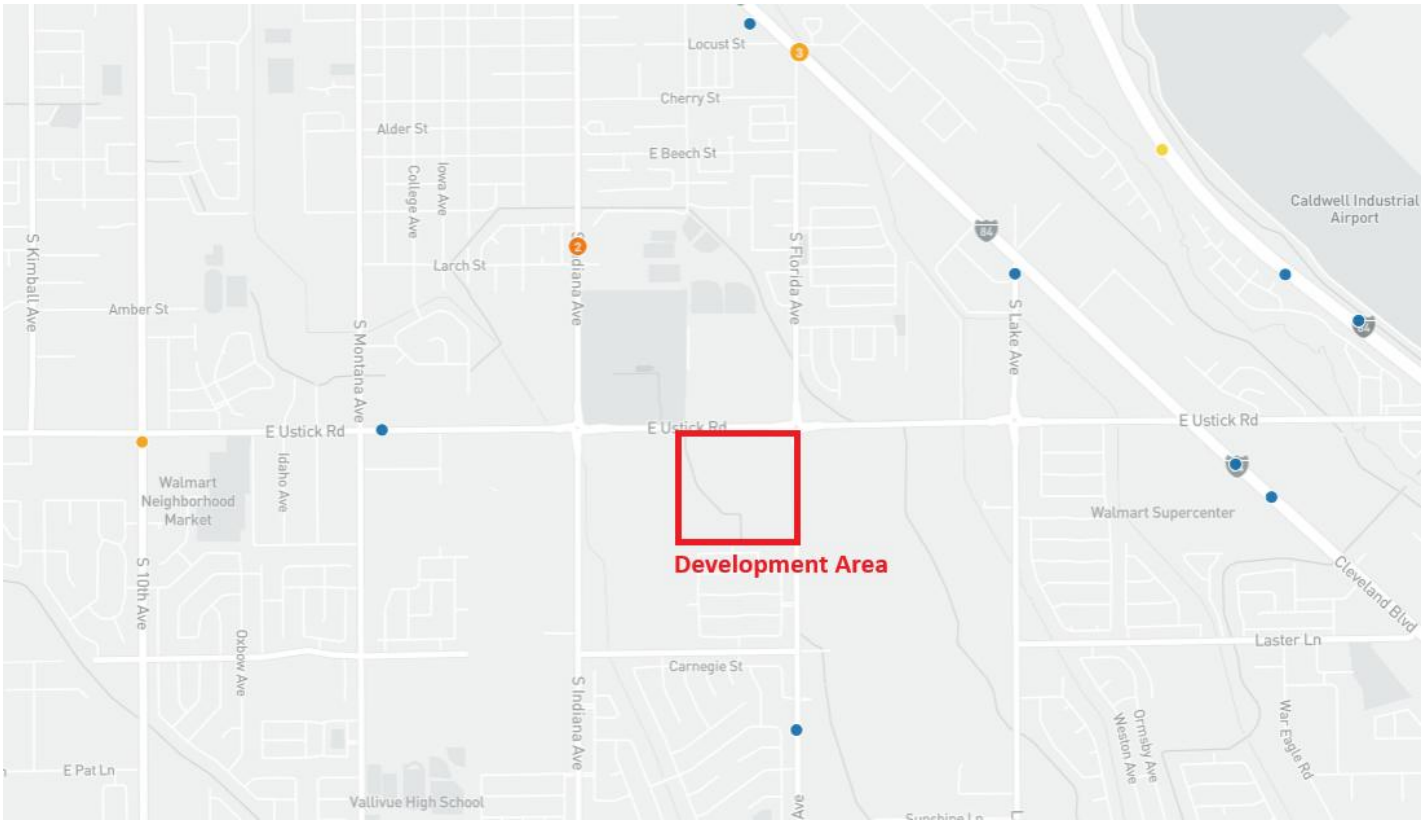
Development Analysis and Impacts:

<table>
<tr><td>Demand for Service in this area
(Total calls for service YTD)</td><td>Nearby adjacent reporting districts have an average of 235.5 calls for service each year to date. The nearby RD's (2A, 2B, 2F, 2G) have a combined total of 942 reactive CFS from January 1st to March 2nd, 2026.</td></tr>
<tr><td>Call types within this area</td><td>
<table>
<tr><th colspan="3">Top 20 Reactive Calls for Service in the Area</th></tr>
<tr><th>Nature</th><th>#</th><th>%</th></tr>
<tr><td>Follow Up</td><td>19</td><td>6.96%</td></tr>
<tr><td>Juvenile Prob</td><td>17</td><td>6.23%</td></tr>
<tr><td>Abandoned Vehicle</td><td>14</td><td>5.13%</td></tr>
<tr><td>Welfare Check</td><td>11</td><td>4.03%</td></tr>
<tr><td>Citizen Assist</td><td>10</td><td>3.66%</td></tr>
<tr><td>Suspicious</td><td>10</td><td>3.66%</td></tr>
<tr><td>Parking Problem</td><td>9</td><td>3.30%</td></tr>
<tr><td>Reckless Driver</td><td>8</td><td>2.93%</td></tr>
<tr><td>Alarm-Residential</td><td>8</td><td>2.93%</td></tr>
<tr><td>911 Cell Open Line</td><td>7</td><td>2.56%</td></tr>
<tr><td>Disturbance</td><td>7</td><td>2.56%</td></tr>
<tr><td>Noise Complaint</td><td>6</td><td>2.20%</td></tr>
<tr><td>PD Accident</td><td>6</td><td>2.20%</td></tr>
<tr><td>Attempt to Locate</td><td>6</td><td>2.20%</td></tr>
<tr><td>Civil Problem</td><td>6</td><td>2.20%</td></tr>
<tr><td>Battery</td><td>5</td><td>1.83%</td></tr>
<tr><td>Agency Assist</td><td>5</td><td>1.83%</td></tr>
<tr><td>Harassment</td><td>4</td><td>1.47%</td></tr>
<tr><td>CPOR Violation</td><td>4</td><td>1.47%</td></tr>
<tr><td>Alarm-Comm</td><td>4</td><td>1.47%</td></tr>
</table>
</td></tr>
<tr><td>Workload saturation in area (%)</td><td>Reporting districts 2A, 2B, 2F, 2G account for 942 (year to date) reactive CFS compared to a total of 4,027 total YTD. These RD's account for 5.85% of all reactive CFS YTD.</td></tr>
<tr><td>Will this development have other significant impacts on the ability to provide services?</td><td>☐ Yes ☒ No</td></tr>
</table>

Will this development necessitate additional police resources and/or equipment beyond current levels? *If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".*	☒ Yes ☐ No

Traffic Crash Data for Area:

Provide comments below for crash data in area surrounding development.



In this case, there are more crashes with proximity to the highway and Cleveland accounting for the majority.

Jan 1st to March 5th 2026:

15 Total Crashes

7 on Cleveland Boulevard

4 Possible/ Minor Injuries

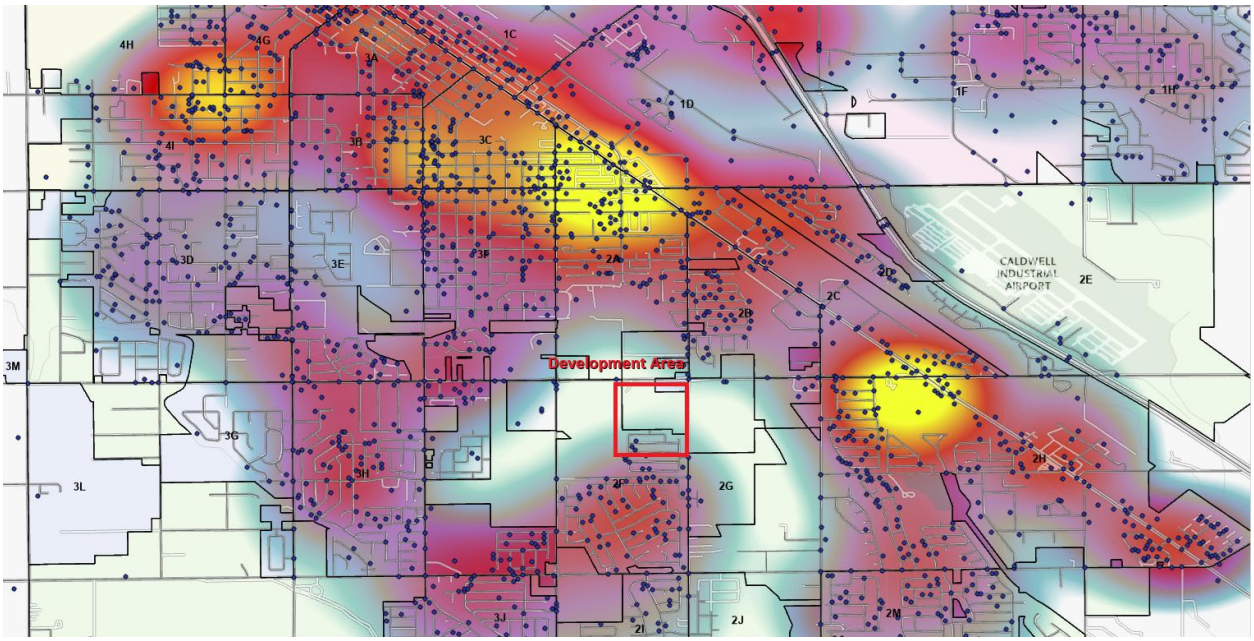
1 Serious Injury

1 DUI related crash

See August Park Area Crash Study attachment for further breakdown

Hot Spot Mapping (if applicable):

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



Each blue dot represents a reactive call for service, the darker areas represent a higher density of calls for service, and the bright yellow areas represent the highest density, which would be the Walmart in this case to the east of the development area proposed.

Adverse Impact Comments, Recommendations and Fiscal Impact:

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

The smaller estimated population of this development at only 72 presents a minimal additional strain on police resources. Holding to the current 1.2 officers to 1000 citizens ratio, an additional 0.086 sworn personnel would need to be added to maintain our current ratio.

FIRE DEPARTMENT ANALYSIS AND SERVICE IMPACT:

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

Emergency Response Time Analysis and Service Impact:

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

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

Adverse Impact Comments, Recommendations and Fiscal Impact:

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

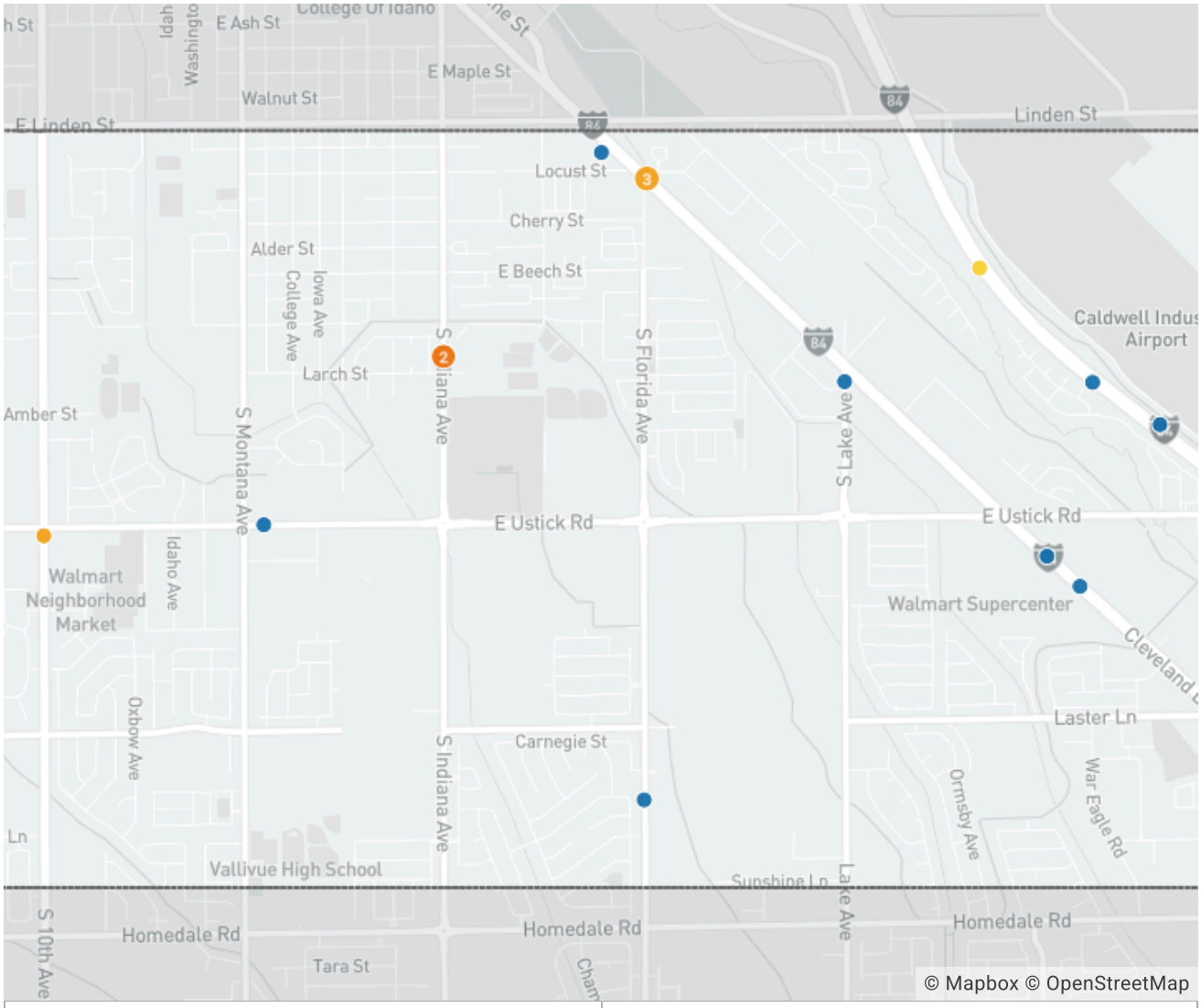
CRASH SUMMARY REPORT

August Park Crash Study

Created on March 5, 2026
Created by Marlon Leslie
Data extents: January 1, 2026 to March 5, 2026

Applied Filters

Shape: Polygon



Total Crashes	15	Fatal Crashes	0

ITD Crash Summary	Crash	
Total Crashes	15	100.00%
Intersection Related	6	40.00%
Distracted Driver Related	3	20.00%

Fixed Object	2	13.33%
Alcohol Related	1	6.67%
Impaired Driver Related	1	6.67%
Pedestrian Related	1	6.67%
+ 6 more	0	0%

Date & Time (Year)		Crash
2026	15	100.00%
+ 18 more	0	0%

Crash Severity (# of Crashes)		Crash
(O) Property Damage Report	10	66.67%
(B) Suspected Minor/Visible Injury	2	13.33%
(C) Possible Injury/Complaint	2	13.33%
(A) Suspected Serious Injury	1	6.67%
(K) Fatal Injury	0	0.00%

Injury Name		Person
No Apparent Injury	36	83.72%
Possible Injury	3	6.98%
Suspected Minor Injury	3	6.98%
Suspected Serious Injury	1	2.33%
+ 2 more	0	0%

Intersection Related		Crash
No	9	60.00%
Yes	6	40.00%
N/	0	0.00%

Date & Time (Day of Week)		Crash
Monday	2	13.33%
Tuesday	2	13.33%
Wednesday	3	20.00%
Thursday	2	13.33%
Friday	4	26.67%
Saturday	2	13.33%
Sunday	0	0.00%

County	Crash

Canyon	15	100.00%
+ 43 more	0	0%

Operator Action		Unit
Going Straight	19	61.29%
Turning Left	4	12.90%
Slowing in Traffic	3	9.68%
Stopped in Traffic	2	6.45%
Crossing at Intersection, Cros	1	3.23%
Entering/Leaving Parking Lot,	1	3.23%
Parked Vehicle	1	3.23%
+ 49 more	0	0%

Unit Type		Unit
Car	12	38.71%
Pickup	12	38.71%
SUV/Crossover	6	19.35%
Pedestrian	1	3.23%
+ 26 more	0	0%

Urban / Rural		Crash
Urban	15	100.00%
Rural	0	0.00%

Contributing Circumstances (All)		Crash
None	15	100.00%
Failed to Yield	5	33.33%
Inattention	2	13.33%
Speed Too Fast For Conditions	2	13.33%
Alcohol Impaired	1	6.67%
Distracted IN or ON Vehicle	1	6.67%
Failed to Maintain Lane	1	6.67%
Following Too Close	1	6.67%
+ 33 more	2	13.34%

Most Harmful Event		Crash
Rear-End	5	33.33%
Angle Turning	4	26.67%
Angle	1	6.67%

Concrete Traffic Barrier	1	6.67%
Head-On Turning	1	6.67%
Parked Car	1	6.67%
Pedestrian	1	6.67%
Side Swipe Same	1	6.67%
+ 56 more	0	0%

EXHIBIT 3:

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

OUTSIDE AGENCY WRITTEN TESTIMONY

Outside Agency Response Deadlines: **2/13/2026**

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:	1/5/2026		
1ST HEARING DATE:	3/11/2026	**HEARING BODY:**	Planning and Zoning Commission
2nd HEARING DATE:	4/20/2026	**HEARING BODY:**	City Council
Application Case No(s):	ANN25-000016, SPP25-000018		
Project Name:	August Park Subdivision		
Site Address:	0 Florida Ave.		
Site Parcel ID:	R2746000000		
Site Location:	On the west side of S. Florida Ave., approximately 1,080 feet south of the intersection with E. Ustick Rd.		
Applicant:	Mason and Associates Inc. 924 3rd St. So. St B., Nampa, ID 83651 wmason@masonandassociates.us, 208-454-0256		
Property Owner:	August Park LLC		
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, 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.



APPLICATION PACKET: The complete application packet can be found on the City of Caldwell website under "Planning and Zoning Department/Current Case Files" or by clicking here.

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

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

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

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

Vallivue School District #139

Lisa Boyd, Superintendent

5207 S. Montana Avenue
Caldwell, ID 83607
Phone (208) 454-0445
Fax (208) 454-0293

January 7, 2026

Re: August Park Subdivision, ANN25-000016, SPP25-000018

Dear Caldwell Planning and Zoning and City Council

If approved, students living in the August Park Subdivision would attend West Canyon Elementary School, Vallivue Middle School, and Vallivue High School.

Although growth projections show that most elementary schools in the Vallivue School District will reach or exceed capacity by 2029, West Canyon Elementary is expected to be the least impacted. However, its attendance boundaries were intentionally drawn to absorb growth and lessen the enrollment pressure that many of our other elementary schools are experiencing.

For example, the Greenmont South, Hoshaw, and Solstice subdivisions are geographically closer to Falcon Ridge Elementary and Central Canyon Elementary. Still, we intentionally assigned them to West Canyon because growth around our other schools is occurring so rapidly. Sending these subdivisions to West Canyon helps prevent the majority of our schools from reaching capacity too quickly.

Even with this strategic boundary placement, approving additional developments within the West Canyon attendance area makes it increasingly difficult to keep all schools at appropriate enrollment levels over the next 5 to 10 years.

Below is a list of current and proposed developments—at various stages of approval and construction—that will continue to add enrollment pressure to West Canyon Elementary over the long term:

- **Chickasaw:** 300 single family attached homes
- **Howshaw:** 428 single family attached homes
- **Granite Crest:** 319 single family homes
- **Greenmont South:** 344 single family attached homes
- **Verbena Ranch:** All the homes west of 10th ave on this development
- **Element Ridge:** 215 single family attached homes
- **Christensen:** 135 single family attached homes
- **Vineyard Gates:** 20 single family attached homes
- **Solstice:** 100 single family lots
- **Farmway Estates:** 41 lots

As developments like the August Park's 24 single-family units are approved, the Vallivue School District will find it increasingly challenging to sustain appropriate enrollment levels in the years ahead. Thank you for your consideration.

Sincerely,



Joseph Palmer
Assistant Superintendent

April Cabello

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, January 13, 2026 9:07 AM
To: April Cabello
Subject: RE: Request for Agency Comments - August Park

Hello,

After careful review of the transmittal submitted to ITD on January 05, 2026, regarding, August Park, 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

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division

COVER SHEET

Staff Planner: Joe Dodson, Principal Planner

DOCKET NUMBER/CASE NUMBER	PROJECT NAME / TITLE
ANN25-000010, 000013, & 000014; SPP25-000014	Silverleaf Subdivision
PUBLIC HEARING DATE	**PROPERTY /LOCATION**
4/8/2026 Planning and Zoning Commission	Multiple parcels on the north and south sides of Karcher Rd, between S 10th Ave. and S. Indiana Ave.

BRIEF SUMMARY OF APPLICATION REQUESTS:

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

IMPACT ANALYSIS SUMMARY

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

PROPOSED LAND USE AND ESTIMATED RESIDENT POPULATION INCREASE				
# Proposed Single Family Units:	655		Population = (DU * 3):	1,965
# Proposed Duplex & Multifamily Units:	Up to 336		Population = (DU * 2):	672
Proposed Commercial Acreage:	22.63 ac.		***TOTAL estimated population increase:**	2,637
*Population projects are based on the average numbers of persons per household listed within Census.				

FIRE SERVICES	
Fire Dept Travel Response Time Goals:	90% within 4 min.
Closest Fire Station (in miles):	2.4 (Station 2); Proposed Station 4 would be approximately 1.5 miles away.
Est. Response Time to Site:	6 min.
Will this development have other significant impacts on the ability to provide services:	☒ Yes ☐ No
Will this development necessitate additional fire resources and/or equipment beyond current levels:	☒ Yes ☐ No
Will the development pay development impact fees?	☒ Yes ☐ No
Overall Comments, Recommendations & Fiscal Impact:	*The addition of population and growth will directly impact services until CFD can increase services, expanding our capabilities.*

POLICE SERVICES

Calls for Service in Area (YTD):	Nearby adjacent reporting districts have an average of 123 calls for service each year to date. The nearby RD's (3J, 3K, 2I, 2N) have a combined total of 492 reactive CFS from January 1st to March 2nd, 2026.
Call Types within Area:	

Top 20 Reactive Calls for Service in the Area

Nature	#	%
Follow Up	18	8.82%
AC Animal at Large	13	6.37%
Suspicious	11	5.39%
Welfare Check	10	4.90%
Abandoned Vehicle	9	4.41%
Juvenile Problem	9	4.41%
Alarm-Commercial	8	3.92%
911 Cell Open Line	7	3.43%
Alarm-Residence	7	3.43%
911 Disconnect Cell	6	2.94%
Citizen Assist	6	2.94%
Disturbance	6	2.94%
Noise Complaint	4	1.96%
Threatening	4	1.96%
Harassment	4	1.96%
Reckless Driver	4	1.96%
Agency Assist	4	1.96%
AC Barking Dog	4	1.96%
Attempt-Locate	3	1.47%
AC Stray/Contained	3	1.47%

Workload Saturation (%):	Reporting districts 3J, 3K, 2I, 2N account for 492 (year to date) reactive CFS compared to a total of 4,027 total YTD. These RD's account for 12.22% of all reactive CFS YTD.
Traffic Crash Data:	Year to date (January 1st 2026 to March 2nd 2026) there have been three (3) traffic collisions in the immediate area. In these cases two on Karcher were intersection related, and the single northern crash was with a fixed object. A total of 10 individuals were involved in the below mapped crashes with no injuries. **See Exhibits for additional detail.**
Will this development have other significant impacts on the ability to provide services?	☐ Yes ☒ No
Will this development necessitate additional police resources and/or equipment beyond current levels?	☒ Yes ☐ No
Overall Comments, Recommendations & Fiscal Impact:	Each of the nearby reporting districts has about a 3% portion of the overall reactive calls for service. Increasing staffing to meet this additional 3% brought in by the new development would necessitate a 3% increase in the patrol officers which in turn would mean the addition of 2.73 more patrol officers with a current staffing of 91 sworn officers.

PUBLIC SCHOOLS

School District	Vallivue
Capacity to Serve *(Based on Response from District)*	☒Yes ☐No ☐ District was not specific in their response

	☐No response received from District
Schools that will Serve Development Vallivue Map Caldwell Nampa	- Vallivue High - Vallivue Middle - Falcon Ridge Elementary
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 ☒ Landscaping / Open Space ☐ Land Use Buffering / Screening ☒ Other: Regional Pathway segment
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	

PLANNING & ZONING COMMISSION RECOMMENDATION TO CITY COUNCIL

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

I. INTRODUCTION

Application Request Summary:

JUB Engineers, on behalf of the property owner, Idaho Conference of Seventh Day Adventists, and developer, M3 Companies, is requesting approval to annex approximately 284 acres of land consisting of five (5) separate parcels within the City of Caldwell with a request for initial zoning of R-2 (Community Residential, 202 acres), R-3 (Urban Residential, 34 acres), & H-C (Mixed-Use/ Regional Commercial, 48 acres) zones, with the incorporation of a Development Agreement.
In addition, the applicant is requesting approval of a subdivision preliminary plat for Silverleaf Subdivision, consisting of 764 total lots (655 single-family residential lots, 1 multi-family lot, 13 commercial lots, and 95 common lots) on approximately 220 acres on the parcels south of HWY 55 (R32859, R32846, & R3284601).

** The City Council must conduct a public hearing to review the Annexation proposal (Legislative) in accordance with Idaho Code § 50-222, and the proposed zoning, as part of the annexation proposal per the Quasi-Judicial Zoning Map Amendment (Rezone) review criteria contained in Caldwell Municipal Code Section 10-03-02.*

Applicable Regulations and Guiding Documents:

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

II. HEARING BODY REVIEW AND APPROVAL CRITERIA

ADOPTED REVIEW AND APPROVAL CRITERIA – Annexation
in accordance with §50-222 Idaho Code and Caldwell Municipal Code 10-03-01:

(Legislative proceedings)
Decisions to grant or deny an owner-consented annexation request do not require that the council articulate or justify its decision.

ADOPTED REVIEW AND APPROVAL CRITERIA – Zoning Ordinance Map Amendment (Rezone/Zoning)
in accordance with Caldwell Municipal Code 10-03-02 (7):

(Quasi-judicial proceedings)
In the course of consideration of any such request, the city council, upon recommendation from the commission, must find and conclude **ALL of the following criteria exist:**

1. The proposed zoning map amendment is consistent with the comprehensive plan's land use map, and the plan's established goals, objectives, and policies; and
2. The proposed map amendment is consistent with the purpose statement of the proposed zoning district; and
3. The intensity of development in the new zoning district is not expected to create significant adverse impacts to surrounding properties or the neighborhood, or has proposed efforts to mitigate or minimize such adverse impacts; and
4. The information provided from the agencies having jurisdiction over the public facilities needed for this site indicates that adequate public facilities exist, or are expected to be provided, to serve all uses allowed on this property under the proposed zone.

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

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

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

III. PROJECT INFORMATION

Project Name and File Number:	Silverleaf Subdivision File No. ANN25-000010, ANN25-000013, ANN25-000014, & SPP25-000014
Property Owners:	Idaho Conference of Seventh Day Adventists & Idaho Conference of Seventh Day Adventists, Inc.
Applicant:	Alex Jones & Caleb LaClair, JUB Engineers on behalf of Mark Tate, M3 Companies
Project Site Address:	0 S Montana Ave., 0 S. 10th Ave., 14944 Karcher Rd., 0 Indiana Ave., & 15985 Indiana Ave., Caldwell, Idaho.
Project Site Location:	The subject site includes (6) parcels on the north and south sides of Karcher Rd, between S 10th Ave. and S. Indiana Ave.

Project Site Parcel Number(s):	R32717013, R32719, R3271901, R32859, R32846, & R3284601
Project Site Acres:	Total of approximately 271 acres, more or less
Jurisdiction:	All of the parcels are located within the City of Caldwell's Area of Impact Some with one parcel located in the City and zoned H-C and the remaining parcels are located within Canyon County.
Site/Project Background and History:	The singular parcel (R3271901000) already annexed into the City was annexed in 2015 as part of a larger annexation area to the east (ANN-15-02) for the purpose of annexing an adjacent Idaho Conference of Seventh Day Adventists property that contains the Gem State Academy. The remaining parcels are currently located within the County and are largely vacant or have been used for agricultural purposes. There are three (3) single-family dwelling structures on 14944 Karcher (Parcel R3271901000), various agricultural structures on parcel R32859, and one (1) single-family dwelling on 15985 Indiana Avenue—all existing structures are proposed to be removed upon development of the subject sites.

IV. STAFF SITE ANALYSIS

You can use this website for assistance NEPAssist

Floodplain:	The property is not within a floodplain.
Mature Trees:	There are a number of mature trees located near the previously noted single-family dwellings on 14944 Karcher and 15985 Indiana. In addition, there is one pocket of mature trees at the west end of Parcel R32859, nearer 10th Ave.
Streams & Creeks:	The property has no existing streams or creeks.
Wildlife Habitat:	No
Riparian Habitat:	No
Steep Slopes & Hillsides:	There is some topography on the subject sites but none that would qualify as hillside (10% or more slope).
Canals, Ditches & Drains:	The Forest Canal bisects Parcel R3284600000 and is the west boundary of Parcel R3271701300 located north of Falcon Ridge Elementary, on the west side of Montana Ave. In addition, a small segment of the Deer Flat Caldwell Canal is located near the northeast corner of the site and separates 15985 Indiana from parcel R3284600000.
Other Site Features:	The western portion of parcel R32859 includes older remnants of a previous gravel pit use that is no longer operating on the subject site—parcel directly to the southwest (15744 S. 10th Ave.) is currently operating a contractor shop and staging area for the SH 55 widening project. **See the agency comments**

	from Canyon County for further information on the time constrained Conditional Use Permit approved (2025) for this parcel for Knife River Corp.	
Outparcels; Describe:	Two outparcels exist on the east side of Montana Avenue (15554 & 15519 S. Montana) abutting the project area. The project is not proposing to create any additional outparcels and is proposing an internal driveway access to 15554 S. Montana as there appears to be a historically used access through one of the subject project parcels on the east side of 15554. Landscape buffers are also depicted adjacent to both of these outparcels per the submitted landscape plans.	
Fire Services:	Caldwell Fire	
Police Services:	Caldwell Police	
School District	Vallivue School District	
Water Provider:	City of Caldwell (Municipal Water)	
Sewer Provider:	City of Caldwell (Municipal Sewer)	
Trash Provider:	Republic Services	
Irrigation Service:	City of Caldwell (Pressurized Irrigation)	
Irrigation District:	Wilder Irrigation District	
Other Providers:	N/A	
Site and Surrounding Land Uses:	*Site:* *North:* *South:* *East:* *West:*	Mostly Vacant land – some areas previously farmed Vacant land or School sites (Gem State Academy, Vallivue Middle School, and Falcon Ridge Elementary) Single-family homes – City of Caldwell Single-family homes (Caldwell) and a cemetery County, single-family homes; gravel pit/staging area
Site and Surrounding Zoning Classifications:	*Site:* *North:* *South:* *East:* *West:*	H-C (Mixed-Use/Regional Commercial) & County Ag R-1 (Neighborhood Residential) R-1 (Neighborhood Residential) R-1 (Neighborhood Residential); Ag - County Agricultural & Rural Residential – County
Site and Surrounding Comprehensive Plan Land Use Designations:	*Site:* *North:* *South:* *East:* *West:*	Community Center & Neighborhood 2 Neighborhood 2 Neighborhood 2 Community Center & Neighborhood 2 Community Center & County (outside area of city impact)

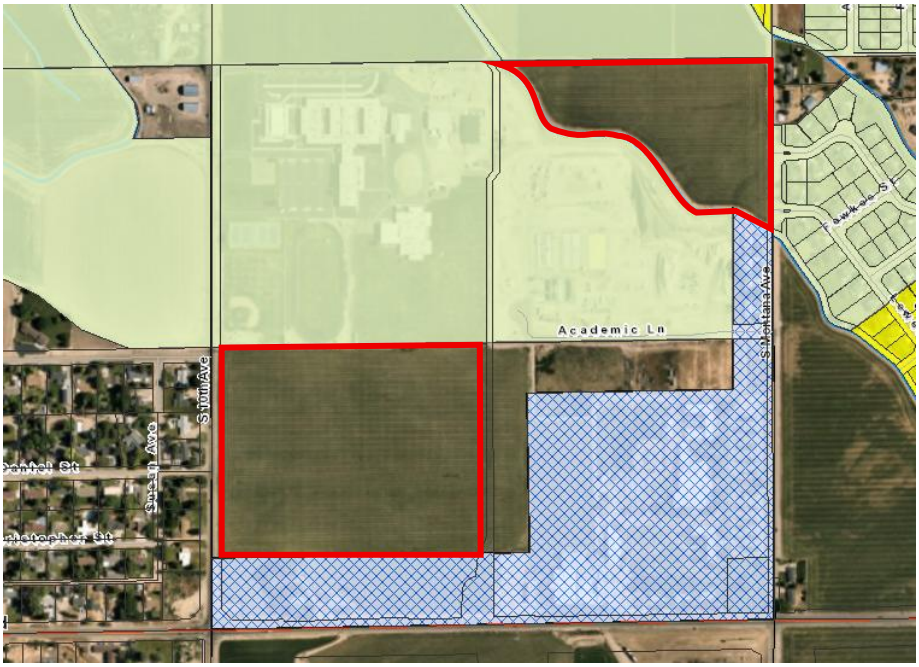
V. STAFF REVIEW AND ANALYSIS - ANNEXATION

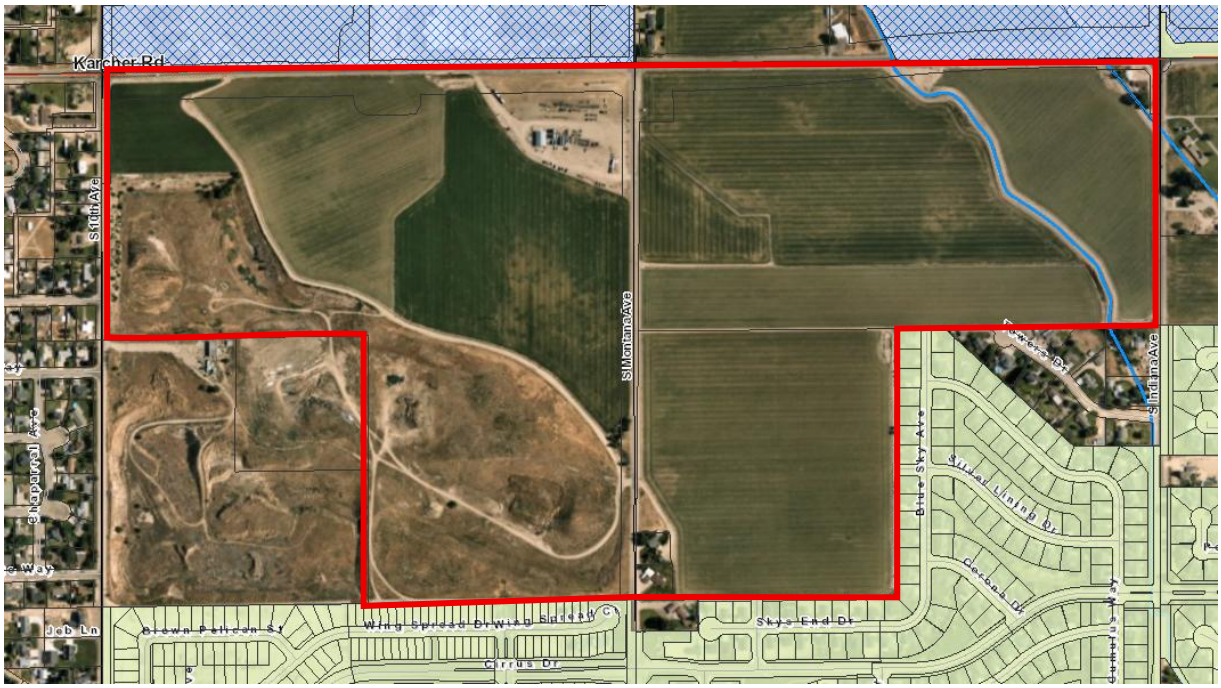
The following section provides the staff analysis pertaining to the Annexation Application. The requirements for annexations are set forth in Idaho Code §50-222 and Caldwell Municipal Code 10-03-01.

The requirements for application submission and processing of an annexation application are specified in **BOLD** with staff comments following.

Is the proposed subject parcel(s) contiguous to city limits?

The City of Caldwell zoning map indicates a path of annexation where the parcel(s) (shown outlined in red) have multiple touch points to city limits.





Was a neighborhood meeting conducted in accordance with 10-03-12 of Caldwell Municipal Code?

A neighborhood meeting was conducted in accordance with Caldwell Municipal Code prior to submission of the application (See Exhibit A-6 for neighborhood meeting information). In fact, two (2) neighborhood meetings were held for this project to ensure compliance with city code and state statute.

Staff Comments:
The applicant has met the requirements by Idaho Code to request and be eligible for annexation.

VI. STAFF REVIEW AND ANALYSIS – ZONING MAP AMENDMENT

The following section provides the staff analysis pertaining to the establishment of zoning as part of the Annexation Application.

The zoning map amendment review criteria set forth within the Caldwell Municipal Code 10-03-02 is cited below in **BOLD** with staff comments following. For zoning map amendments, **ALL** of the criteria must be met. This review criteria provides the framework for decision making for the Commission, Hearing Examiner, and City Council.

Criteria #1: Is the proposed zone consistent with the comprehensive plan's land use map, and the plan's established goals, objectives, and policies?

The future land use map classifies property within the Community Center & Neighborhood 2 land use designation place types (**See Visual Exhibit 1: City of Caldwell Comprehensive Plan Map).** The Community Center place type is a low to mid intensity commercial place type that focuses on creating a destination for residents. The Community Center provides a focal point where people can connect. They are easily accessible and provide commercial services that serve the needs of the community. Community Centers are located along major roadways and intersections and are usually the most integrated into surrounding residential areas than other commercial place types. While not primarily a residential place type, residential and mixed uses can provide sufficient intensity to commercial uses and allow for a gradual transition to surrounding areas. Developments with only residential uses in Community Center should only be included as a transition from commercial / mixed use areas to lower density residential areas. Residential development within this place type is required to be constructed with a gross residential density of 8 to 15 du/ac.

The Neighborhood 2 designation is the primary residential place type in Caldwell providing an array of low to mid-density housing options. The Neighborhood 2 place type is also the most prevalent place type and covers areas between major centers. These areas should develop to be highly connected and allow for a variety of housing options. In general, less dense housing is found in areas further from major roadways and increases in density closer to major roads. Commercial services are low to medium intensity and are generally only found at major intersections of arterial and major collector roads but should be highly accessible to surrounding residential areas. Residential development within this place type should be constructed at a gross density of 2-8 du/ac.

Each place type has multiple compatible zoning designations: Community Center – R-2, R-3, C-1, C-2, C-3, H-C, & P-D; Neighborhood 2 – R-1, R-2, C-1, P-D. The compatible zoning districts noted within Community Center indicate a mix of use types are anticipated as "Primary" land uses to include, residential high-density, mixed-use, commercial/retail, and personal services/restaurants. The compatible zoning districts noted within Neighborhood 2 indicate residential low-density and residential mid-density are "Primary" land uses.

Residential high density developments include uses such as fourplexes, eightplexes, multifamily apartments, townhouses, cottage courts, mixed-use buildings, and live/ work units. These are generally over 12 du/ac. Mixed-use is defined as a single project or building that integrates some combination of residential, office, service, or commercial uses. These can be vertically integrated such as a building with commercial services located on the ground floor with residential uses above. Horizontally integrated sites have mixed uses meaningfully integrated across the project site. An example is live/work units with workshop spaces along a street frontage with residential units behind. Whereas commercial/retail and personal services/restaurants are self-explanatory. Low density residential is defined as single-family residential (including ADUs) or duplexes, and mid-density residential is defined as small-lot single-family homes (including ADUs), duplexes, triplexes or fourplexes, townhomes, or small scale multifamily (5 - 6 units).

The requested annexation area exceeds the preliminary plat area by approximately 64 acres due to the Applicant not including specific development on those parcels located on the north side of HWY 55. The requested zoning districts north of HWY 55 include H-C and R-3 within the Community Center place type and R-2 within the Neighborhood 2 place type. All of the requested zones comply with the associated comprehensive plan place types.

On the south frontage of HWY 55 from S. 10th to S. Indiana, the Applicant proposes detached single-family residential within the R-2 zone, commercial lots within the H-C zone, and conceptual multi-family large scale (7 or more units on a singular parcel) within the R-3 zone. Detached single-family is a permitted land use within the R-2 zoning district within the Caldwell Municipal Code. The proposed commercial lots within the H-C zone do not have specific uses proposed at this time but the proposed zoning district is compatible with the Community Center place type. Additionally, the Applicant is conceptually proposing (no specific site plan at this time) a multi-family development within the R-3 zone at the SWC of HWY 55 and S. Montana Avenue. Generally, the proposed use and zoning of R-3 are compatible with the Community Center place type. **(See Visual Exhibit 2: Comprehensive Plan - Land Use Snapshots)**

As noted, three different zoning districts are proposed with this development to comply with the Community Center and Neighborhood 2 place types, R-2, R-3, and H-C. To try and meet the minimum gross density requirements of the Community Center place type (8-15 du/ac), these zones are requested to offer a broader mix of housing types and lot sizes than what is permitted within the R-1 zone.

The proposed R-2 zone would be compatible with properties in the immediate vicinity which are utilized as single-family residential properties because the R-2 zone would allow residential uses at varying densities and offer a transition between the existing single-family lots and the more intense uses required along HWY 55—it is not known to be good planning practice to place R-1 type development directly adjacent to commercial development or along a major corridor such as a state highway. Further, the proposed location of the R-3 zone and multi-family development offer the same type of transition and buffering from the R-2 zone to the same busy corridor while also helping the project meet the density requirements of the Community Center place type.

Commercial development is proposed along portions of the HWY 55 frontage and within the H-C zoning district. Whereas the comprehensive plan recommends arterial and highway frontages include only nonresidential uses, 10-05-03(4) of city code requires this as the code standard. As noted, the Applicant does not include 100% of the HWY 55 frontage as nonresidential uses as the R-3 multi-family development and some R-2 single-family is proposed along HWY 55. It appears, approximately ½ of the frontage is proposed as commercial and half is proposed with residential uses. The Applicant has outlined multiple reasons for this within their narrative, including:
- Strict adherence to 10-05-03(4) in this area of the City could create an overabundance of commercial development that results in vacant commercial properties, specifically because of nearby commercial zoning

and the current existence of nearly 400 acres of commercial land around the Karcher/I-84 interchange. There is major concern by developers this area cannot absorb this much commercial land.
- Strictly configuring commercial frontage for this project that has 1.25 miles of frontage to HWY 55 is not practical nor desirable when the proposal includes more total commercial zoning than if only the frontage requirement was met;
- Multiple commercial properties already exist nearby that are still in development, including the HWY 55 frontage between Indiana and Florida that is expected to contain a big box store of some kind with secondary commercial uses;

So, the Applicant is requesting to deviate from this code section through a Development Agreement but is proposing the project still complies with the intent and vision of the Comprehensive Plan by providing more commercial acreage and more usable commercial lots/frontage (360' deep minimum) than what strict adherence to code would constitute.

The Community Center Place type also discusses the creation or preservation of a focal point where people can connect; a destination for residents. This does not need to be a regional destination but could be a neighborhood scale destination. The cutsheet for Community Center specifically notes that development should be focused on a central feature that can serve as a gathering point. It is not clear through the submitted plans that this is being met currently so Staff is including a condition of approval that within the future commercial lots or between the commercial lots and the proposed multi-family residential property, a shared and public gathering space is included in future site designs so the project can better comply with the Comprehensive Plan.

Density: The Applicant is tasked with meeting the gross density requirements of two future land use designations across a relatively large area and with only a portion of the project currently being proposed at this time. Because of this, the Applicant includes density calculations within their narrative that propose some speculative housing numbers. Specifically, the Applicant notes the density within the Community Center place type across the whole project is 8.06 du/ac at full build out—both the future north side and the currently proposed Silverleaf Subdivision on the south side of HWY 55. This includes up to 670 total multi-family units and 400 single-family detached lots. This is at the very bottom of the allowed gross density and complies with code and the comprehensive plan but also includes residential units that are not part of the subject Silverleaf Subdivision preliminary plat. Similarly, the Applicant notes the same type of math within the Neighborhood 2 designated properties (north and south side of HWY 55 as well) and the proposed R-2 zoned parcels with 310 single-family detached lots and a gross density of approximately 3.42 du/ac. Therefore, to ensure the noted calculations remain and to maintain future adherence to code, Staff has included a condition of approval and DA provision that future residential development is proposed at a gross density that will make the full project compliant with the minimum gross density requirements of the Community Center and Neighborhood 2 place types, unless otherwise approved by City Council. For the overall proposed Silverleaf Subdivision, the proposed gross density is approximately 5 du/ac.

Furthermore, neither the Engineering Department nor Idaho Transportation Department contests the proposed preliminary plat and notes that water, sewer, and fire flow have or will have the capacity to serve the proposed development.

Therefore, despite not meeting every development code but noting general compliance with the goals, policies, and vision of the Comprehensive Plan, Staff finds the proposed development to be generally consistent with the Comprehensive Plan, especially if all conditions of approval are met. City Council should take care and adequate time to determine if the proposed layout and mix of uses complies with the vision of the plan and each individual place type.

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

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

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

Chapter 3: A Connected Community

Goal 1: Policy 1.2: Design local and collector streets in a manner that provides good circulation as well as connections to adjacent developments.

Staff Comments: Preliminary plat proposes new local streets that connect to existing stub roads while providing additional connectivity to a new collector roadway that connects the project to adjacent arterials.

Goal 2: Policy 2.3: Provide adequate right-of-way for future arterial highway needs and preserve roadway corridors as development occurs.

Staff Comments: All required right-of-way dedication for adjacent classified roadways is accounted for in the proposed preliminary plat and limits direct access to said roadways, preserving these corridors for adequate and safe vehicular travel.

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

Staff Comments: Horizontal mixed-use development is proposed along the HWY 55 frontage.

Goal 3: Policy 3.4: Transition the intensity of land uses away from the activity corridor with multifamily housing, landscaping, and through building design.

Staff Comments: Multi-family housing, commercial development, and landscape buffering is proposed to transition from HWY 55 to proposed and existing single-family development.

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

Staff Comments: With all required and proposed frontage improvements, multiple large sidewalk gaps will be closed in the pedestrian network of this area of the City.

Goal 6: Policy 6.5: Consider overpasses or underpasses for pedestrians at dangerous rail or road crossings.

Staff Comments: The City, in conjunction with ITD, is constructing an underpass under HWY 55 to connect the regional linear park discussed within this report. The Applicant is connecting to this underpass with their required 10' wide regional pathway that runs along the entire Montana Ave. frontage, creating a pedestrian and cyclist friendly way for hundreds of residents to cross HWY 55 safely.

Chapter 5: Where Rivers, Parks & Agriculture Meet

Goal 1: Policy 1.4: Support public and private parks and recreation systems that offer active and passive recreational opportunities.

Staff Comments: Multiple green space areas, a large green corridor within a transmission line easement, and the regional pathway along Montana support both passive and active recreational opportunities.

Goal 4: Policy 4.4: Enhance connectivity through wayfinding for trails, paths, and greenways.

Staff Comments: Wayfinding, lighting, and seating will be required along the regional pathway that provides adequate pathways across the broader southwest area of Caldwell.

Chapter 6: Quality Neighborhoods to Call Home

Goal 1: Policy 1.1: Allow a mix of housing types and densities within all neighborhoods, such as duplexes, townhouses, cottage communities, and other types as appropriate.

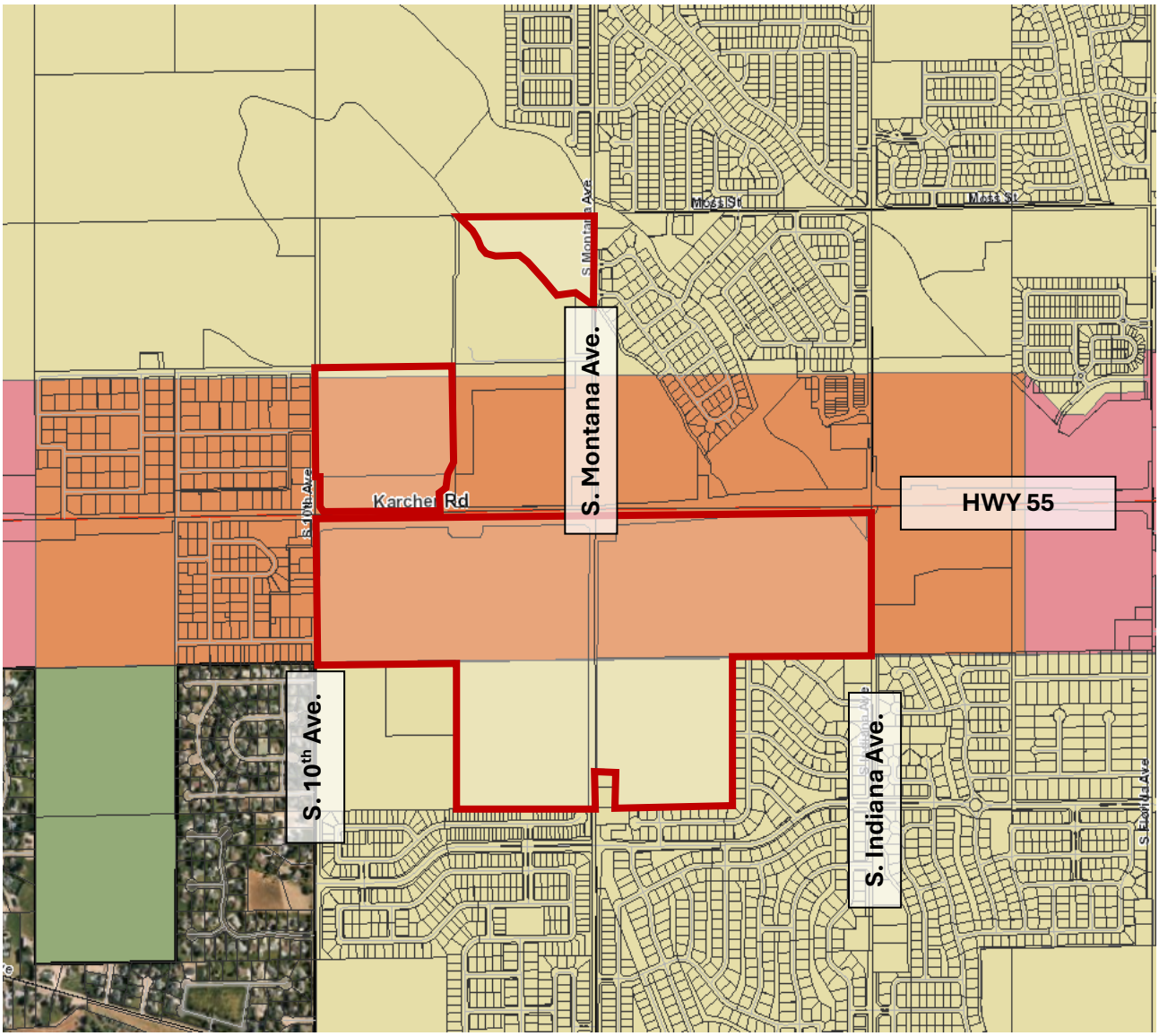
Staff Comments: The proposed zoning designations of R-2 & R-3 allow for a broader mix of housing types and help the Applicant comply with the densities outlined within the Comprehensive Plan and City code. Further, the proposed building mass and setbacks provide appropriate transition to adjacent lower or similarly dense residential neighborhoods.

Goal 1: Policy 1.3: Support higher density residential development near downtown, commercial centers, mixed-use areas, and along transit corridors.

Staff Comments: R-3 and multi-family development is proposed along HWY 55, a major transit corridor where multiple modes of transportation can be accommodated.

Goal 2: Policy 2.1: Discourage monotonous housing developments, both in architectural style and in housing type.

Staff Comments: The mix of architectural styles and land use types will assist in discouraging the same look and feel of housing throughout this area of the City. Structures range in height from one-story to three-story which provides a transition from adjacent detached single-family households to nearby transit corridors.



Visual Exhibit 1: City of Caldwell Comprehensive Plan Map (above)

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

LAND USES

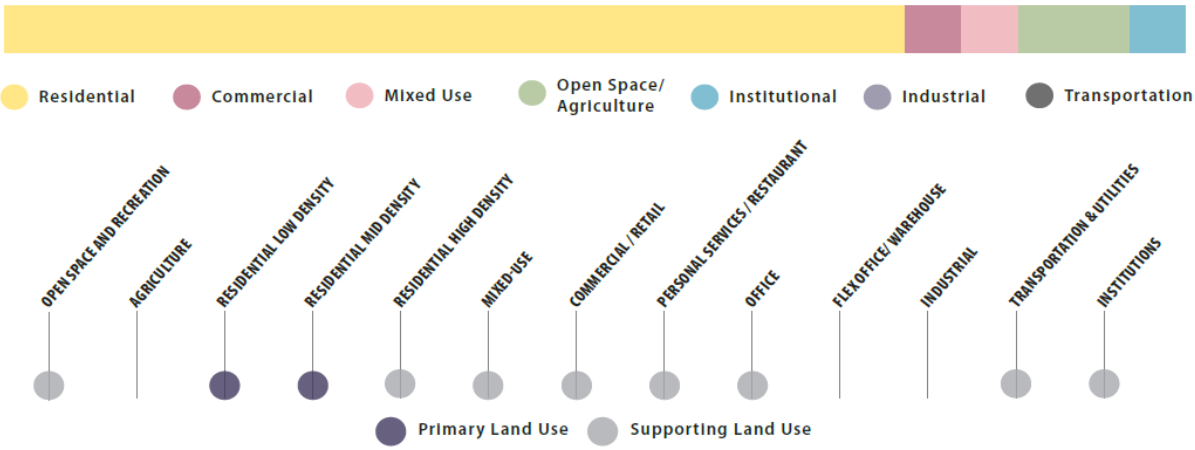
A variety of residential uses including single-family and mid-density housing types. Commercial services are low to medium intensity and are generally only found at major intersections of arterial or collector roads. The Land Use Mix graphic below shows the mix of land uses as a generalized ratio.

COMPATIBLE ZONING DISTRICTS

- R-1
- R-2
- C-1
- P-D

Click HERE to view the Zoning Regulations in Caldwell's Municipal Code.

LAND USE MIX IN NEIGHBORHOOD 2



LAND USES

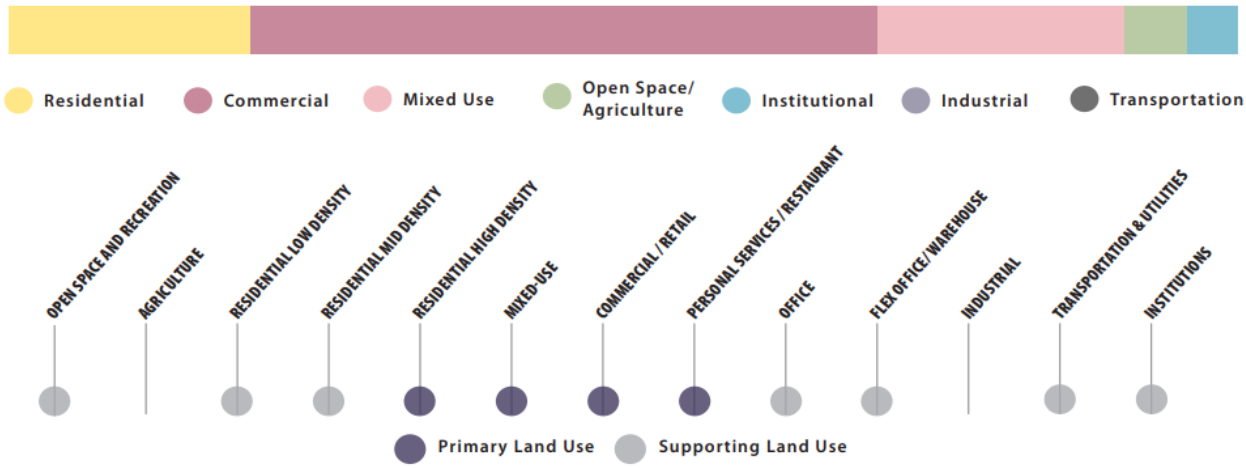
Community Center is primarily a low intensity commercial place type, however, it does allow for some higher density residential uses that can transition the commercial uses to surrounding residential areas. These can include mixed use or live/work spaces as well as small-scale multifamily or townhomes. The Land Use Mix graphic below shows the mix of land uses as a generalized ratio.

COMPATIBLE ZONING DISTRICTS

- R-2
- R-3
- C-1
- C-2
- C-3
- H-C
- P-D

Click HERE to view the Zoning Regulations in Caldwell's Municipal Code.

LAND USE MIX IN COMMUNITY CENTER



Visual Exhibit 2: Comprehensive Plan - Neighborhood 2 & Community Center Land Use Snapshots (above)

Criteria #2: Is the proposed map amendment consistent with the purpose statement of the proposed zoning district(s).

The purpose of the R-2 zone is to provide areas by zoning procedures in accordance with the comprehensive plan that accommodates a larger variety of lot sizes and housing types. This includes single-family residential (including accessory dwelling units) and missing middle housing types such as townhomes, duplexes, triplexes, fourplexes, cottage courts, small scale multi-family, or mansion house apartments. Supporting or secondary land uses may include small-scale mixed-use or live/work housing types, and commercial activities and services that are generally only found at major intersections of arterial and collector roadways.

The proposed development associated with the R-2 zone includes the construction of single-family detached homes of varying lot sizes, which is consistent with the purpose of the R-2 zone.

The purpose of the R-3 zone is to provide areas by zoning procedures in accordance with the comprehensive plan that which allows for multifamily, townhomes, row-housing, mixed-use buildings, and live/work units. Single family may be present in forms such as small lot development, infill, or cottage courts. This zone is situated along or near major streets such as collectors and arterials. It is also generally located near pedestrian connections and commercial services. Supporting or secondary land uses may include medium scale commercial along major roadways or within a mixed-use development. This district may serve as a buffer between R-2 Zones and nonresidential or mixed-use zones.

The Applicant is proposing multifamily residential near the intersection of major roadways that will act as a buffer between the R-2 zone and the Karcher Rd. corridor.

The purpose of the H-C zone is to provide areas by zoning procedures in accordance with the comprehensive plan that accommodates more intense commercial activity serving the commercial needs of the city of Caldwell and the region than what may be provided within the C-3 zone. This zone would allow for a heterogeneous mix of uses, including major retail centers, large-scale office parks, medical centers, wholesale businesses, and highway oriented commercial businesses. Uses within this zone are intended to be more mixed-use in nature and have frontage or access off of major arterial or collector roadways.

The proposed development includes commercial uses to be solely located within the requested H-C zone. No specific uses are proposed at this time but these areas will be reserved for future commercial development. Further, these zoning areas will help buffer other residential uses within the development from the busy corridor of Karcher Rd.

Therefore, Staff finds the proposed zoning map amendment is consistent with each zoning district purpose statement.

Criteria #3: Is the intensity of development in the new zoning district expected to create significant adverse impacts to surrounding properties or the neighborhood, or are there proposed efforts to mitigate or minimize such adverse impacts.

The requested zoning districts (R-2, R-3, and H-C) are all listed as compatible zoning districts within the respective comprehensive plan place types (Neighborhood 2 & Community Center) which foretells the intensity of development along the Karcher Rd. corridor being greater than that of the existing R-1, single-family development.

In addition, as noted earlier in the staff report, the proposed zoning would be compatible with properties in the immediate vicinity which are utilized as single-family residential properties because the zoning and subsequent land uses proposed act as a transition from the major corridors to the existing developments. Single-family structures proposed range in height from one-story to two-story, which provides a seamless transition from the adjacent subdivisions, which has similar building massing and architectural scale. The subject plat is proposing an R-2 zone and is surrounded by R-1 zones which includes varying single family detached home lots. The R-2 intensity of the development is expected to be compatible with the surrounding properties or neighborhoods, as outlined within this report.

Development Impact Fees are paid at the time of permit issuance to assist in mitigating impacts and maintain/enhance community levels of service. In addition, development of the site could help by providing improvements that are needed or lacking in this area, including widening major roadways and closing multiple sidewalk gaps.

Therefore, Staff finds the proposed development is consistent with this approval criteria.

Criteria #4: Does the information provided from the agencies having jurisdiction over the public facilities needed for this site indicate that adequate public facilities exist, or are expected to be provided, to serve all uses allowed on this property under the proposed zone.

All public agencies having jurisdiction for providing services to the site were notified, including school districts. Based on the information provided, it is indicated that adequate public facilities exist or are expected to be provided to serve all uses allowed on this property under the proposed zones. There have been no identified adverse impact upon the delivery of services by any political subdivision providing public services within the city at this time.

It is noted that this development will be within the Vallivue School District. The district commented that the schools which will serve this development are not at capacity at this time but worry future development may change this fact without additional school bonds being passed by the constituency.

Because no agency has protested the subject development and all public facilities are noted as currently available or will be available, Staff finds the proposed development is consistent with this criteria.

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

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

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

Land Use Analysis:

The following is a breakdown of phasing and land use types:

Phased Development?	☒ Yes ☐ No	**How Many Phases?**	11

Residential Land Uses	**# of Lots**	**# of Buildings**	**# Dwelling Units**
Dwelling - Single-Family (detached)	655	Same as # of DU	655

Dwelling – Multifamily Apts. (large scale)	1	N/A - **Conceptual**	Up to 336 - **Conceptual**
Common Lots	95	N/A	N/A
TOTAL	**751**	**655 minimum**	**Up to 991**

Nonresidential Land Uses	**# of Lots**	**# of Buildings**	**# Tenant Spaces**
Commercial	**13 (22.63 ac.)**	Unknown-TBD	Unknown-TBD
Industrial	0	N/A	N/A

Bulk and Dimensional Standards Analysis:

The Caldwell City Code provides bulk zoning standards for regulating the size, height, and setback requirements for buildings and structures within a particular zoning district; and standards for lot dimensions and spatial arrangements. The following are the required bulk requirements and dimensional standards for the **R-2 and H-C zones** in accordance with Caldwell City Code, and the dimensions proposed by the subject development:

NOTE: R-3 zone is also proposed with this application but no specific development is proposed at this time within the R-3 zone; a future Council Level Special Use Permit will be required for the conceptually approved Multifamily Apartments (large scale) land use.

R-2 (Community Residential) Zone		
Minimum Lot Size	**Required**	**Proposed**
Interior Lot Area (sq. ft.)	4,000	4,049
Corner Lot Area (sq. ft.)	5,000	8,225
Minimum Lot Width / Frontage (ft.)	40	40

Setbacks	**Required**	**Proposed**
Front Yard Setback, Garage; Minimum (ft.)	22	TBD – Will comply at time of building permit for each lot
Front Yard Setback, Living Area; Minimum (ft.)	15	
Interior Side Yard Setback (ft.) (Minimum)	5	
Street Side Yard Setback (ft.) (Minimum)	15	
Rear Yard Setback (ft.) (Minimum)	15	
Alley (Garage/Parking) Setbacks: Minimum (ft.)	5	

Scale and Massing	**Required**	**Proposed**
Maximum Building Height (ft.) *	40	TBD – Will comply
Residential Density Range in Gross units /acre	8-15 du/ac (Community Center) 2-8 du/ac (Neighborhood 2)	See comp plan analysis in previous section

* 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.

H-C (Mixed-Use / Highway Commercial) Zone		
Minimum Lot Size	**Required**	**Proposed**
Interior Lot Area (sq. ft.)	0	81,133 sf (1.86 ac)
Minimum Lot Width / Frontage (ft.)	0	219

Setbacks	**Required**	**Proposed**
Front Yard Setback, Minimum (ft.)	10	TBD – Will comply at time of future commercial lot development
Front Yard Setback, Maximum (ft.)	15 (only for mixed-use buildings)	
Interior Side Yard Setback (ft.) (Minimum)	0	
Street Side Yard Setback (ft.) (Minimum)	10	
Rear Yard Setback (ft.) (Minimum)	0	

Scale and Massing	**Required**	**Proposed**
Maximum Building Height (ft.) *	65	TBD
Residential Density Range in Gross units /acre	8-15 du/ac	N/A

Multi-Family Development Standards Analysis (10-14):

The proposed project conceptually proposes Multifamily Apartments (large scale) with a concept plan. Said concept plan is well developed but it is not at the level needed for a full review—the Applicant is not required to propose this at this time because **a future Council Level Special Use Permit (SUP/C) will be required for the proposed multifamily apartments. Therefore, compliance with the Multi-Family Development Standards of Chapter 10, Article 14 are not required at this time and the below analysis is conceptual in nature:**

Multi-Family Development Setbacks	**Required**	**Proposed**
Perimeter setback; Minimum (ft.)	15, 25 adjacent to SF	17.5
Building Separation setback; Minimum (ft.)	10	59
Multi-Family Internal Circulation Standards	**Compliance**	
26' wide drive aisles	☒ Compliant ☐ NOT Compliant	
Fire Access	☒ Compliant ☐ NOT Compliant	

Multi-Family Architectural Design Standards	**Compliance**
Wall Modulation	TBD – Conceptual design renderings submitted that show varying architectural styles and elements that would meet minimum design standards. Future SUP/C will require specific building elevations and renderings.
First Floor: Combination of material type, color variation, banding, stringcourse, or modulation	
Second Floor: shall not extend beyond the front face of first-story facades without additional façade modulation or additional material types and architectural accents	
Minimum of 3 primary materials and 2 primary colors	
Accent color and/or material	
Roof pitch variation	
External Lighting:	

Staff Comments:

Based upon the submitted preliminary plat, Staff finds the proposed plat complies with all zoning standards outlined for the requested R-2 and H-C zoning districts. Individual home building setbacks will be reviewed with each building permit, as is typical.
As noted above, the requested R-3 zone does not have specific development proposed at this time but the multifamily apartment concept plan appears to meet all baseline zoning and multifamily standards. Specific detailed review will be required with the future SUP/C submittal if the same multifamily large scale is proposed.

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

Dwelling - Single-Family/Townhouse/Two-Family (Duplex)		
Off-Street Parking Spaces	**Minimum Required**	**Proposed**
Off-Street Parking Spaces (Minimum) - 2.0 per dwelling unit	710	710 min. (at least 2 per dwelling)

Dwelling - Multi-Family (Triplex and Up) - CONCEPTUAL		
Off-Street Parking Spaces	**Minimum Required**	**Proposed**
Off-Street Parking Spaces (Minimum) - per Studio Unit - 1.5 per 1- and 2- Bedroom Units - 2.0 per 3+ Bedroom Units	529	529 - conceptually
Guest Parking	**Minimum Required**	**Proposed**
Off-Street Guest Parking (Minimum) - 1.0 per 10 units	34	34 - conceptually
ADA Accessible Parking Spaces	**Minimum Required**	**Proposed**
ADA Accessible Parking / Van Spaces - In accordance with the IBC Chapter 11	TBD – Must comply with building code	
TOTAL VEHICLE PARKING:	**1,273**	**1,273 min.**
Bicycle Parking for Multi-Family	**Minimum Required**	**Proposed**
Bicycle Parking (Minimum) - 1 space for every 10 vehicle spaces	58	TBD

Commercial / Industrial		
Off-Street Parking Spaces	**Minimum Required**	**Proposed**
Off-Street Parking Spaces (Minimum) - Based on Uses	Unknown at this time	TBD
Off-Street Parking Spaces (Maximum) - Based on Uses	Unknown at this time	
ADA Accessible Parking Spaces	**Minimum Required**	**Proposed**
ADA Accessible Parking Spaces - In accordance with the IBC Chapter 11	Unknown at this time	TBD
ADA Van Accessible Parking Spaces - In accordance with the IBC Chapter 11	Unknown at this time	TBD
Commercial/Industrial Loading Spaces	**Minimum Required**	**Proposed**
Required # of Loading Spaces	Unknown at this time	n/a

Required Size (Feet)	12 x 50	n/a
Minimum Clearance (Feet)	14'	n/a

Staff Comments:
The project was reviewed for compliance with all parking requirements and was determined to be in compliance with city zoning ordinances as currently proposed. Each single-family home is anticipated to have at least two (2) off-street spaces which is compliant with code. Further, the conceptual site plan for the future multi-family site depicts a general parking layout that appears to be code compliant—when the specific application for the multi-family residential, large scale land use is submitted (Special Use Permit), the applicant is required to depict compliance with all off-street parking standards and dimensions.
The depiction of parking, or lack thereof, is typical for this stage of development so Staff has no concerns at this time. Future development of the amenity sites, the commercial sites, and multi-family residential site will be reviewed against code at later dates. Conditions of approval reflecting this requirement are included within the recommended conditions of approval.

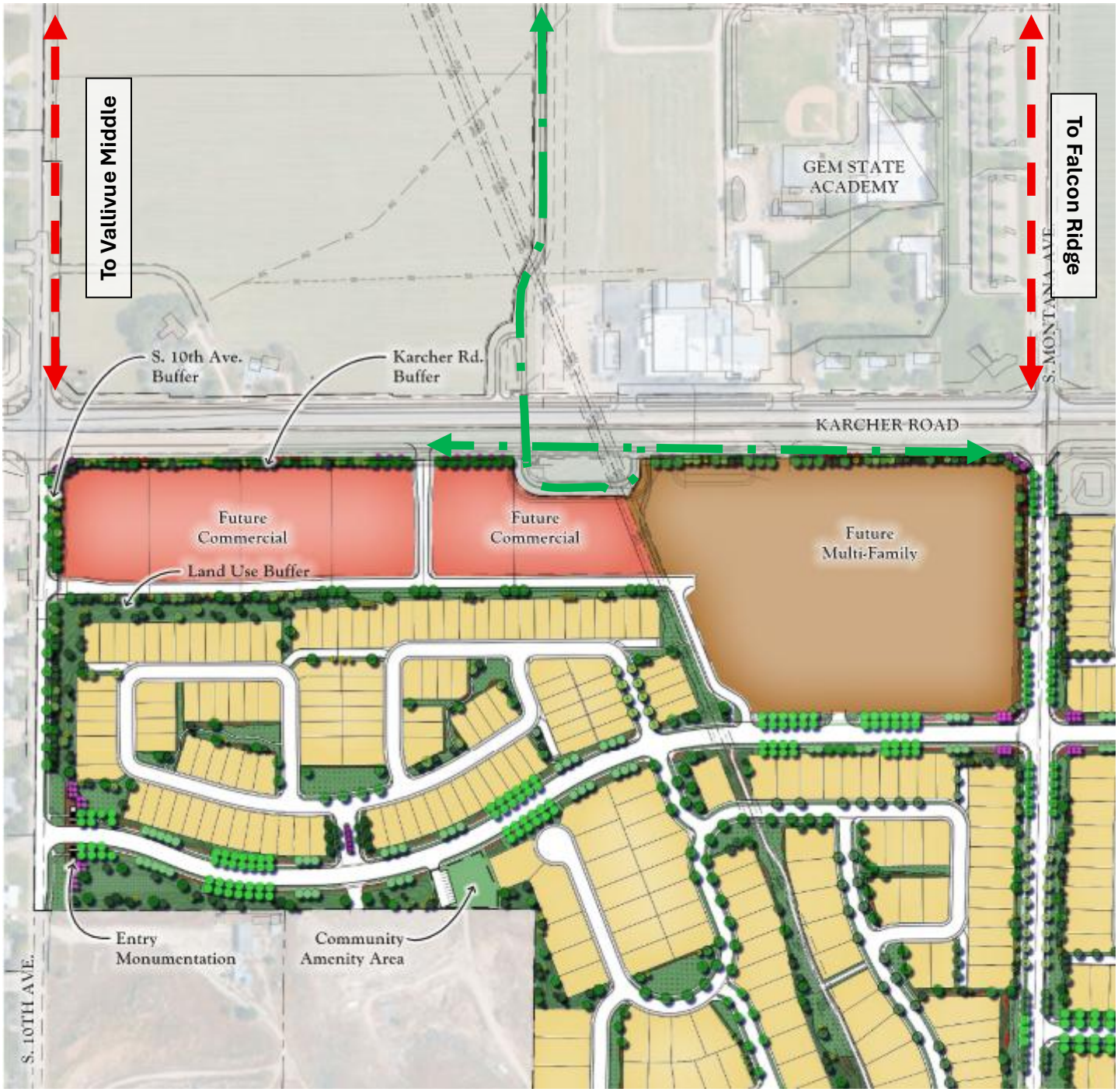
Safe Routes to School Analysis:
As required by Caldwell City Code Section 10-02-02 (3), residential and multi-family subdivisions and/or developments within the "walk zone" of a school or where no walk zone map exists (within a 1 ½ mile radius of a school) shall provide safe and well-designed routes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

- The shortest and safest routes.
- Level, ADA accessible sidewalks with minimum cross slope where sidewalks cross driveways. Sidewalk widths shall be determined by the functional classification of the street.
- Curb ramps in accordance with the latest ADA design standards.
- Pathways that connect to schools where needed.
- Crosswalk and/or protected crosswalks, as required by the city.

Staff Comments:
The proposed development would construct multiple segments of public sidewalks within the development—this includes all sidewalks adjacent to the local streets within the subdivision as well as the required sidewalks along the classified roadways (S. 10th, S. Montana, S. Indiana, and the new east-west collector street, Vista Dr.). In addition, the preliminary plat depicts a number of neighborhood and community pathways throughout the development. All of the proposed pedestrian infrastructure would help increase pedestrian safety and access to and from nearby schools.

The students that could be generated from the subject development are noted within the letter from Vallivue School District to attend the three closest schools to the subject site: Falcon Ridge Elementary, Vallivue Middle, and Vallivue High. All of these schools are north of the proposed preliminary plat and along Montana and 10th. Vallivue Middle and Falcon Ridge Elementary are the closest to the subject development and are directly north of multiple Seventh Day Adventist (SDA) properties.

Although specific development is not proposed on the project parcels north of Karcher, all relevant parcels are currently under the same ownership (SDA) or are proposed to be developed by the same company (M3). Therefore, through 10-02-02, Staff is including a condition of approval that additional sidewalks are constructed outside of the proposed preliminary plat to further improve safe routes to schools and increase connectivity to and from the nearby schools for both parents and students. Specifically, along S. 10th from Karcher to Vallivue Middle and along S. Montana from Karcher to Falcon Ridge Elementary. The condition shall be written to account for the needed coordination between the City and relevant property owners. An exhibit is below for reference to show the two areas noted above, with red arrows:



City Council should determine if the recommended condition of approval is applicable or if the existing segment plus the new segments of regional pathway (depicted in green above) satisfy this same requirement as the pathway goes between the two referenced schools (access to and from each school site from the regional pathway is unclear at this time).

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

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

Street Landscape Buffers		
Karcher Rd. (HWY 55) – State Highway (approx. 5,000 LF):	**Min. Required**	**Proposed**
Buffer Width:	35' wide	Varies – min. 17.5' on private property with 20' + within ITD right-of-way
Sidewalk:	10'	10' – ITD will install as part of HWY 55 widening
Berms:	Yes	Unclear – conditioned
Class I tree: - One per 25 LF - No more than 50% of the trees	-	Unclear – conditioned
Class II tree: - One per 35 LF	143 trees	Unclear – conditioned
Shrubs: - One per 4 LF	1,250 shrubs	Unclear – conditioned
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	Appears compliant – conditioned to clearly depict
Boulders:	Yes	No – conditioned
S. 10th Ave. – Arterial (approx. 1,200 LF):	**Min. Required**	**Proposed**
Buffer Width:	25' wide	Varies – min. 25' within Commercial lots; min. 60' along residential lots
Sidewalk:	5' detached 7' attached	5' detached
Berms:	Yes	Yes – project has slope along entire 10th Ave. buffer
Class I tree: - One per 25 LF No more than 50% of the trees	-	Unclear – conditioned
Class II tree: One per 35 LF	34 trees	Unclear – conditioned
Shrubs: One per 4 LF	300 shrubs	Unclear – conditioned
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	Appears compliant – conditioned to clearly depict
S. Indiana Ave. – Arterial (approx. 1,200 LF):	**Min. Required**	**Proposed**

Buffer Width:	25' wide	Varies – min. 20' on private property; min. 25' to back of walk
Sidewalk:	5' detached 7' attached	5' detached
Berms:	Yes	Unclear – conditioned
Class I tree: - One per 25 LF No more than 50% of the trees	-	Unclear – conditioned
Class II tree: One per 35 LF	34 trees	Unclear – conditioned
Shrubs: One per 4 LF	300 shrubs	Unclear – conditioned
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	Appears compliant – conditioned to clearly depict
S. Montana Ave. – Collector (approx. 2,500 LF on both sides of roadway):	**Min. Required (each side)**	**Proposed**
Buffer Width:	20' wide	20'
Sidewalk:	5' wide detached or 7' attached	5' wide detached on east side; 10' detached regional pathway on west
Class I tree: - One per 25 LF - No more than 50% of the trees	-	Unclear – conditioned
Class II tree: - One per 35 LF	71 trees	Unclear – conditioned
Shrubs: - One per 4 LF	625 shrubs	Unclear – conditioned
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	Appears compliant – conditioned to clearly depict
Vista Dr. (new internal roadway) – Collector (approx. 5,000 LF on both sides of roadway):	**Min. Required (each side)**	**Proposed**
Buffer Width:	20' wide	20'
Sidewalk:	5' wide detached or 7' attached	5' wide detached
Class I tree: - One per 25 LF No more than 50% of the trees	-	Unclear – conditioned
Class II tree: One per 35 LF	143 trees	Unclear – conditioned
Shrubs:	1,250 shrubs	Unclear – conditioned

One per 4 LF		
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	Appears compliant – conditioned to clearly depict

Open Space and Land Use Buffers		
Open Space: Non-Multi-Family Development	**Min. Required**	**Proposed**
Qualifying Open Space (Minimum):	8% (6,001 sf – 11,999sf) = 14.47 ac	14.5% = 26.18 ac
Buffers Between Land Uses:	**Min. Required**	**Proposed**
Commercial to Residential Uses:	20’	20’ minimum
Tree Requirement: - To be depicted on plans	Class I & II trees that touch within 5 years of planting.	Compliant
Shrub Density:	One per 3 LF	Unclear – conditioned
Open Space: Multi-Family Development, 10-14	**Min. Required**	**Proposed**
Common Qualifying Open Space:	10% baseline	Unknown at this time – Concept plan submitted
Open Space Per Dwelling: - 250sqft per 500-1,200 sq.ft. of living area - 350sqft per 1,200 < sq.ft. of living area	-	See above
Common Grassy Area:	10,000 sf minimum	See above
Private Open Space:	60 sf per unit	See above

Parking Lot Landscaping		
Internal Parking Lot Landscaping:	**Min. Required**	**Proposed**
Parking Islands (every 12 spaces):	End caps	Compliant
Planter Island Width:	8’ width for Class I trees 10’ width for Class II trees	Compliant
Planter Island Length:	At least equal length to the adjacent parking spaces	Compliant
Class 1 or 2 Trees (min. 2” caliper):	Min. of 1 for a single row Min. 2 for a double row	Unclear – conditioned
Plantings:	A combination of low shrubs, flowers, native grasses or other vegetative groundcover. If island is less than 6’ wide,	Unclear – conditioned

	turf grass is prohibited. If island is greater than 6', turf grass shall never exceed more than 50% of the planter area. Compliance with 10-02-09-8 is required.	
Perimeter Parking Lot Landscaping:	**Min. Required**	**Proposed**
Minimum Buffer Width:	5'	TBD
Class 1 or 2 Trees (min. 2" caliper):	1 per 40 LF	TBD
Shrubs:	1 per 5 LF	TBD
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.	TBD

Staff Comments (Landscaping, Buffers, Open Space):

***Compliant Items**: As submitted, the landscape plans and open space exhibit depict compliance with all open space standards and includes amenities where none are required for the single-family residential portion of the project.*

***Non-Compliant Items:** As outlined above, the submitted landscape plans and landscape exhibit do not include a landscape table so Staff is unable to fully verify code compliance at this time. The specifics Staff are looking for include: the linear footage of all buffers and pathways and the number of trees, shrubs, and groundcover items required versus proposed. Staff is not overly concerned about this as the landscaping depicted on the plans itself appears to be compliant with City code and there is adequate space reserved for all noted items but a condition of approval has been included to ensure compliance.*

Additionally, the Applicant is depicting the required street buffers along the commercial lots and multi-family lot partially on private property and partially within the right-of-way, where the baseline code requirement is to have all required landscaping on private property. However, code does allow the Applicant to request an administrative review of the proposal through the Alternative Methods of Compliance application to place up to half of the required buffer width within the right-of-way. Therefore, Staff has included a condition of approval the Applicant submit and receive this approval prior to final plat approval for the applicable phase or depict additional landscape buffer on private property.

Pathways:		
(Public Pathways):	**Required**	**Compliant**
Irrigation/Drain Pathways:	No	N/A
Regional Pathway (10' multi-use):	Yes	Yes
Wayfinding and Directional Signage:	Yes	No – Conditioned

Fencing (Both Sides of Pathway):	No	N/A
(Other Pathways):	**Required**	**Compliant**
Neighborhood Pathways (5'):	Yes	Yes
Community Pathways (8'):	Yes	Partial – Conditioned

Regional Pathways Analysis:

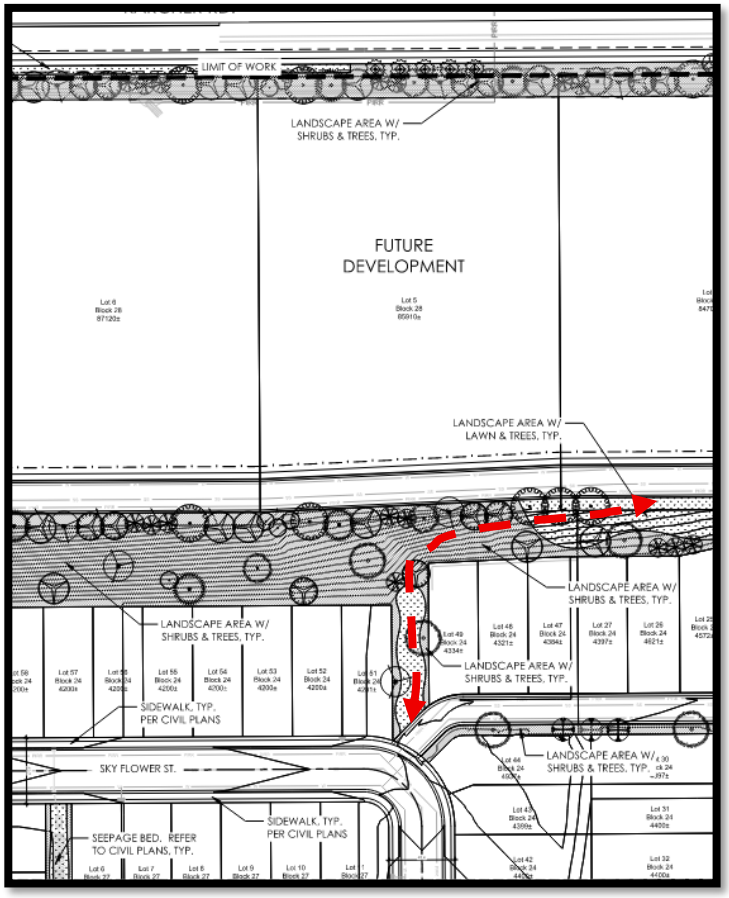
Staff notes the 2040 Bicycle and Pedestrian Master Plan identifies a segment of the **Lake Lowell Corridor** regional pathway adjacent/through the subject site. In its ultimate configuration, this corridor pathway is planned to connect Mallard Park to Brothers Athletic Park. Portions of this pathway have already been constructed by other development projects and the City.

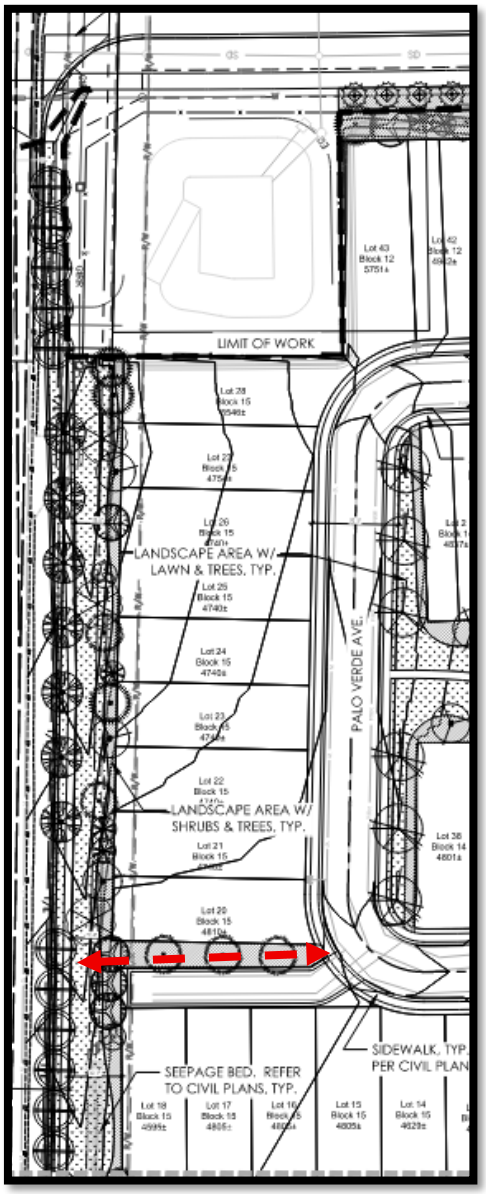
Staff Comments: The submitted plans depict the required 10' wide regional pathway as part of the Lake Lowell Corridor. This pathway has been partially constructed or was already planned to be constructed by the City and ITD as part of the ITD HWY 55 project and includes an underpass under HWY 55 for safer and more convenient crossings of such a busy corridor. This regional pathway helps close any pathway gap between Vallivue school sites to the north and Mallard Park to the south. Trees and shrubs are depicted along both sides of the regional pathway but it is unclear how many or how much other types of groundcover are proposed as no landscape table is depicted on the landscape plans, as discussed above. In addition, the required wayfinding signage, benches, trash receptacles, and lighting are not depicted on the landscape plans. Therefore, Staff has included recommended conditions addressing these areas to be corrected prior to the City Council hearing. There appears to be adequate room for all of the required items noted so Staff does not have concern at this time.

Neighborhood and Community Pathways Analysis:

Neighborhood Pathways: The applicant is proposing five-foot (5') wide neighborhood pathways to provide pedestrian connectivity between and through common open space areas. The pathways appear to depict the required minimum five-foot (5') wide landscape buffer along both sides.

However, there are two areas where additional neighborhood pathway connectivity would likely greatly benefit the neighborhood and provide additional and more convenient connectivity. For example, Staff finds an additional pedestrian connection should be provided between the block of homes in the west side of the subdivision between Block 26 and the commercial lots by 10th and Karcher. In addition, an additional neighborhood pathway connection to the sidewalk along the east side of Montana Ave. from Palo Verde Ave. in Phase 4 would significantly reduce the amount of walking necessary to access the sidewalks along Karcher in this area of the subdivision. Staff has included a condition of approval requesting these revisions. See exhibits below and to the right for a visual representation of the proposals noted:





Community Pathways: The applicant is proposing an eight-foot (8') wide community pathway largely within the overhead power easement that runs north-south through the west half of the subdivision that will connect with existing, proposed, planned or possible future pathways. The pathway will have a minimum five-foot (5') wide landscape buffer provided along both sides.

However, the east half of the subdivision does not appear to include a community pathway of any kind. Staff finds to fully comply with code an additional segment of 8' pathway needs to be included on the east side of the subdivision (east of Montana). Upon review of the plans, it appears the best place for this would be to convert the 5' wide sidewalk on the south side of the new collector street, Vista Drive, to be an 8' wide sidewalk and provide better connectivity between Indiana, Montana, and ultimately the 10' regional pathway on the west side of Montana.

Fencing and Screening Analysis:

As proposed, no fencing is required. According to the submitted landscape plans, no fencing appears to be depicted at this time. All future fencing must comply with those standards outlined within 10-02-07 and 10-02-09 for any pathway fencing.

All future trash enclosures for the non-residential uses and multi-family residential use will be required to be screened with landscaping/fencing in accordance with the City Code. Any ground mechanical units shall also be screened with landscaping/fencing in accordance with the City Code.

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

Based on staff's review and analysis of the proposed subdivision plat, the plat is in compliance with the purpose of the zoning districts, the land use schedules, bulk and dimensional standards, density allowances, landscaping standards, buffering standards, screening standards, off-street parking standards, common open space standards and all other development standards.

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

The plat proposes a mix of land uses (commercial, multi-family, and single-family detached) and varying lot sizes for detached single-family homes, offering multiple housing types, recreational opportunities, and neighborhood serving commercial uses. The subdivision is providing pathways and sidewalks which provide connectivity to surrounding neighborhoods and services. The smaller, 40' wide single-family lots, which are considered slightly denser than the larger lot single-family detached housing proposed, is located closer to the proposed multi-family and commercial uses as well as closer to the Karcher/HWY 55 corridor; the larger detached single-family lots are located further to the south and more adjacent to the existing R-1 uses to the south. All of these design characteristics are consistent with the comprehensive plan.

Comprehensive Plan Goals and Policies: All project relevant goals and policies, including those related to the preliminary plat, are noted above within the zoning map amendment criteria section. Please refer there for the specific goals and policies that show consistency with the comprehensive plan.

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

Sewer: Sanitary sewer for the site is located along Indiana and to the south within adjacent subdivisions, parallel to the site boundary. Adequate sewer is available or will be available as outlined in the City of Caldwell Engineering staff report memo.

Water: Water for the site is located directly adjacent to the site boundary within 10th and Indiana and is located within Montana, approximately 120 feet from the south boundary. Applicant is required to extend all water mains per the Engineering staff report memo. This extension will provide service to the proposed development but will also provide opportunities for municipal water connections to neighboring outparcels and county development. Adequate water is available or will be available as outlined in the City of Caldwell Engineering staff report memo.

Irrigation:	Applicant is required to provide pressurized irrigation throughout the project in accordance with Caldwell City Code. The subject site is located within the Wilder Irrigation District boundary. Any issues related to access to a pressurized irrigation system will be addressed in the Engineering Department memo.
Stormwater:	The applicant proposes retaining storm water on site, per City Code.
Schools:	The subject site is located within the Vallivue School District. The schools that will serve this development are Falcon Ridge Elementary, Vallivue Middle School, and Vallivue High School. The letter received from the district stated all noted schools currently have capacity but noted ongoing concerns with accommodating additional students generated from all approved but undeveloped projects.
Police:	Emergency police services are provided by the City of Caldwell Police. The nearest police station is approximately five and a half (5.5) miles away from the furthest point of the development. CPD comments note the majority of calls in the area surrounding the subject site are related to follow-ups, animals at large, suspicious activity, welfare checks, and abandoned vehicles. Year to date, (January 1st 2026 to March 2nd 2026) there have been three (3) traffic collisions in the immediate area. In these cases, two on Karcher were intersection related, and the single northern crash (on Montana) was with a fixed object. A total of 10 individuals were involved in the below mapped crashes with no injuries. See Exhibits for additional detail.
Fire:	Emergency fire services are provided by the City of Caldwell Fire. The nearest fire station is Station #2 and is approximately 2.4 miles from the development. However, the proposed Station 4 within *The Charles* would be approximately 1.5 miles to the east, improving response times for the entire southwest area of Caldwell.

Staff Comments:

Based on public agency reviews and submitted comments, all public services and utilities are available or will be made available and are adequate to accommodate and serve the proposed subdivision and its land uses.

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

Staff has analyzed the proposed plat and development plan for conformance with transportation, connectivity and consistency with the city's Transportation Master Plan and finds that it is consistent if all conditions of approval are met.

Street Frontage:	The Silverleaf Subdivision has multiple classified roadway frontages on all sides of the development (S. 10th, S. Montana, S. Indiana, and Karcher/HWY 55). All street frontages are proposed to be improved

with curb, gutter, sidewalk, and landscaping and are to be widened adjacent to the site per the transportation master plan and standard street sections. The abutting segment of HWY 55 is part of the ITD widening project and is ongoing construction currently; the frontage improvements for HWY 55 will be completed by ITD except for the required landscaping which the Applicant is already accounting for.

Street Classification:

Highway 55 – State Highway
S. 10th Ave. and S. Indiana Ave. – Arterials
S. Montana – Collector
Vista Drive – Future Collector that runs east-west through site.

Proposed Site Access:

The development is proposing to build new public roadways with multiple access points to classified roadways. Full access points via public roads are proposed to 10th, Montana, and Indiana. Vista Drive, the proposed east-west collector, accounts for the connections to 10th and Indiana, and two (2) of the four (4) access points proposed to Montana. In addition, on the east side of Montana, the preliminary plat depicts multiple local street connections to existing stub streets within the Cirrus Pointe Subdivision to the south. The Applicant specifically did NOT connect a local street to Towers Drive, near the east boundary of the project, to be cognizant of the existing County parcels located in the Towers Drive enclave. No direct residential lot access is proposed nor allowed to any of these classified roadways.

The preliminary plat depicts three (3) drive aisle accesses for the proposed commercial parcels; two (2) to Karcher and one (1) to 10th. ITD has not provided formal comments but has stated they are accepting of the proposed access points to their right-of-way (Karcher/HWY 55) and noted they will be limited to right-in/right-out only access points. The remaining commercial access is proposed to 10th and crosses the back of each commercial lot within the west side of the plat for additional access and connectivity.

Traffic Impact Study (TIS):

A TIS was required for this application due to the number of lots proposed. The TIS was prepared by Kittleson in December 2025 and was reviewed and accepted by the Caldwell Engineering Department February 2, 2026. The TIS included all proposed access points, adjacent intersections, and the proposed land uses for the Silverleaf Subdivision (area south of Karcher only); an additional TIS will likely be required for future development on the parcels north of HWY 55.

The following are some basic data points from the TIS that are relevant to the review:

Traffic Impact Study – Project Build Out Metrics (2030 est.)	
Land Use Assumptions:	655 single-family units, 350 multi-family units (low-rise apartments), 75,000sf of general office, and 75,000sf of shopping plaza.

	TIS includes anticipated traffic from the following developments as well: Verbena Ranch, Cirrus Pointe, Karcher Commons, Element Ridge, and Tuscan Ridge.
Daily Trips:	11,286 net new trips
AM Peak Hour Trips:	766 (311 inbound, 455 outbound)
PM Peak Hour Trips:	981 (539 inbound, 442 outbound)
Required Improvements noted:	See Engineering Memo for all required improvements and/or mitigations

Staff Comments:

Based upon the above analysis and the information received from the City of Caldwell Engineering Department and Idaho Transportation Department, the proposed development is in general conformance with the city's Transportation Master Plan, and with the requirements of Caldwell city code for access and connectivity. A more specific review is completed by Engineering at the time of Construction Drawing review.

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

The Forest Canal and Deer Flat Canal run through the northeast corner of the proposed plat. The Deer Flat Canal is located nearly at the very intersection of Karcher and Indiana and is seemingly depicted as being tiled with the preliminary plat to allow for a more buildable commercial lot. The Forest Canal is proposed to remain open and in its natural state, thereby preserving the natural feature. There are no other scenic and/or historic features on the site and no irrigation district has noted issue with tiling the small segment of the Deer Flat Canal.

VIII. PUBLIC NOTIFICATIONS

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

Neighborhood Meeting Held	7/9/2025 & 1/6/2026
Public Agency Notification Sent (See attached exhibit for list of agencies notified)	1/5/2026
(500') Radius Notices Mailed - P&Z Commission Hearing (Min. 15 days prior to hearing)	3/19/2026
Legal Ad Published - P&Z Commission Hearing (Min. 15 days prior to hearing)	3/22/2026
Physical Site Posted - P&Z Commission Hearing (Min. 15 days prior to hearing)	2/24/2026 & 3/10/2026
Applicant Proof of Posting Received - P&Z Commission Hearing (Min. 10 days prior to hearing)	3/10/2026
P&Z Commission Public Hearing	4/8/2026
Public Agency Notification Sent (See attached exhibit for list of agencies notified)	Click or tap to enter a date. FUTURE
(500') Radius Notices Mailed – City Council (Min. 15 days prior to hearing)	Click or tap to enter a date. FUTURE
Legal Ad Published – City Council (Min. 15 days prior to hearing)	Click or tap to enter a date. FUTURE

Physical Site Posted – City Council (Min. 15 days prior to hearing)	Click or tap to enter a date. FUTURE
Applicant Proof of Posting Received – City Council (Min. 10 days prior to hearing)	Click or tap to enter a date. FUTURE
City Council Public Hearing	Click or tap to enter a date. FUTURE

IX. POLITICAL AGENCY COMMENTS

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

Public Agency Comments

Exhibit PA-1:	Canyon County Development Services
Exhibit PA-2:	Vallivue School District
Exhibit PA-3:	Community Planning Association of Southwest Idaho – Communities in Motion Checklist
Exhibit PA-4:	Canyon County Highway District #4
Exhibit PA-6:	City of Caldwell Engineering Department – General Conditions
Exhibit PA-7:	City of Caldwell Fire Department – General Conditions and Development Impacts
Exhibit PA-8:	City of Caldwell Police Department – Development Impacts

X. WRITTEN PUBLIC COMMENTS

The following written public comments were received from the following and are included in their entirety as part of the official record and the exhibits attached hereto.

Exhibit PC-1: (Opposition)	Mr. & Mrs. Eddington – Email received on March 11, 2026; expressed appreciation that Towers Dr. is not being extended; also expressed concern with proposed number of lots directly adjacent to their property (14167 Towers Dr.), cumulative traffic impacts of development, loss of wildlife habitat, and property value concerns with new development that is higher density than the existing County lots proposed.

XI. PUBLIC PROCESS AND MOTION OPTIONS

Public Process:

A public hearing on the requests was held before the Planning and Zoning Commission on 4/8/2026, at which time the applicant gave a presentation, then staff presented a staff report along with an analysis of the application and all pertinent information on the case, followed by public testimony in opposition, neutral, and in favor.

Public Testimony:

The following public testimony was received during the Commission public hearing and is included in their entirety as part of the official record.
This section will be filled in after the public hearing for the staff report to council.

In Opposition:
Name Reason

Neutral:
Name Reason

In Favor:
Name Reason

Motion Options:

The Commission must evaluate the testimony and evidence submitted during the public hearing process, including the evaluation of the approval criteria for each application, and determine if the Commission desires to:

- Recommend approval of the applications to be forwarded to City Council for consideration; or
- Recommend denial of the applications to be forwarded to City Council for consideration; or
- Move to close the public hearing and continue the deliberations to a date certain; or
- Move to leave the public hearing open and continue the item to a date certain, to obtain more information.

Motions for recommendations of denial shall include the reason for the recommendation of denial. Denials shall be based on the project's noncompliance with the approval criteria within Caldwell City Code for the specific application.

NOTE: For recommendation of denial of an **Annexation**, no justification has to be provided for such denial recommendation.

XII. 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. Future development of the subject site shall be substantially consistent with the approved preliminary plat, landscape plans, open space exhibit, and pathway exhibit for Silverleaf Subdivision.
2. Future development of the lands requested for annexation and not part of the subject preliminary plat (Parcels: R3271900000, R3271901000, & R3271701300), shall comply with all codes, policies, standards, and regulations of the City of Caldwell in effect at the time of any future development applications, discretionary or otherwise. No specific uses or site plans are approved for these parcels at this time.

3. All construction drawings must show required pathway amenities, i.e. streetlights, benches, trash receptacles, pathway signage, etc. as required by code prior to approval.
4. At the time of development of the commercial lots west of S. Montana Avenue or development of the R-3 multi-family lot, whichever is first, a shared plaza/gathering space shall be included between Lots 1 & 2, Block 30, as depicted on the Silverleaf Subdivision preliminary plat, to ensure compliance with Chapter 4 of the Caldwell Comprehensive Plan (adopted Feb. 2025).
5. Per the Applicant's proposed multi-family residential concept plan and narrative, no more than 336 multi-family dwelling units shall be constructed on the proposed R-3 parcel at the southwest corner of Karcher / S. Montana intersection, unless otherwise approved by City Council.
6. The required landscape street buffer along the full Karcher Rd. / HWY 55 frontage (S. 10th to S. Indiana), shall be constructed no later than phase 4 of the Silverleaf Subdivision, per the proposed phasing plan as part of the submitted preliminary plat dated 11/05/2025.
7. At the time of Construction Drawing submittal for each phase, the Applicant shall depict all required off-street parking for any relevant amenity space.
8. Per 10-02-02, the Applicant shall coordinate with the City, relevant property owners, and the Vallivue School District to construct pedestrian facilities along S. 10th Avenue from Karcher Road to Vallivue Middle and along S. Montana Avenue from Karcher Road to Falcon Ridge Elementary. Said pedestrian facilities shall be constructed prior to submittal of the phase 3 final plat and shall include at a minimum: sidewalk only and shall be placed at a presumed location, were full right-of-way improvements being constructed at this time.
9. Prior to the City Council hearing, the Applicant shall revise all relevant plans to depict additional 5' neighborhood pathways between Lots 49 & 51, Block 26 and Lots 19 & 20, Block 15 to improve pedestrian connectivity.
10. Prior to the City Council hearing, the Applicant shall revise all relevant plans to depict the required 8' community pathway segment on the east side of the subdivision between S. Montana and S. Indiana. Pathway segment is recommended to be replace the sidewalk on the south side of the proposed Vista Drive.
11. Prior to the City Council hearing, the Applicant shall revise all relevant plans to clearly depict and label the right-of-way line and street buffer widths throughout the preliminary plat adjacent to all classified roadways.
12. Prior to the City Council hearing, so Staff can verify code compliance with 10-02-09, the Applicant shall revise the landscape plans to include a landscape table that lists all buffers and their widths (street buffers, land use buffers, and pathways), the required and proposed trees, shrubs, boulders, berms, and groundcover percentages (vegetative vs. non-vegetative), tree classification, and linear footage of each buffer frontage and pathway segment.
13. Prior to final plat approval for the applicable phase, the landscape plans shall be revised to depict the required wayfinding signage, benches, trash receptacles, and lighting along the 10' regional pathway located within/adjacent to this development.
14. Prior to final plat approval for the applicable phase or with the first phase of development, the Applicant shall obtain Alternative Methods of Compliance approval for the proposed landscape

buffer widths along Karcher Road OR depict additional landscape buffer width on private property, per 10-02-09-5.

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 2/5/2026 and shown in **Exhibit PA-5**. In addition, all fire code requirements for the following must be strictly adhered to:

    a. Access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property.

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

E. Engineering Department Conditions of Approval:

1. Comply with all requirements of the City Engineering Department as specified in their memo dated 3/20/2026 and shown in **Exhibit PA-5.**
2. Comply with all requirements of the City Mapping Department as specified in their memo / email dated 2/17/2026 and shown in **Exhibit PA-5.**

F. Landscaping Specific Requirements:

1. Compliance: The applicant shall comply with all landscaping requirements based on Caldwell City Code.
2. Landscape Plan: The Landscape Plan **(Exhibit A-2)** represents the approved landscape plan. Any changes to the landscape plan must be submitted to the City for review and approval prior to installation.

    a. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the landscape plan presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as required by the City.

3. Landscape Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner.

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

4. Parking Lot Landscaping: Linear grouping of parking spaces shall not exceed twelve (12) in a row, without the installation of an interior landscape planter island. All off-street parking lots/parking areas, drive aisles, and other vehicular use areas shall install a perimeter landscape buffer along the property line and/or project boundary. Class 3 trees are prohibited in the interior planter islands and all parking lot landscaping shall comply with 10-02-09-8.
5. Street Landscape Buffers: The street landscape buffers shall comply with CCC 10-02-09-5 and shall contain a mixture of trees, shrubs, lawn, vegetative and nonvegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

TYPE	**MINIMUM (at planting)**
Evergreen trees	6-foot height minimum
Ornamental trees	2-inch caliper minimum

Shade trees	2-inch caliper minimum
Shrubs & Perennials	10” height and/or spread minimum, depending on plant species

G. Annexation and Rezone Specific Requirements:

1. Development Agreement: The signed and notarized development agreement shall be submitted to the City prior to the recording of the ordinance of annexation or rezone. The development agreement shall be received within fourteen (14) days of the approval of such annexation or rezone by City Council. If the development agreement is not received within 14 days, the Ordinance of Annexation and/or Zoning may need to be reconsidered by the City Council and may result in a loss of the approved entitlements.

H. Subdivision Specific Requirements:

1. Cluster Mailboxes: The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the Planning and Zoning department showing coordination with the United States Postal Services prior to submitting the construction drawings.
2. Subdivision Construction Signage: At the time of development a "rules and regulations" sign shall be posted and maintained at the entryways to the project until it is fully developed and build out is complete. The signs would be intended for subcontractors performing work and should include: a) no dogs; b) no loud music; c) no alcohol or drugs; d) no abusive language; e) disposal of personal trash and site debris; f) daily cleanup of any mud and/or dirt that is deposited from the construction parcel onto streets; g) installation of a temporary construction fence that would keep debris from being blown off site by the wind; h) no burning of construction or other debris on the property.
3. Plat Expirations:
    a. Final plats must be submitted for approval within twenty-four (24) months of the date of signature on the approving order of decision for the preliminary plat;
    b. Final plats must be recorded for a single-phase development or for the first phase of a multi-phase development within twenty-four (24) months of the date of signature on the approving order of decision for the final plat. For phased subdivisions, see 11-02-02 (1).
4. Final Plat Submission: Final plat applications shall be submitted to the planning and zoning department at the same time as the application for review of construction drawings has been submitted to the engineering department.
5. Phased Subdivisions: The subdivider may file and obtain acceptance of successive final plats for continuous segments of the approved preliminary plat without reapplication for preliminary plat approval, provided that final plats are recorded in successive intervals of not more than two (2) years each, as measured from the date of recordation of the prior phase final plat, and provided that "city code", as herein defined, and any subsequent amendments as adopted by the city before, during or after preliminary plat approval, is followed in all design, engineering plans, construction and final plats for all phases, with the exception of lot sizes, lot dimensions, setbacks, number of lots and any exceptions approved at the time of preliminary platting, which shall remain as indicated in the preliminary plat order of decision and/or development agreement.

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

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

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

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

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

XIII. ATTACHMENTS

Applicant Exhibits:

Exhibit A-1:	Annexation Application & Associated Checklist
Exhibit A-2:	Preliminary Plat Application and Associated Checklist
Exhibit A-3:	Narrative
Exhibit A-4:	Vicinity Map
Exhibit A-5:	Authorization Letters
Exhibit A-6:	Neighborhood Meeting Documents

Staff Exhibits:

Exhibit S-1:	Zoning Map
Exhibit S-2:	Future Land Use Map
Exhibit S-3:	Draft Development Agreement (*will be included for City Council)*
Exhibit S-4:	P&Z / Hearing Examiner Minutes *(inserted for Council meeting)*

Public Written Comments:

Exhibit PC-1:	Eddington (opposition)

Public Agency Comments:

Exhibit PA-1:	Canyon County Highway District #4
Exhibit PA-2:	Vallivue School District
Exhibit PA-3:	Community Planning Association of Southwest Idaho (COMPASS)
Exhibit PA-4:	Canyon County Development Services
Exhibit PA-5:	City of Caldwell Engineering Department (Includes Mapping comments)
Exhibit PA-6:	City of Caldwell Fire Department
Exhibit PA-7:	City of Caldwell Police Department

Exhibit A-1: Annexation Docs

Exhibit A-2: Preliminary Plat Docs

Exhibit A-3: Narrative

Exhibit A-4: Vicinity Map

Exhibit A-5: Authorization Letters

Exhibit A-6: Neighborhood Meeting Docs

Exhibit S-1: Zoning Map:

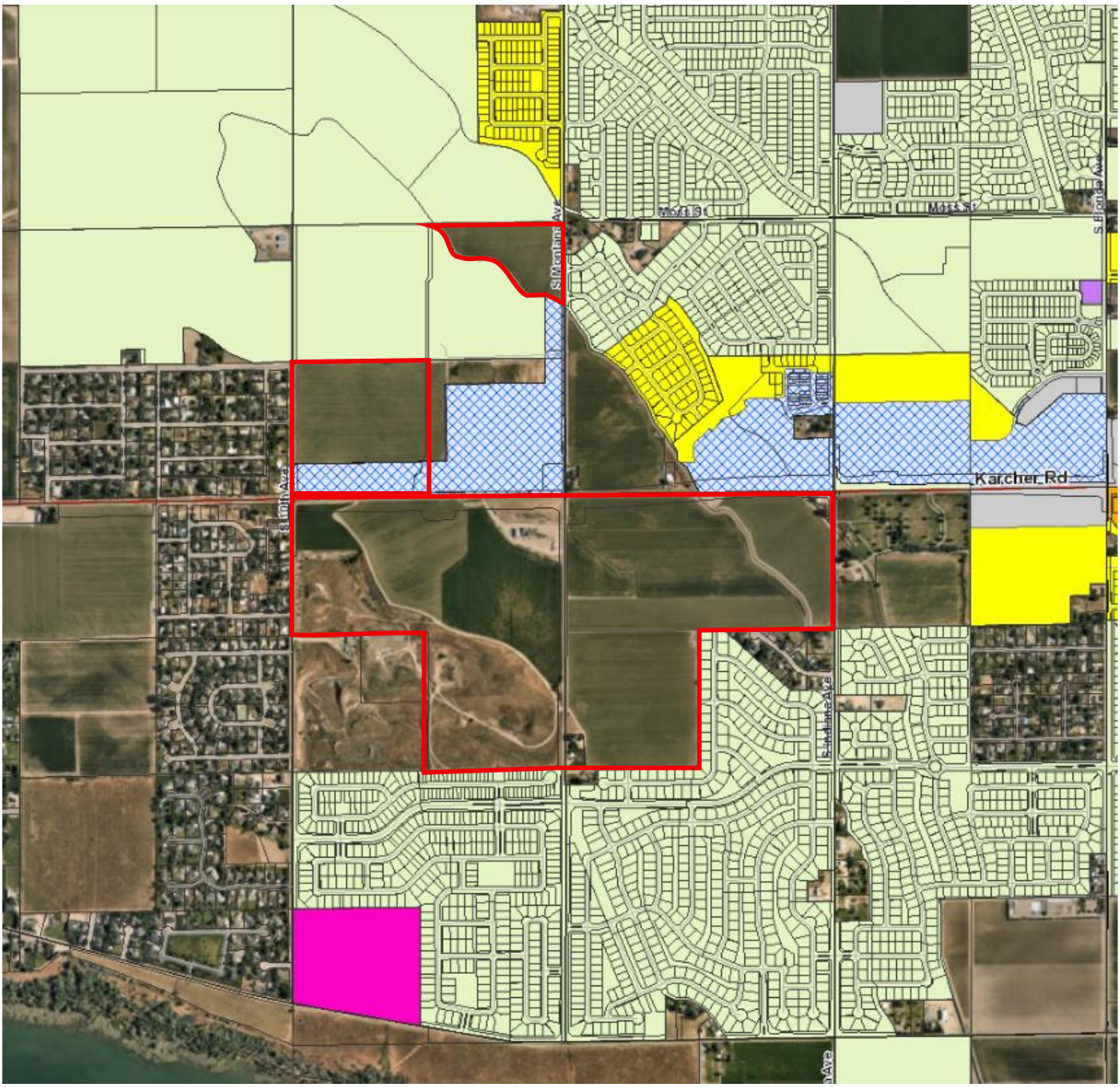
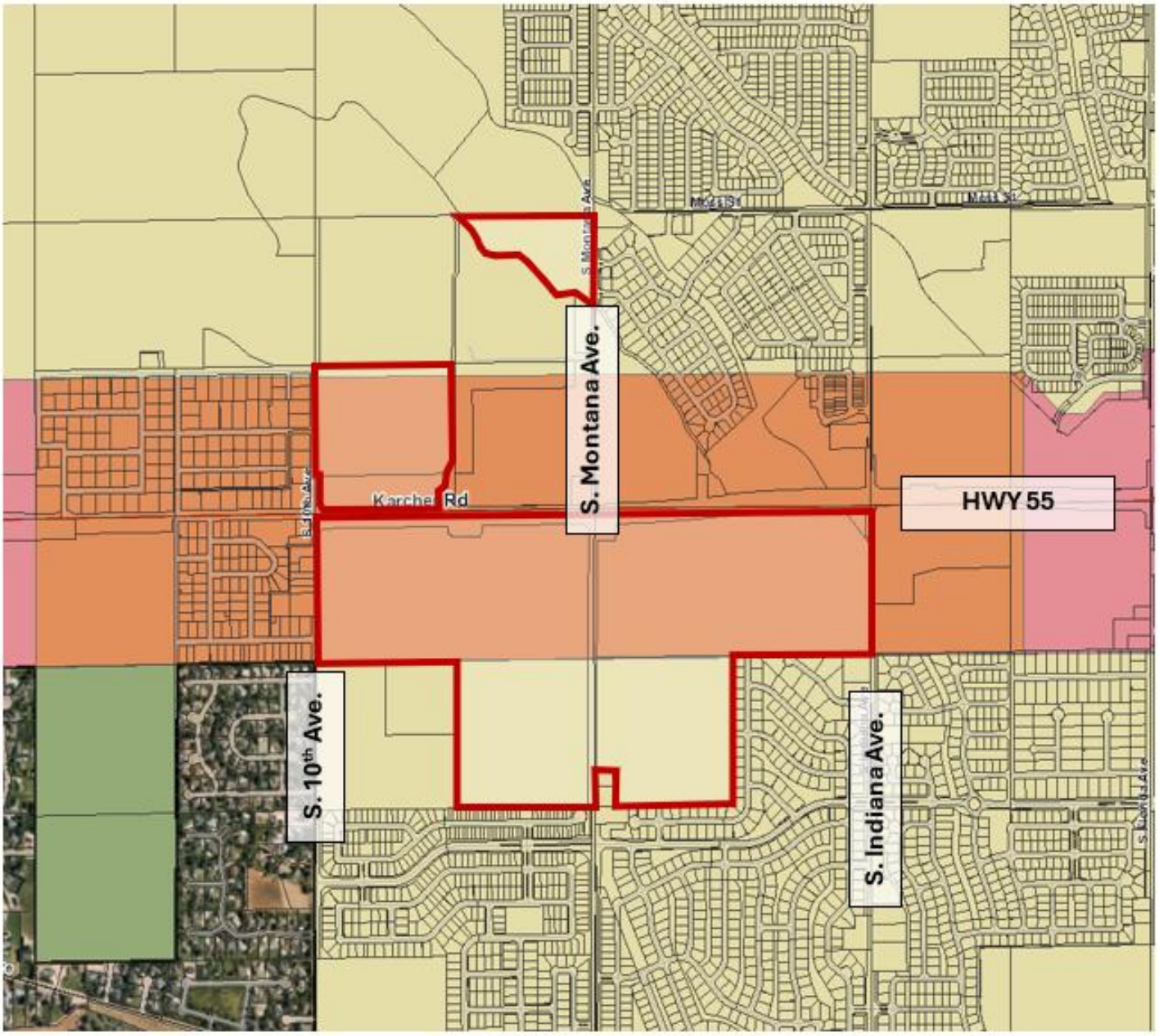


Exhibit S-2: Future Land Use Map



Visual Exhibit 1: City of Caldwell Comprehensive Plan Map (above)

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

Exhibit S-3: Draft Development Agreement

FUTURE

Exhibit S-4: P&Z Commission Minutes

FUTURE

Exhibit PC-1:

Exhibit PA-1:

Exhibit PA-2:

Exhibit PA-3:

Exhibit PA-4:

Exhibit PA-5:

Exhibit PA-6:

Exhibit PA-7:

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Master Land Use Application

I. Application Requests (check all that apply)

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

☐	Admin Director Determination	☑	Performance Bonding
☐	Admin Development Review[2]	☐	Planned Unit Development (new)*
☐	Alternative Method of Compliance	☐	Planned Unit Development (modification)**
☑	*Annexation w/ Zoning	☐	Public Art/Murals
☐	Business License (permit)	☐	Rezone (zoning map amendment)
☐	**Certificate of Appropriateness	☐	Signs[1]
☐	*Comp Plan (Map) Amendment	☐	Special Use Permit (new)*
☐	*Comp Plan (Text) Amendment	☐	Special Use Permit (modification)**
☐	*Deannexation	☐	Special Use Permit (time extension)
☐	**Design Review	☑	Subdivision Plat (prelim plat) *
☐	Development Agreement (new) *	☐	Subdivision Plat (final plat)
☐	Development Agreement (modification)**	☐	Subdivision Plat (short plat)[3]
☐	Development Agreement (termination)*	☐	Subdivision Plat (modification)**
☐	Home Occupation Permit (new)	☐	Subdivision Plat (renewal)
☐	Home Occupation Permit (renewal)	☐	Subdivision Plat (time extension)
☐	Lot Line / Boundary Line Adjustment	☐	Temporary Use Permit (new)
☐	Lot Split (administrative)	☐	Temporary Use Permit (renewal)
☐	Lot Split (simple)	☐	Traffic Impact Study Review
☐	*Manufactured Home Community	☐	*Vacation (easement, ROW, plat note)
☐	Mobile Food Unit (Individual)	☑	*Variance
☐	Outdoor Dining Permit	☐	Zoning Ordinance (Text) Amendment
☐	Parcel Consolidation		

☐ Other, please describe: _____

[1]Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.
[2] Used when not associated with other land use applications, when revisions to an approved (non-subdivision development) is being proposed, or when the land use schedules indicate the requirement for Administrative Development Review.

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II. General Project / Site Information

Project or Development Name: *(for business licensing, use business name)*	Silverleaf Subdivision
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	0 S 10th Ave, Caldwell, ID 83607 0 S Montana Ave, Caldwell, ID 83607 14944 Karcher Rd, Caldwell, ID 83607 0 Indiana Ave, Caldwell, ID 83607 15985 Indiana Ave, Caldwell, ID 83607
Suite #s:	
Parcel #s:	R3271701300, R3271900000, R3271901000, R3284600000, R3284601000, R3285900000
Total Acres:	270.67 +/- Acres
Prior Use of Property:	Agricultural Farmland, Gravel Pit
Proposed Use of Property:	Mixed Use: Single-Family Detached Res, Multi-Family Res, Commercial

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

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

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

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

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

Is/Are Subject Parcel(s) located within an "Area Hub" as indicated within the City of Caldwell Comprehensive Plan?	■ Yes ☐ No

III. Applicant Information

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

Name:	Caleb LaClair
Company Name: *(if applicable)*	J-U-B Engineers, Inc.
Mailing Address:	2760 W Excursion Land, Ste 400

Phone:	(208) 376-7330	**Email:**	claclair@jub.com

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

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

Name:	Idaho Conference of Seventh-day Adventists, Inc.
Mailing Address:	7777 Fairview Ave Boise, ID 83704
Phone:	(208) 375-7524
Email:	

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

Name:	Mark Tate
Company Name: *(if applicable)*	M3 Companies
Mailing Address:	4167 N Marshall Way Scottsdale, AZ 85251
Phone:	(208) 939-6263
Email:	mtate@m3companiesllc.com

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

Name:	Kyle Edmister
Company Name: *(if applicable)*	Pivot North
Mailing Address:	116 South 6th Street Boise, ID 83702
Phone:	(607) 346-2151
Email:	kyle.edmister@PivotNorthDesign.com

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

Name:	Caleb LaClair
Company Name: *(if applicable)*	J-U-B Engineers, Inc.
Mailing Address:	2760 W Excursion Lane, Ste 400 Meridian ID 83642

Phone:	(208) 376-7330	**Email:**	claclair@jub.com

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

Name:	Russell Greey
Company Name: *(if applicable)*	Greey Pickett
Mailing Address:	7144 E Stetson Dr, Ste 205 Scottsdale, AZ 85251

Phone:	(480) 609-0009	**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.

☐ 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.

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☐ 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)

Caleb LaClair	11/5/2025
Applicant / Applicant's Representative Printed Name	Date

Caleb LaClair
Digitally signed by Caleb LaClair
DN: C=US, E=claclair@jub.com, O="J-U-B Engineers, Inc.", OU=Senior Project Engineer/Manager, CN=Caleb LaClair
Date: 2025.11.05 14:50:05-07'00'

Applicant / Applicant's Representative Signature

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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

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☒ ***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). *See Preliminary Plat and Supporting Exhibits

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)	R-2	Neighborhood 2	Farmland
Will the Existing Land Use Continue?	☐ Yes ☒ No		
If no, please explain any future development plans:	Future development consisting of single family homes.		

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SURROUNDING LAND USE AND ZONING INFORMATION			
	Existing Zoning Designation	**Existing City Comp Plan Designation**	**Existing Use of Site**
North of Subject Site	R-1	Neighborhood 2	Farmland
South of Subject Site	R-1, HC	Neighborhood 2	School
East of Subject Site	County AG, R-1	Neighborhood 2	Farm Land, Single-Family Homes
West of Subject Site	R-1	Neighborhood 2	School, Farm Land

EXISTING UTILITIES, INFRASTRUCTURE AND PUBLIC SERVICES INFORMATION		
Type of Site Access:	☒	Street Frontage S Montana Ave
	☐	Easement Easement Width: Instrument #
Street(s) Providing Access:	S Montana Ave	
Existing Domestic Water:	☐	Individual Domestic Well – How Many?
	☐	Centralized Public Water System
	☐	City Municipal Water System
	☒	N/A
	Nearest Water Line Connection:	
Existing Sewer (Wastewater):	☐	Individual Septic
	☐	City Municipal Sewer
	☒	N/A
	Nearest Sewer Line Connection:	
Existing Irrigation:	☒	Surface
	☒	Irrigation Well
	☐	Pressurized
	☐	Gravity
	☐	N/A
	Nearest Irrigation Connection: On property	
	Irrigation District: Wilder Irrigation District	
School Districts Serving this Location:	☐	Caldwell School District
	☒	Vallivue School District
	☐	Nampa School District

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SECTION 5: PDF Formatting Requirements

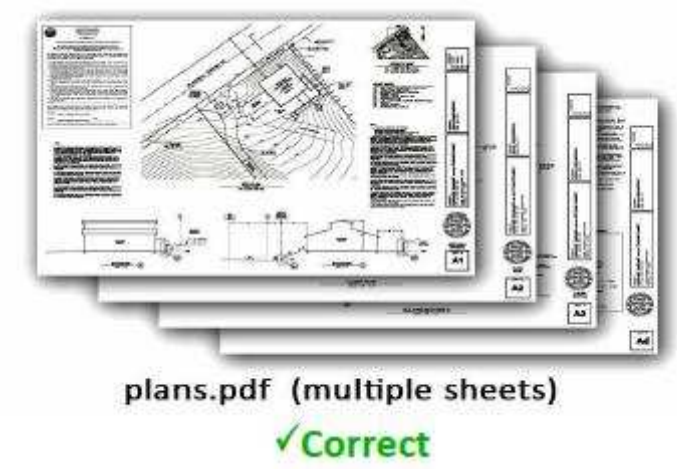
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for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

Layers: No multiple layers. Layers must be merged or flattened.

Format: Vector-based files are preferred given the ability to scale these files.

Resolution: Min. of 300 pixels per inch (PPI)

Grouping: Multiple sheet PDF (single file with multiple sheets)



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

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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

Caleb LaClair — Applicant / Applicant's Representative Printed Name

11/05/2025 — Date

Caleb LaClair — Applicant / Applicant's Representative Signature

Digitally signed by Caleb LaClair
DN: C=US, E=claclair@jub.com, O="J-U-B Engineers, Inc.", OU=Senior Project Engineer/Manager, CN=Caleb LaClair
Date: 2025.11.05 14:52:56-07'00'

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- ☒ 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
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- ☒ 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). *See Preliminary Plat and Supporting Exhibits

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)	R-2, R-3, H-C	Community Center and Neighborhood 2	Farmland
Will the Existing Land Use Continue?	☐ Yes ☒ No		
If no, please explain any future development plans:	Mixed use development consisting of single family homes, multifamily apartments and commercial lots.		

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SURROUNDING LAND USE AND ZONING INFORMATION			
	Existing Zoning Designation	**Existing City Comp Plan Designation**	**Existing Use of Site**
North of Subject Site	County AG, R-1, R-2, H-C	Community Center and Neighborhood 2	Church, School, SFH, Farmland
South of Subject Site	County AG, R-1	Neighborhood 2	Passero Ridge Sub, Public Park
East of Subject Site	County AG, R-1	Community Center and Neighborhood 2	Cemetery, SFH
West of Subject Site	County RR, R-1	Community Center and Neighborhood 2	SFH County Subs

EXISTING UTILITIES, INFRASTRUCTURE AND PUBLIC SERVICES INFORMATION		
Type of Site Access:	☒	Street Frontage Karcher/Hwy 55, Indiana Ave, S 10th Ave, Montana Ave
	☐	Easement Easement Width: Instrument #
Street(s) Providing Access:	Karcher/Hwy 55, Indiana Ave, S 10th Ave, Montana Ave	
Existing Domestic Water:	☒	Individual Domestic Well – How Many? 2
	☐	Centralized Public Water System
	☐	City Municipal Water System
	☐	N/A
	Nearest Water Line Connection:	
Existing Sewer (Wastewater):	☐	Individual Septic
	☒	City Municipal Sewer
	☐	N/A
	Nearest Sewer Line Connection:	
Existing Irrigation:	☐	Surface
	☒	Irrigation Well 3
	☐	Pressurized
	☒	Gravity Forest Canal & Deer Flat Caldwell Canal
	☐	N/A
	Nearest Irrigation Connection: On property	
	Irrigation District: Wilder Irrigation District	
School Districts Serving this Location:	☐	Caldwell School District
	☒	Vallivue School District
	☐	Nampa School District

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SECTION 5: PDF Formatting Requirements

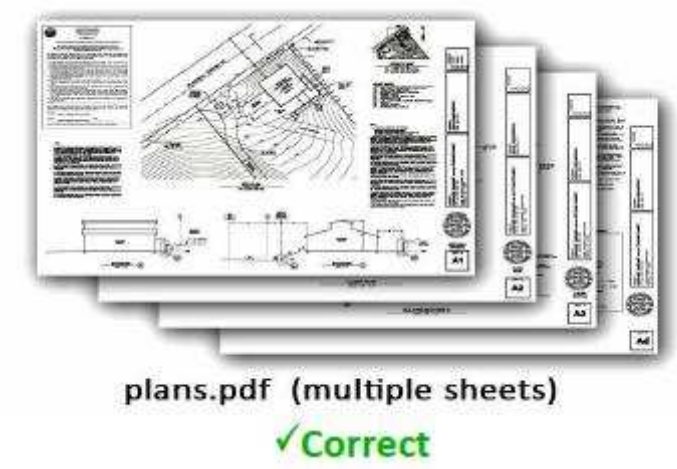
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for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

Layers: No multiple layers. Layers must be merged or flattened.

Format: Vector-based files are preferred given the ability to scale these files.

Resolution: Min. of 300 pixels per inch (PPI)

Grouping: Multiple sheet PDF (single file with multiple sheets)



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

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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:

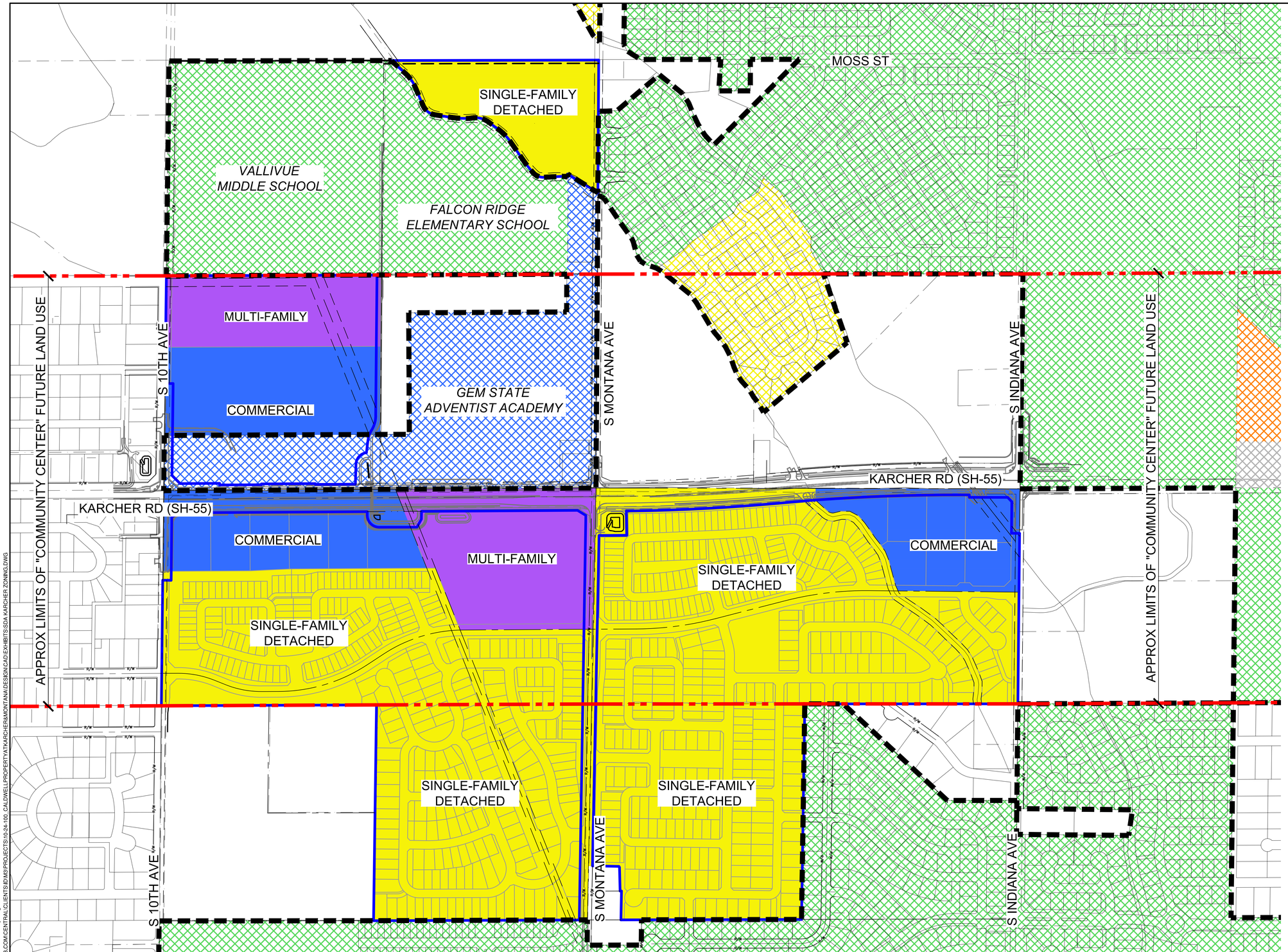
☐ Property Owner as the Applicant ☒ Property Owner's Agent / Representative

Caleb LaClair — Applicant / Applicant's Representative Printed Name

11/05/2025 — Date

Caleb LaClair — Applicant / Applicant's Representative Signature

Digitally signed by Caleb LaClair
DN: C=US, E=claclair@jub.com, O="J-U-B Engineers, Inc.", OU=Senior Project Engineer/Manager, CN=Caleb LaClair
Date: 2025.11.05 14:52:56-07'00'



LEGEND

EXISTING	PROPOSED	BNDY AREA	ZONE AREA
R1 ZONE			
R2 ZONE		194.62 AC	202.37 AC
R3 ZONE		28.76 AC	34.06 AC
HC ZONE		47.54 AC	57.87 AC
C-1 ZONE			
C-2 ZONE			
C-3 ZONE			
C-4 ZONE			
PROPERTY BOUNDARY		270.92 AC	294.30 AC

CITY LIMIT

COMMUNITY CENTER FLU

PARCEL LIST

R3285900000
R3284600000
R3284601000
R3271901000
R3271900000
R3271701300

0 300 600

SCALE IN FEET

Plot Date:10/31/2025 10:01 AM Plotted By: Kaye Southern
Date Created:4/17/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\EXHIBITS\SDA KARCHER ZONING.DWG

LAST UPDATED: 10/31/2025
PLOT DATE: 10/31/2025
FILE: SDA KARCHER ZONING

J-U-B ENGINEERS, INC.

SILVERLEAF MIXED-USE DEVELOPMENT
M3 COMPANIES

PROPERTY & ZONING EXHIBIT
SHEET 1 OF 1

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SUBDIVISION PRELIMINARY PLAT CHECKLIST

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

SECTION I

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

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SECTION II

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

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

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

SECTION III

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

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

SECTION IV

GENERAL PROJECT INFORMATION

Type of land uses within subdivision:	Residential only Commercial only Industrial only (Mixed-use) *(mix of residential and non-residential uses)*
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	Yes No *If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?* Yes No
Will the subdivision be phased?	(Yes) No If yes, how many phases are proposed? 14
Development timeline for full build out?	10 years

LAND USE AND ZONING INFORMATION

	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	County Agricultural and H-C	Community Center and Neighborhood 2	Agricultural Farmland
Proposed (Subject Property)	R-2, R-3, H-C	Community Center and Neighborhood 2	Mixed use development
North of Site	County AG, R-1, R-2, H-C	Community Center and Neighborhood 2	Church, School, SFH, Farmland
South of Site	County AG, R-1	Neighborhood 2	Passero Ridge Sub, Public Park
East of Site	County AG, R-1	Community Center and Neighborhood 2	Cemetery, SFH
West of Site	County RR, R-1	Community Center and Neighborhood 2	SFH County Subs

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PROJECT SPECIFIC INFORMATION

	Number of Lots	Acres	Percent of "Net" Acres *Net acreage is the total acreage minus any public streets and public rights of way*
Residential Lots	655 SF, 1 MF	118.01	67.3%
Commercial Lots	13 Commercial	22.63	12.9%
Industrial Lots	0	0	0
Common Lots	95	34.65	19.8%

EXISTING AND PROPOSED BUILDING DATA

	# of EXISTING buildings	# of PROPOSED buildings	# of EXISTING dwelling units	# of PROPOSED dwelling units	Max. Building Height	Total GROSS square footage of buildings
Residential:						
Single-family (detached) homes	0	655	0	655	30	TBD
Townhomes	0	0	0	0	N/A	N/A
Two-family *(duplex)*	0	0	0	0	N/A	N/A
Three-family residential *(triplex)*	0	0	0	0	N/A	N/A
Four, five and six family *(fourplex, fiveplex, and sixplex)*	0	0	0	0	N/A	N/A
Multi-family (7 or > dwelling units) in a single building	0	12	0	336	40	157,880
Commercial	0	TBD	N/A	N/A	TBD	TBD
Industrial	0	0	N/A	N/A	N/A	N/A
Type of Commercial or Industrial Buildings:		Single-tenant building(s)	Multi-tenant buildings	TBD		

DENSITY AND OPEN SPACE (Comprehensive Plan and CCC 10-07-05)

Dwelling units per gross acre (Density):	Max. Allowed	Proposed
	Community Center = 15, Neighborhood 2 = 8	Community Center = 8.06, Neighborhood Center = 3.42
Total Open Space	% Required	% Proposed
	8	18.2
Total "Qualifying" Open Space	% Required	% Proposed
	8	14.5
Included	**NOTE:** *Attach a separate Open Space Exhibit showing all areas of open space highlighted, all areas highlighted and labeled for qualifying open space, and table with breakdown, square footage, percentage and acreage of all open space vs. qualifying open space.*	

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PARKING, LOADING AND PEDESTRIAN AMENITIES (CCC 10-02-05)		
Description	**Min. Required**	**Proposed**
Electric vehicle parking spaces	N/A	N/A
Off-street parking spaces	MF = 579; SF=0	MF = 579; SF = 55
Commercial loading spaces	TBD	TBD
Industrial loading spaces	N/A	N/A
Bicycle parking spaces:	N/A	N/A
Describe any public transportation facilities that will be provided in accordance with (CCC 10-02-05 B)	N/A	
Public Amenities:	***Provide a description of the type of public amenities proposed***: Clubhouse, swimming pool, pickleball courts, trails, and open park area.	

LANDSCAPING AND PATHWAYS (CCC Chapter 10, Article 7)	
Landscaping: (*Please check all locations where landscaping will be provided)*	x Parking lot x Common areas x Street landscape buffers x Between different land uses x Pathways x Around building exterior Other _____
Major Pathways	*Describe location, width, and landscaping:* 8' wide asphalt pathway located along the existing Idaho Power utility easement providing north-south connection in the west development area between the Montana Ave Regional Pathway and the Karcher Road 10' multi-use pathway. Total length approximately 2,500-ft. Landscaping to include typical common area landscaping including trees, shrubs, and various ground cover. Fencing to include wrought iron and steel with wood slats.
Micro Pathways	*Describe location, width, and landscaping* 5' wide concrete pathways located within internal common areas to interconnect open spaces and street sidewalks to provide connectivity to community meet up areas including clubhouse/pool facilities and larger park areas. Total length approximately 3,400-ft. Landscaping to include typical common area landscaping including trees, shrubs, and various ground cover. Fencing to include wrought iron and steel with wood slats.
Public Pathways *(per Bicycles and Pathways Master Plan)*	*Describe location, width, landscaping, and any proposed fencing:* 10' wide Montana Ave Regional Pathway located along the west side of Montana Ave. Total length approximately 2,500-ft. Landscaping to be in accordance with the required street frontage landscape buffer requirements. Fencing to include wrought iron and steel with wood slats.

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STREET LANDSCAPE BUFFERS (CCC 10-07-08)

Location *(Enter Street Name)*	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing *(in feet)*	# of Shrubs Proposed	Min. Shrub Spacing *(in feet)*
Karcher/Hwy 55	35	17.5' in ROW, 17.5' on property	+/-20%	+/-140	+/-25'	+/-950	+/-4'
Indiana Ave	25	25	+/-40%	+/-26	+/-30'	+/-200	+/-4'
S 10th Ave	25	25	+/-27%	+/-38	+/-25'	+/-300	+/-4'
Montana Ave	20	20	+/-50%	+/-44	+/-25'	+/-500	+/-4'

BUFFERS BETWEEN LAND USES (CCC 10-07-10)

Location *(If not required, put N/A)*	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing *(in feet)*	# of Shrubs Proposed	Min. Shrub Spacing *(in feet)*
North Property Line	N/A						
South Property Line	N/A						
East Property Line	N/A						
West Property Line	N/A						

PUBLIC SIDEWALKS

Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
Karcher/Hwy 55	10'	10', by ITD	Meandering	Attached	(Detached)
Indiana Ave	5'	5'	Meandering	Attached	(Detached)
S 10th Ave	5'	5'	Meandering	Attached	(Detached)
Montana Ave	5'	5' east, 10' west	Meandering	Attached	(Detached)

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION

Domestic Water:		Individual Domestic Well – How Many? N/A
		Centralized Public Water System N/A
		City Municipal Water System Yes
		N/A
	Nearest Water Line Connection: Indiana Ave adjacent to property	
Sewer (Wastewater):		Individual Septic N/A
		City Municipal Sewer Yes
		N/A
	Nearest Sewer Line Connection: Indiana Ave adjacent to property	
Irrigation:		Surface Yes
		Irrigation Well Yes
		Pressurized Yes
		Gravity Yes
		N/A
	Nearest Irrigation Connection: Forest Canal & Deer Flat Caldwell Canal, onsite irrigation wells.	
	Irrigation District: Wilder Irrigation District	

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Stormwater:		Swales No
		Ponds Yes
		Borrow Ditches No
		Other, Explain: Seepage Beds
Stormwater Management:	Does the site disturb one or more acres of land? (Yes) No	
Fire Suppression Water Supply Source:	City of Caldwell water system	
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	Forest Canal & Deer Flat Caldwell Canal	
Type of Site Access:		Street Frontage Yes
		Easement Easement Width: Instrument #
Street(s) Providing Access:	Indiana Ave, 10th Ave, Montana Ave, Karcher Rd	
Will Secondary Access for Fire be Provided:		Yes x
		No
Internal Roads:		Public x
		Private
		Internal Circulation Multi-family and commercial portions
		Road User's Maintenance Agreement Inst# N/A
School Districts Serving this Location:		Caldwell School District
		Vallivue School District X

SPECIAL ON-SITE CHARACTERISTICS

	Yes	No	If yes, explain:
Areas of Critical Environmental Concern?		X	
Evidence of Erosion?		x	
Fish Habitat?		x	
Floodplain?		x	
Riparian Vegetation?		x	
Steep Slopes?	x		Steep slopes into old gravel pit
Streams/Creeks?		x	
Unique Animal/Plant Life?		x	
Unstable Soils?		x	
Wildlife Habitat?		x	
Historic Buildings or Features?	x		Potential architectural significance of three residences on Parcel R3271901000

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Describe any other unique site characteristics:	None

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

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

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

Caleb LaClair — Applicant / Applicant's Representative Printed Name

11/05/2025 — Date

Caleb LaClair — Applicant / Applicant's Representative Signature

Digitally signed by Caleb LaClair
DN: C=US, E=claclair@jub.com, O="J-U-B Engineers, Inc.", OU=Senior Project Engineer/Manager, CN=Caleb LaClair
Date: 2025.11.05 14:54:27 -07'00'

PRELIMINARY PLAT FOR

SILVERLEAF SUBDIVISION

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTH EAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN,

CITY OF CALDWELL, CANYON COUNTY, IDAHO

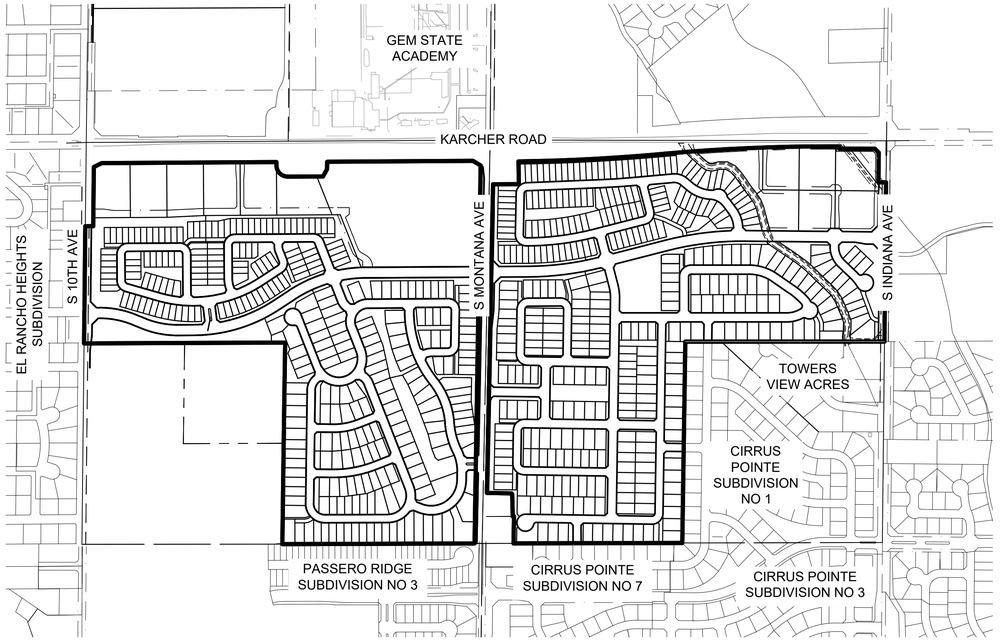
2025

LEGEND

EXISTING		PROPOSED
S	SANITARY SEWER LINE	S
W	WATER LINE	W
IRR	GRAVITY IRRIGATION LINE	IRR
PIRR	PRESSURE IRRIGATION LINE	PIRR
SD	STORM DRAIN LINE	SD
	CENTERLINE	
	LOT LINE	
	6" VERTICAL CURB & GUTTER	
	ROLLED CURB & GUTTER	
	5' SIDEWALK	
	PROPERTY BOUNDARY	
	TEMPORARY EASEMENT	TE
	PERMANENT EASEMENT	PE
	SECTION LINE	
	SEWER MANHOLE	S
	DITCH FLOW LINE	
	STORM DRAIN MANHOLE	D
	STREET LIGHT	
	TREE DECIDUOUS	
	TREE CONIFER	
EP	EDGE OF PAVEMENT	
G	GAS LINE	
X	FENCE LINE	
	FIRE HYDRANT	
	DIRECTION OF FLOW	
	STORM DRAIN SYSTEM	
	CATCH BASIN	

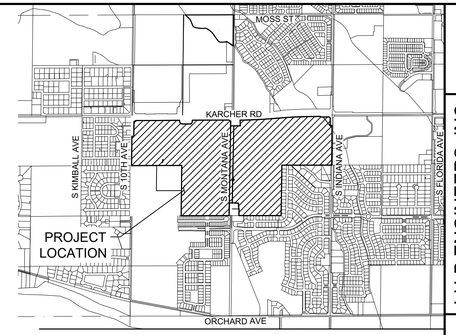
LAND USE SUMMARY

TAX PARCELS:	R3285900000, R3284600000, R3284601000
FLU DESIGNATION:	NEIGHBORHOOD 2, COMMUNITY CENTER
CURRENT ZONING:	AG (COUNTY), HC
PROPOSED ZONING:	R2, R3, HC
TOTAL SITE AREA:	220.15 AC
SF RESIDENTIAL LOT AREA:	103.00 AC
MF RESIDENTIAL LOT AREA:	15.01 AC
COMMERCIAL LOT AREA:	22.63 AC
COMMON LOT AREA:	34.65 AC
RIGHT-OF-WAY AREA:	44.86 AC
TOTAL LOTS:	764
SF RESIDENTIAL LOTS:	655
MF RESIDENTIAL LOTS:	1
COMMERCIAL LOTS:	13
COMMON LOTS:	95
R2 ZONE SUMMARY	
TOTAL AREA:	180.84 AC
RESIDENTIAL LOTS:	655
MINIMUM RESIDENTIAL LOT SIZE:	4,100 SF
AVERAGE RESIDENTIAL LOT SIZE:	6,860 SF
GROSS DENSITY:	3.62 DU/AC
TOTAL OPEN SPACE:	32.94 AC
PERCENT OPEN SPACE:	18.2%
QUALIFIED OPEN SPACE:	26.18 AC
PERCENT QUALIFIED OPEN SPACE:	14.5%
REQUIRED QUALIFIED OPEN SPACE:	8%
R3 ZONE SUMMARY	
TOTAL AREA:	15.63 AC
RESIDENTIAL LOTS:	1
RESIDENTIAL UNITS:	336
GROSS DENSITY:	21.50 DU/AC
REQUIRED QUALIFIED OPEN SPACE:	10%
TOTAL GROSS DENSITY:	5.06 DU/AC



OVERALL MAP

SCALE: 1"=500'



VICINITY MAP

SCALE: 1"=2000'

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
PP-01	COVER SHEET
PP-02	PHASING PLAN
PP-03	STREET SECTIONS
PP-04	STREET SECTIONS
PP-05	PROPERTY BOUNDARY & NATURAL FEATURES MAP
PP-06	PROPERTY BOUNDARY & NATURAL FEATURES MAP
PP-07	PRELIMINARY PLAT
PP-08	PRELIMINARY PLAT
PP-09	PRELIMINARY PLAT
PP-10	PRELIMINARY PLAT
PP-11	PRELIMINARY PLAT
PP-12	PRELIMINARY PLAT
PP-13	PRELIMINARY PLAT
PP-14	PRELIMINARY PLAT
PP-15	PRELIMINARY PLAT
PP-16	PRELIMINARY PLAT
PP-17	PRELIMINARY PLAT
PP-18	PRELIMINARY PLAT
PP-19	PRELIMINARY ENGINEERING PLAN
PP-20	PRELIMINARY ENGINEERING PLAN
PP-21	PRELIMINARY ENGINEERING PLAN
PP-22	PRELIMINARY ENGINEERING PLAN
PP-23	PRELIMINARY ENGINEERING PLAN
PP-24	PRELIMINARY ENGINEERING PLAN
PP-25	PRELIMINARY ENGINEERING PLAN
PP-26	PRELIMINARY ENGINEERING PLAN
PP-27	PRELIMINARY ENGINEERING PLAN
PP-28	PRELIMINARY ENGINEERING PLAN
PP-29	PRELIMINARY ENGINEERING PLAN
PP-30	PRELIMINARY ENGINEERING PLAN

NOTES:

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
2. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF CALDWELL STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
3. LOTS 1-7, BLOCK 16 AND LOTS 2-7, BLOCK 30 ARE COMMERCIAL LOTS. LOT 1, BLOCK 30 IS A MULTI-FAMILY RESIDENTIAL LOT. LOT 1, BLOCK 12 AND LOT 40, BLOCK 1 ARE THE FOREST CANAL LOTS. ALL OTHER LOTS ARE SINGLE-FAMILY RESIDENTIAL LOTS UNLESS IDENTIFIED AS COMMON LOTS IN NOTE 4.
4. THE FOLLOWING ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE HOA: LOTS 1, 16, 30, 40, 41, 53, AND 55 OF BLOCK 1, LOTS 1 AND 10 OF BLOCK 2, LOTS 4 AND 14 OF BLOCK 3, LOTS 1, 6, 7, AND 17 OF BLOCK 4, LOTS 1, 12, AND 44 OF BLOCK 5, LOTS 1 AND 8 OF BLOCK 6, LOTS 1, 7, AND 13 OF BLOCK 7, LOTS 3 AND 12 OF BLOCK 8, LOTS 1, 10, AND 18, OF BLOCK 9, LOTS 1, 26, AND 39 OF BLOCK 10, LOTS 1 AND 10 OF BLOCK 11, LOTS 2, 17, AND 44 OF BLOCK 12, LOTS 1, 12, AND 26 OF BLOCK 13, LOTS 1, 20, AND 28 OF BLOCK 14, LOTS 1 AND 4 OF BLOCK 15, LOTS 1 AND 36 OF BLOCK 17, LOT 1 OF BLOCK 18, LOTS, 1, 15, AND 34 OF BLOCK 19, LOTS 1, 10, 18, 24, 38, 60, AND 69 OF BLOCK 20, LOT 1 OF BLOCK 21, LOTS 1 AND 6 OF BLOCK 22, LOTS 1, 9, 10, AND 18 OF BLOCK 23, LOTS 1 AND 11 OF BLOCK 24, LOT 1 OF BLOCK 25, LOTS 1, 29, 37, 45, AND 50 OF BLOCK 26, LOT 1 OF BLOCK 27, LOT 1 OF BLOCK 28, AND LOT 1 OF BLOCK 29, WHICH ARE COMMON AREA LOTS. LOTS 8, 29, AND 54 OF BLOCK 1, LOTS 22, 28, AND 38 OF BLOCK 5, LOT 9 OF BLOCK 9, LOTS 6 AND 15 OF BLOCK 10, LOT 11 OF BLOCK 13, LOT 19 OF BLOCK 15, LOTS 13 AND 25 OF BLOCK 17, LOT 40 OF BLOCK 20, LOTS 6, 28, 46, AND 64 OF BLOCK 26, AND LOT 14 OF BLOCK 27, ARE SHARED DRIVEWAY LOTS.
5. ALL RESIDENTIAL LOTS SHALL HAVE A 10-FT WIDE GENERAL UTILITY EASEMENT ALONG STREET FRONTAGE AND REAR PROPERTY LINE.
6. COMMERCIAL AND MULTI-FAMILY LOTS SHALL HAVE CROSS ACCESS AND GENERAL UTILITY EASEMENTS ALONG DRIVE AISLES AND PUBLIC UTILITY CORRIDORS WITHIN THE LOTS. LOCATION TO BE DETERMINED AT TIME OF LOT DEVELOPMENT.
7. SHARED DRIVEWAY LOTS SHALL BE BLANKETED WITH AN ACCESS AND GENERAL UTILITY EASEMENT.
8. STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL BE COLLECTED AND CONVEYED TO STORMWATER FACILITIES DESIGNED IN ACCORDANCE WITH CITY OF CALDWELL REQUIREMENTS.
9. A PORTION OF THIS PLAT IS LOCATED IN THE WILDER IRRIGATION DISTRICT SERVICE AREA. A COMBINATION OF SURFACE WATER AND GROUNDWATER WILL BE USED TO SUPPLY IRRIGATION TO THE SUBDIVISION SUBJECT TO APPROVAL PURSUANT TO SECTION 31-3805(4), IDAHO CODE.
10. THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM THE CONSTRUCTED PRESSURE IRRIGATION SYSTEM AND SHALL BE MAINTAINED AND OPERATED BY THE CITY OF CALDWELL.
11. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
12. SANITARY SEWER AND DOMESTIC WATER SHALL BE PROVIDED BY THE CITY OF CALDWELL.
13. IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC RIGHT-OF-WAY.
14. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL ZONING STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
15. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
16. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
17. THIS PROPERTY IS DESIGNATED ZONE X PER FLOOD INSURANCE RATE MAP NO. 16027C0375F, COMMUNITY PANEL NO. 0240 G WHICH BEARS AN EFFECTIVE DATE OF MAY 24, 2011.

OWNER

IDAHO CONFERENCE OF
SEVENTH DAY ADVENTISTS
7777 FAIRVIEW AVE
BOISE ID 83704

DEVELOPER

M3 BUILDERS, LLC
MARK TATE
4167 N. MARSHALL WAY
SCOTTSDALE, AZ 85251
208-939-6263

LAND SURVEYOR

MICHAEL BYRNS, P.L.S.
IDAHO SURVEY GROUP
9939 W. EMERALD ST.
BOISE, ID 83704
208-846-8570

CIVIL ENGINEER

CALEB LaCLAIR, P.E.
J-U-B ENGINEERS
2760 W. EXCURSION LN.
STE. 400
MERIDIAN, ID 83642
208-376-7330

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
17192
11/05/2025
STATE OF IDAHO
CALEB LACLAIR

REUSE OF DRAWINGS:
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

COVER SHEET

FILE : 10-24-100_PRE-PLAT_COVER
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL

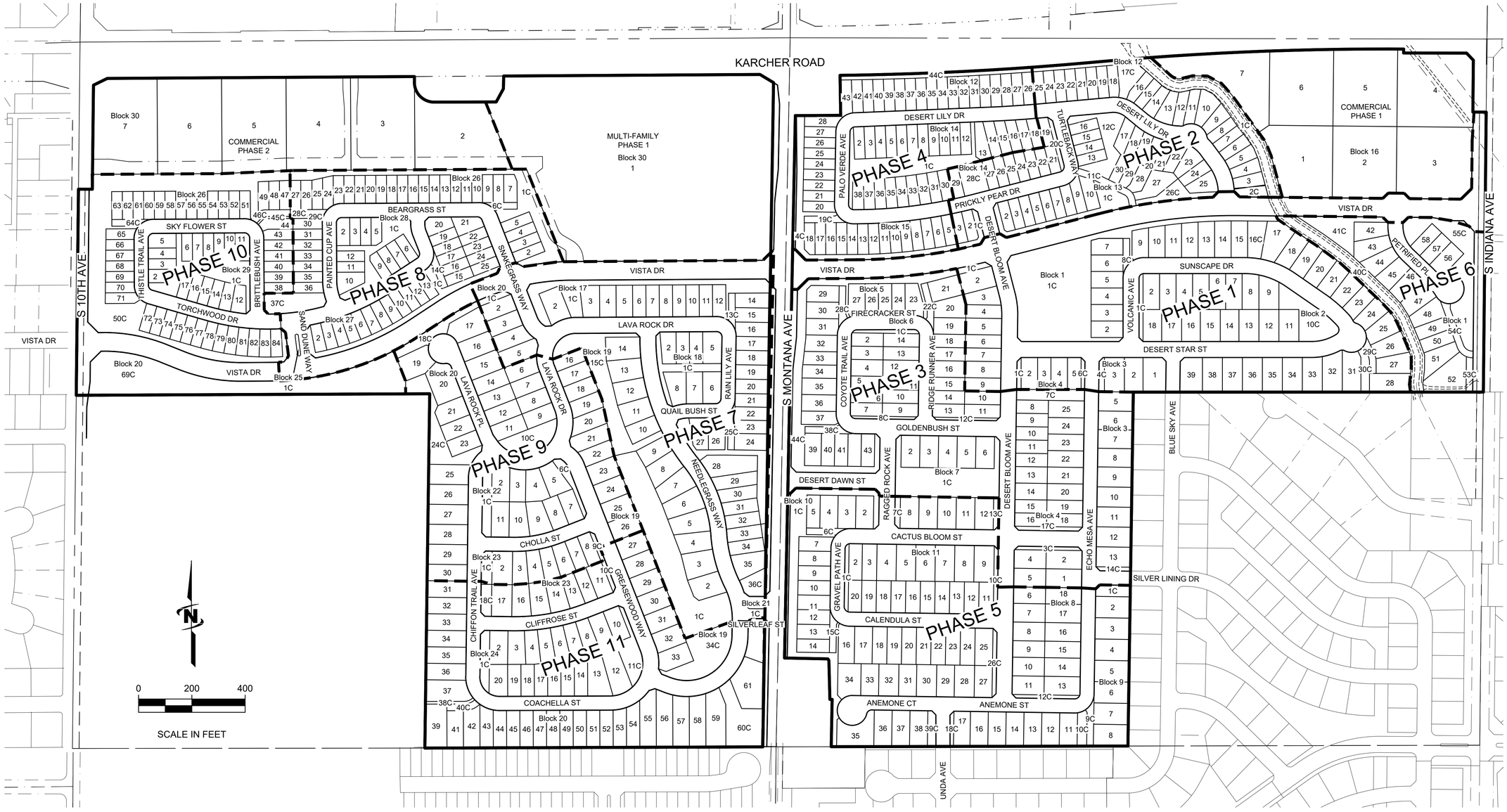
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 10/31/2025

SHEET NUMBER:

PP-01

Plot Date:10/31/2025 11:06 AM Plotted By: Kaye Southern
Date Created:7/3/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_COVER.DWG



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11/05/2025
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NO.	REVISION / DESCRIPTION	BY	APPR.	DATE

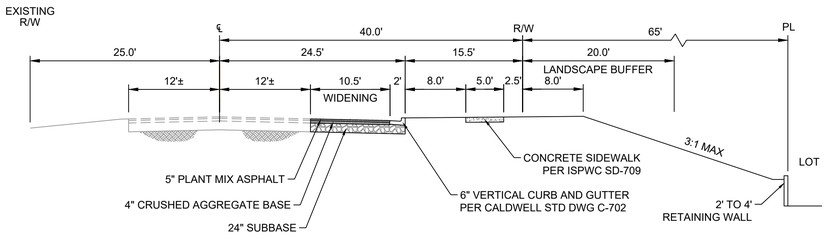
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PHASING PLAN

FILE : 10-24-100_PRE-PLAT_COVER
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
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AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 10/31/2025

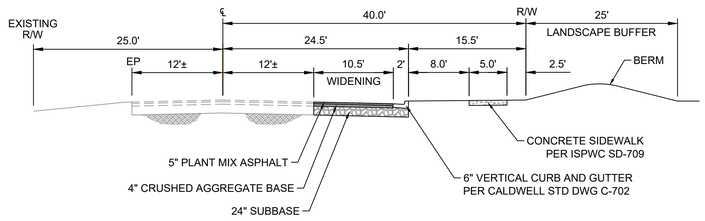
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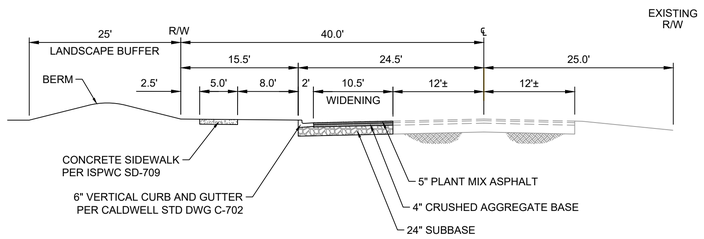
NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

A S 10TH AVE WIDENING (RESIDENTIAL FRONTAGE)
SCALE:NTS



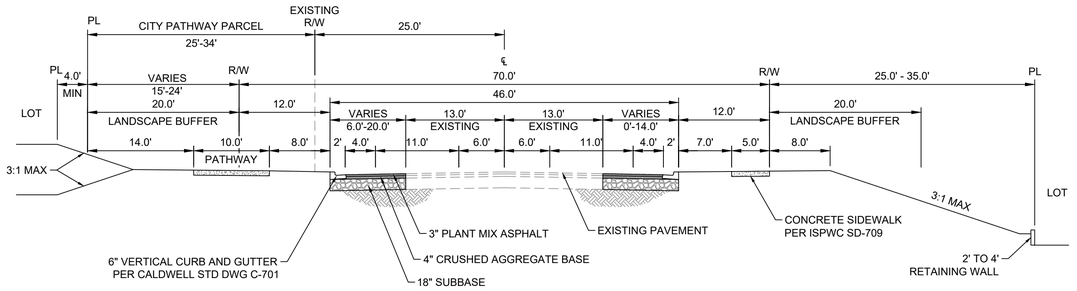
NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

B S 10TH AVE WIDENING (COMMERCIAL FRONTAGE)
SCALE:NTS



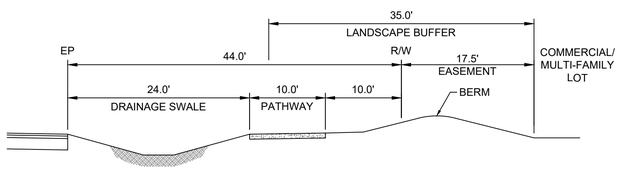
NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

C S INDIANA AVE WIDENING
SCALE:NTS

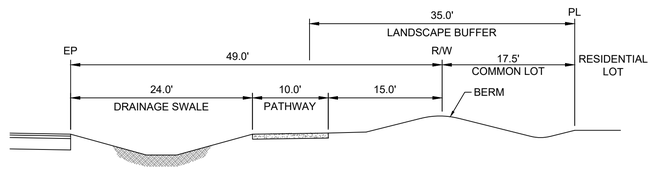


NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

D S MONTANA AVE WIDENING
SCALE:NTS



E1 SH-55 LANDSCAPE BUFFER
SCALE:NTS



E2 SH-55 LANDSCAPE BUFFER
SCALE:NTS

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17192
11/05/2025
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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

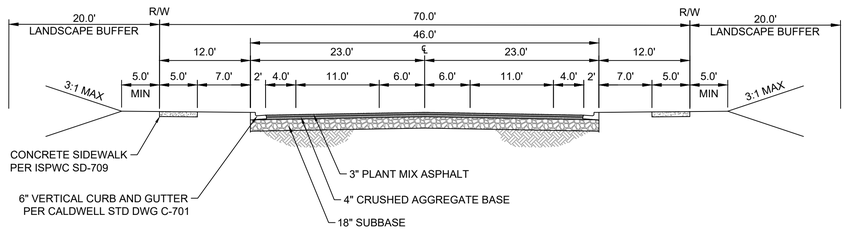
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

STREET SECTIONS

FILE : 10-24-100_PRE-PLAT_COVER
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 10/31/2025

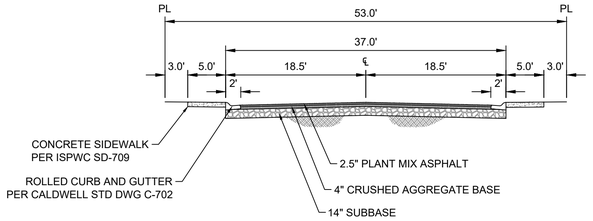
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PP-03

Plot Date:10/31/2025 11:10 AM Plotted By: Kaye Southern
Date Created:7/3/2025 \\UB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTY\ATKARCHER\MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_COVER.DWG



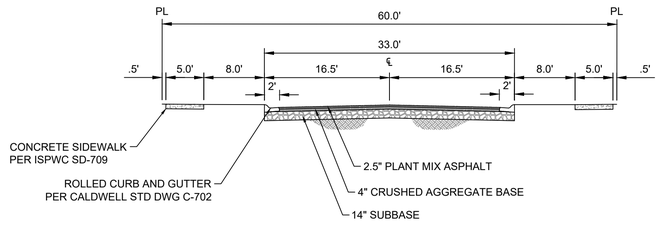
NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

F VISTA DR (COLLECTOR)
SCALE:NTS



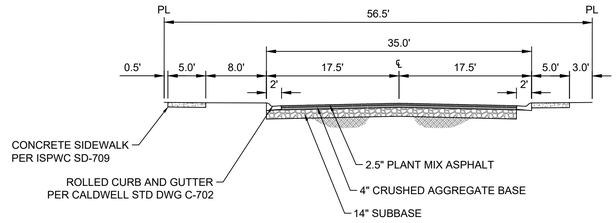
NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

G R-810E-1 LOCAL RESIDENTIAL CROSS SECTION
SCALE:NTS



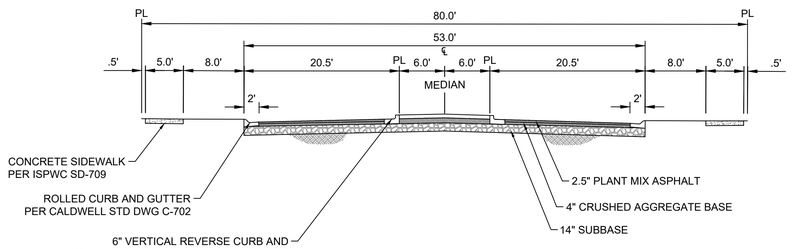
NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

H R-810E-2 LOCAL RESIDENTIAL CROSS SECTION
SCALE:NTS



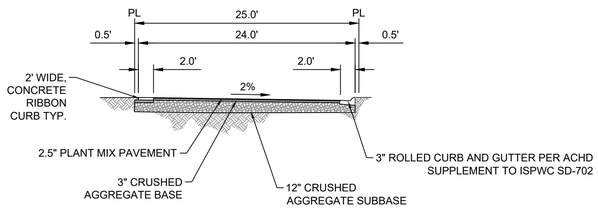
NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

I R-810E HYBRID LOCAL RESIDENTIAL CROSS SECTION
SCALE:NTS

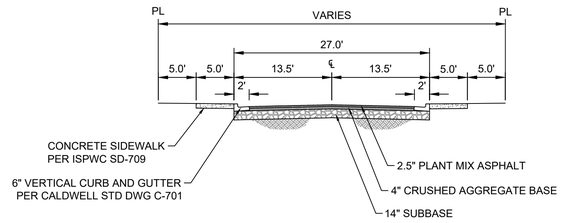


NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

J 80' LOCAL RESIDENTIAL CROSS SECTION
SCALE:NTS



K TYPICAL SHARED DRIVEWAY
SCALE:NTS



NOTES: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

*SIDEWALK CONFIGURATION DIFFERS AMONG SECTIONS OF COMMERCIAL ACCESS ROADS

L COMMERCIAL FRONTAGE SECTION
SCALE:NTS

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

STREET SECTIONS

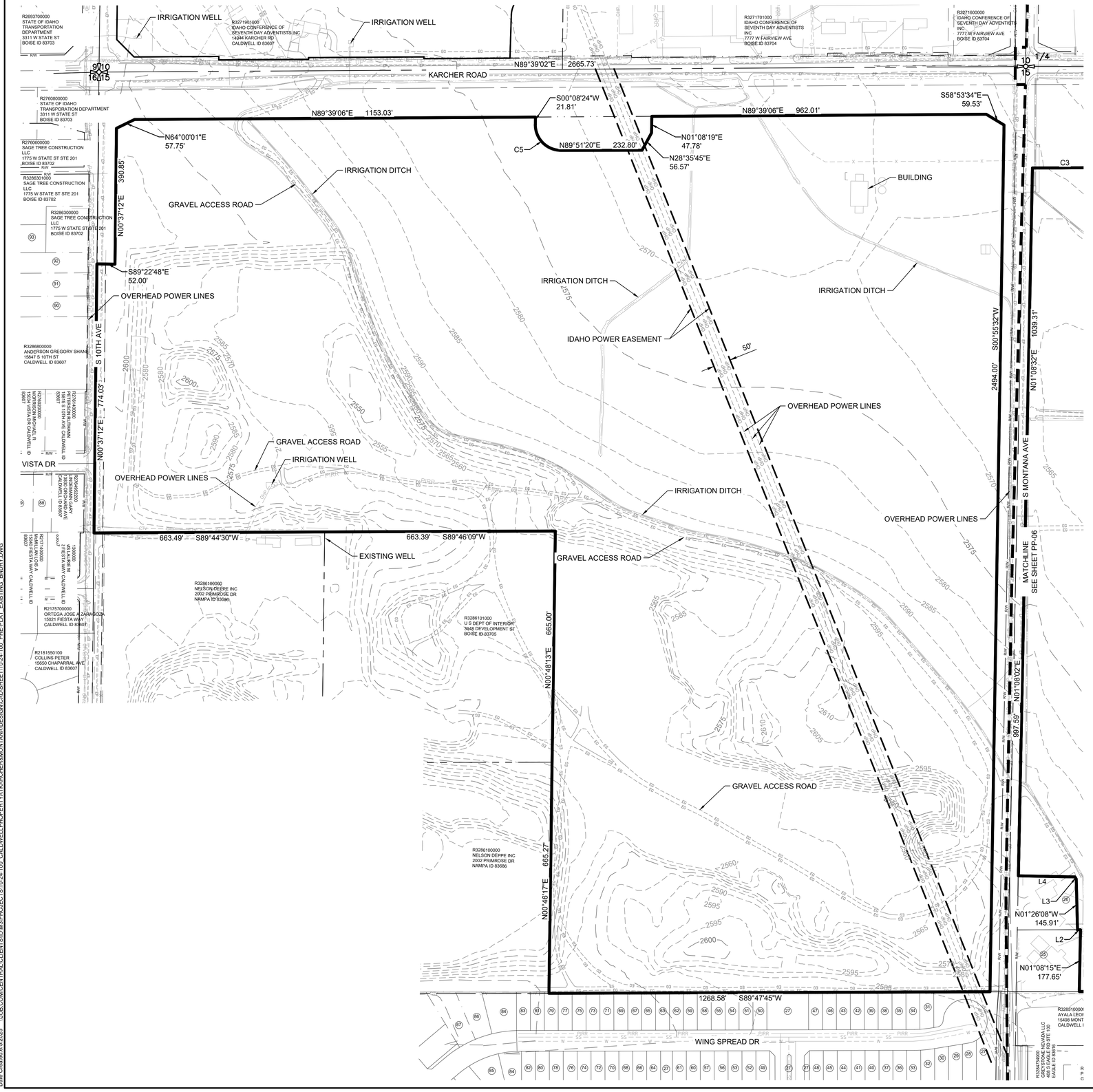
FILE : 10-24-100_PRE-PLAT_COVER
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 10/31/2025

SHEET NUMBER:
PP-04

Plot Date:10/31/2025 1:08 PM Plotted By: Caleb LaClair
Date Created:7/3/2025 \\UB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_COVER.DWG



CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C5	116.61'	74.00'	74.37'	90°17'04"	S45°00'08"E	104.91'

R3286000000
(93) DAYNES ALLAN AND KAREN LIVING TRUST
15516 S MONTANA AVE
CALDWELL ID 83607

R3285901000
(92) RIVERMAN ROCHELL
15554 S MONTANA AVE
CALDWELL ID 83607

R3285622800
(91) BHEG PASSERO RIDGE LLC
1140 VIRGINIA DR
FORT WASHINGTON PA 19034

R3285624000
(90) BROWN BRANDON RICHARD
14525 WING SPREAD CT
CALDWELL ID 83607

R3285623900
(89) D AND K BROWN 2011 FAMILY TRUST
28976 DAVENPORT
TEMECULA CA 92591

R3285623800
(88) MCBRIDE KAYAN S
14541 WING SPREAD CT
CALDWELL ID 83607

R3285624100
(87) GILKER MERRICK
14550 WING SPREAD CT
CALDWELL ID 83607

R3285623700
(86) WARR FREDERICK KORTH
14549 WING SPREAD CT
CALDWELL ID 83607

R3285623600
(85) PADOUR RICHARD D
14600 COOPER SUNRISE DR
CALDWELL ID 83607

R3285624200
(84) MONREAL CINTHIA B
14556 WING SPREAD CT
CALDWELL ID 83607

R3285624300
(83) AUERBACH RAY AND JUDY FAMILY TRUST
1377 W EIGER DR
NAMPA ID 83686

R3285623500
(82) JONES SARA ELIZABETH
14563 WING SPREAD CT
CALDWELL ID 83607

R3285623400
(81) OLONO MAYRA
14569 WING SPREAD CT
CALDWELL ID 83607

R3285624400
(80) RISCH RAYMOND AND JUNE LIVING TRUST
14570 WING SPREAD CT
CALDWELL ID 83607

R3285624500
(79) TOLL SOUTHWEST LLC
3103 W SHERYL DR STE 100
MERIDIAN ID 83642

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MERIDIAN ID 83642

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MERIDIAN ID 83642

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MERIDIAN ID 83642

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(74) BOOTH DAVID AND SCOTTI TRUST
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CALDWELL ID 83607

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(71) KALINOVSKAYA ELVERA V
14606 WING SPREAD CT
CALDWELL ID 83607

R3285622900
(48) LINNEY JOSEPH
14605 WING SPREAD CT
CALDWELL ID 83607

R3285626800
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MERIDIAN ID 83642

R3285625000
(50) TEJEDA SHELBY
14636 WING SPREAD DR
CALDWELL ID 83607

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MERIDIAN ID 83642

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MERIDIAN ID 83642

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MERIDIAN ID 83642

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R3285627700
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MERIDIAN ID 83642

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MERIDIAN ID 83642

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MERIDIAN ID 83642

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3103 W SHERYL DR STE 100
MERIDIAN ID 83642

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FORT WASHINGTON PA 19034

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FORT WASHINGTON PA 19034

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FORT WASHINGTON PA 19034

R3285628700
(87) BHEG PASSERO RIDGE LLC
1140 VIRGINIA DR
FORT WASHINGTON PA 19034

R2764952000
(88) WAHL DORIS
13466 CHICKEN DINNER RD
CALDWELL ID 83605

R2764951900
(89) RICE LEE
13466 CHICKEN DINNER AVE
CALDWELL ID 83607

R3286500000
(90) MCDONNELL CINDY A
15871 S 10TH AVE
CALDWELL ID 83607

R3286600000
(91) MCDONNELL CINDY A
15877 S 10TH AVE
CALDWELL ID 83607

R3286700000
(92) MCDONNELL CINDY A
15865 S 10TH AVE
CALDWELL ID 83607

R3286400000
(93) SAGE TREE CONSTRUCTION LLC
1775 W STATE ST STE 201
BOISE ID 83702

0 150 300
SCALE IN FEET

J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
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PROFESSIONAL ENGINEER
17192
11/05/2025
STATE OF IDAHO
CALEB LACLAIR

REUSE OF DRAWINGS:
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

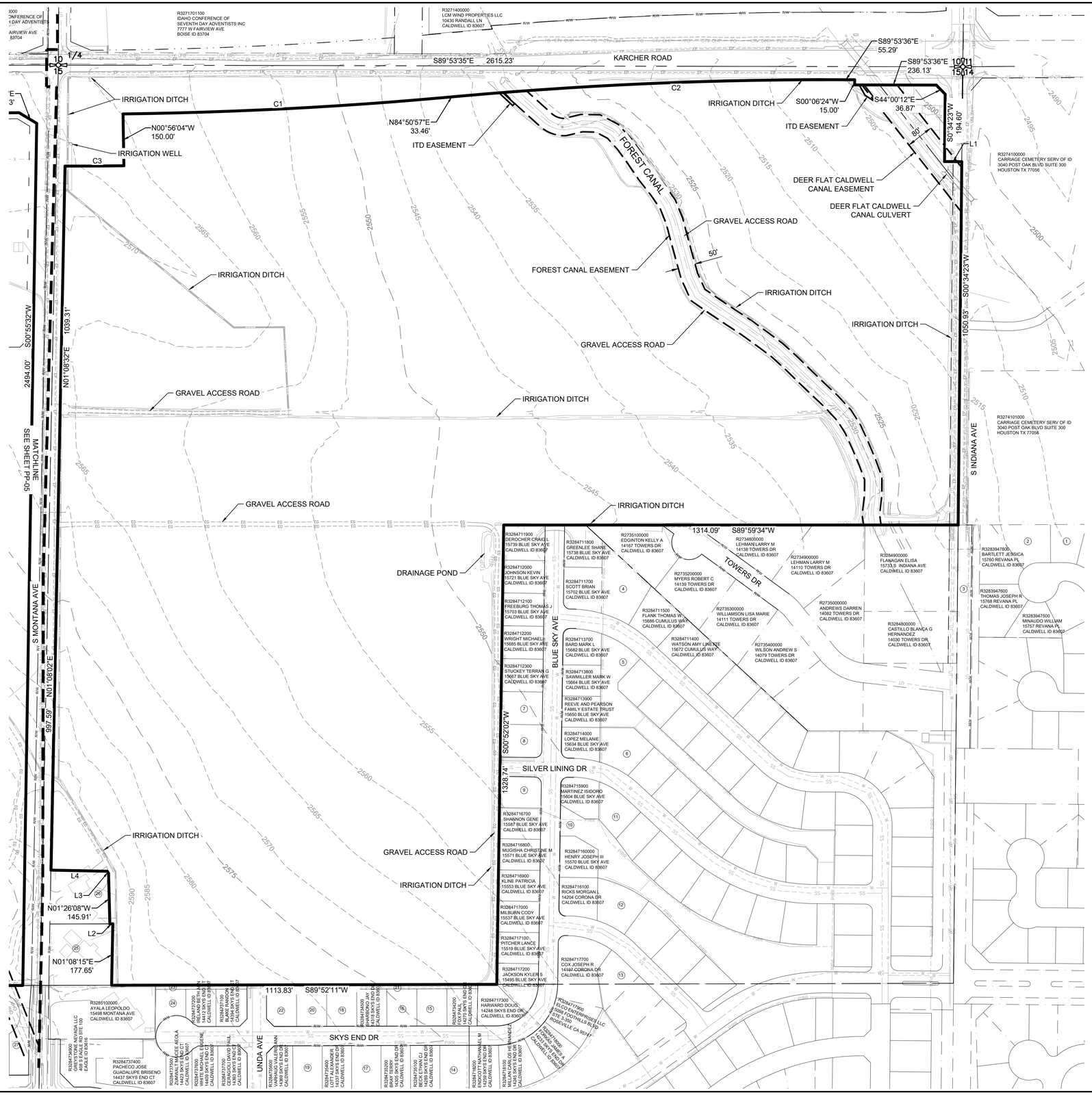
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CALDWELL, IDAHO

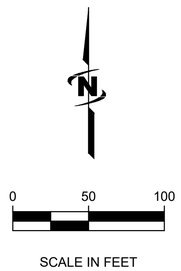
PROPERTY BOUNDARY & NATURAL FEATURES MAP

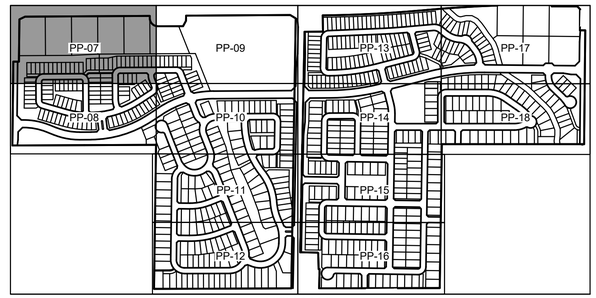
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DESIGN BY: CL
CHECKED BY: CL
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LAST UPDATED: 11/5/2025

SHEET NUMBER:
PP-05

Plot Date:11/5/2025 1:11 PM, Plotted By: Caleb LaClair
Date Created:6/5/2025 \\UB.COM\CENTRAL\CLIENTS\ID\M3PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG


KARCHER ROAD
S89°53'35"E 2615.23'
S89°53'36"E 55.29'
S89°53'36"E 236.13'
IRRIGATION DITCH
N00°56'04"W 150.00'
IRRIGATION WELL
N84°50'57"E 33.46'
ITD EASEMENT
S00°06'24"W 15.00'
S44°00'12"E 36.87'
S00°34'23"W 194.60'
DEER FLAT CALDWELL CANAL EASEMENT
DEER FLAT CALDWELL CANAL CULVERT
FOREST CANAL
GRAVEL ACCESS ROAD
FOREST CANAL EASEMENT
50'
S00°34'23"W 1050.93'
S00°55'32"W 2494.00'
N01°08'32"E 1039.31'
S MONTANA AVE
S INDIANA AVE
MATCHLINE SEE SHEET PP-05
N01°08'12"E 997.59'
S00°52'02"W 1328.74'
BLUE SKY AVE
SILVER LINING DR
DRAINAGE POND
TOWERS DR
1314.09' S89°59'34"W
1113.83' S89°52'11"W
SKYS END DR
UNDA AVE
N01°26'08"W 145.91'
N01°08'15"E 177.65'
L1
L2
L3
L4
C1
C2
C3
R3271701100 IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC 7777 W FAIRVIEW AVE BOISE ID 83704
R3271400000 LCM WIND PROPERTIES LLC 10430 RANDALL LN CALDWELL ID 83607
R3274100000 CARRIAGE CEMETERY SERV OF ID 3040 POST OAK BLVD SUITE 300 HOUSTON TX 77056
R3274101000 CARRIAGE CEMETERY SERV OF ID 3040 POST OAK BLVD SUITE 300 HOUSTON TX 77056
R3284711900 DERICHER CRAIG L 15739 BLUE SKY AVE CALDWELL ID 83607
R3284711800 GREENLEE SHANE 15738 BLUE SKY AVE CALDWELL ID 83607
R3284712000 JOHNSON KEVIN 15721 BLUE SKY AVE CALDWELL ID 83607
R3284712100 FREEBURG THOMAS J 15703 BLUE SKY AVE CALDWELL ID 83607
R3284712200 WRIGHT MICHAEL 15685 BLUE SKY AVE CALDWELL ID 83607
R3284712300 STUCKEY TERRAN G 15667 BLUE SKY AVE CALDWELL ID 83607
R3284711700 SCOTT BRIAN 15702 BLUE SKY AVE CALDWELL ID 83607
R3284711500 FLANK THOMAS W 15686 CUMULUS WAY CALDWELL ID 83607
R3284713700 BARD MARK L 15682 BLUE SKY AVE CALDWELL ID 83607
R3284713800 SAWMILLER MARK W 15664 BLUE SKY AVE CALDWELL ID 83607
R3284713900 REEVE AND PEARSON FAMILY ESTATE TRUST 15650 BLUE SKY AVE CALDWELL ID 83607
R3284714000 LOPEZ MELANIE 15634 BLUE SKY AVE CALDWELL ID 83607
R3284711400 WATSON AMY LINETTE 15672 CUMULUS WAY CALDWELL ID 83607
R3284715900 MARTINEZ ISIDORO 15604 BLUE SKY AVE CALDWELL ID 83607
R3284716700 SHANNON GENE 15587 BLUE SKY AVE CALDWELL ID 83607
R3284716800 MUGISHA CHRISTINE M 15571 BLUE SKY AVE CALDWELL ID 83607
R3284716900 KLINE PATRICIA 15553 BLUE SKY AVE CALDWELL ID 83607
R3284717000 MILBURN CODY 15537 BLUE SKY AVE CALDWELL ID 83607
R3284717100 PITCHER LANCE 15519 BLUE SKY AVE CALDWELL ID 83607
R3284717200 JACKSON KYLER S 15496 BLUE SKY AVE CALDWELL ID 83607
R3284716000 HENRY JOSEPH III 15570 BLUE SKY AVE CALDWELL ID 83607
R3284716100 RICKS MORGAN L 14204 CORONA DR CALDWELL ID 83607
R3284717700 COX JOSEPH R 14187 CORONA DR CALDWELL ID 83607
R3284717300 HARWARD DOUG 14248 SKYS END DR CALDWELL ID 83607
R3284734900 GREYSTONE NEVADA LLC 408 S EAGLE RD STE 100 EAGLE ID 83616
R3284734800 WESTOVER FAMILY LIVING TRUST 3056 WILLIAMS RD SAN JOSE CA 95128
R3284734900 GREYSTONE NEVADA LLC 408 S EAGLE RD STE 100 EAGLE ID 83616
R3284737300 JONES MOLLIANN MAKENZIE 14430 SKYS END CT CALDWELL ID 83607
R3286000000 DAYNES ALLAN AND KAREN LIVING TRUST 15516 S MONTANA AVE CALDWELL ID 83607
R3285901000 RIVERMAN ROCHELL 15554 S MONTANA AVE CALDWELL ID 83607
R3285622800 BHEG PASSERO RIDGE LLC 1140 VIRGINIA DR FORT WASHINGTON PA 19034
R3285624000 BROWN BRANDON RICHARD 14525 WING SPREAD CT CALDWELL ID 83607
R3283947800 BARTLETT JESSICA 15760 REVANA PL CALDWELL ID 83607
R3283947600 THOMAS JOSEPH R 15768 REVANA PL CALDWELL ID 83607
R3283947500 MINAUDO WILLIAM 15757 REVANA PL CALDWELL ID 83607
R3284900000 FLANAGAN ELISA 15733.5 INDIANA AVE CALDWELL ID 83607
R3284800000 CASTILLO BLANCA G HERNANDEZ 14030 TOWERS DR CALDWELL ID 83607
R2735100000 EDGINTON KELLY A 14167 TOWERS DR CALDWELL ID 83607
R2734800000 LEHMAN LARRY M 14138 TOWERS DR CALDWELL ID 83607
R2735200000 MYERS ROBERT C 14139 TOWERS DR CALDWELL ID 83607
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R2735300000 WILLIAMSON LISA MARIE 14111 TOWERS DR CALDWELL ID 83607
R2735000000 ANDREWS DARREN 14082 TOWERS DR CALDWELL ID 83607
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R3284737400 PACHECO JOSE GUADALUPE BRISENO 14437 SKYS END CT CALDWELL ID 83607
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R3284737800 REILAND BETH A 14381 SKYS END DR CALDWELL ID 83607
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R3284738100 RODRIGUEZ HERNANDEZ 14326 SKYS END DR CALDWELL ID 83607
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R3284738600 VARGAS VALERIO IAN 14395 SKYS END DR CALDWELL ID 83607
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R3284739000 ELITE PANTHERPRIDE LLC 1998 FOOTHILLS BLVD STE 130 ROSEVILLE CA 95747
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R3284739300 GREENLEE SHANE 14479 SKYS END DR CALDWELL ID 83607
R3284739400 GREENLEE SHANE 14493 SKYS END DR CALDWELL ID 83607





KEY MAP
SCALE: NTS

KARCHER ROAD

LANDSCAPE BUFFER EASEMENT

S 10TH AVENUE

UTILITY AND ACCESS EASEMENT

SHEET PP-09

SHEET PP-08

SHEET PP-10

BEARGRASS STREET

SKY FLOWER STREET

THISTLE TRAIL AVENUE

BRITTLEBUSH AVENUE

PAINTED CUP AVENUE

TORCHWOOD DRIVE

Block 26
50C
118348 SF

Block 30
5
85910 SF
COMMERCIAL

Block 29
11

Block 28
1C
22749 SF

7
86304 SF
COMMERCIAL

6
87120 SF
COMMERCIAL

4
84700 SF
COMMERCIAL

3
84002 SF
COMMERCIAL

1C 47089 SF

64C
2947 SF

65
4342 SF

66
4238 SF

67

63 4200 SF
62 4200 SF
61 4200 SF
60 4200 SF
59 4200 SF
58 4200 SF
57 4200 SF
56 4200 SF
55 4200 SF
54 4200 SF
53 4200 SF
52 4200 SF
51 4281 SF

49 4334 SF
48 4321 SF
47 4384 SF
27 4397 SF
26 4621 SF
25 4572 SF
24 4731 SF
23 4270 SF
22 4200 SF
21 4200 SF
20 4200 SF
19 4200 SF
18 4200 SF
17 4200 SF
16 4200 SF
15 4200 SF
14 4200 SF
13 4200 SF
12 4200 S

46C
3708 SF
45C
1059 SF
44
4937 SF
43
4399 SF
42
4400 SF
41

28C
3308 SF
29C
984 SF
30
4397 SF
31
4400 SF
32
4400 SF
33

2 5164 SF
3 4200 SF
4 4200 SF
5 4049 SF
6 4198 SF
7 4200 SF
12

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19 4200 SF

5 5689 SF
4 4200 SF
6 4200 SF
7 4200 SF
8 4200 SF
9 4200 SF
10 4200 SF
5689 SF

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER IN RESPONSIBLE CHARGE
17192
11/05/2025
STATE OF IDAHO
CALEB LACLAIR

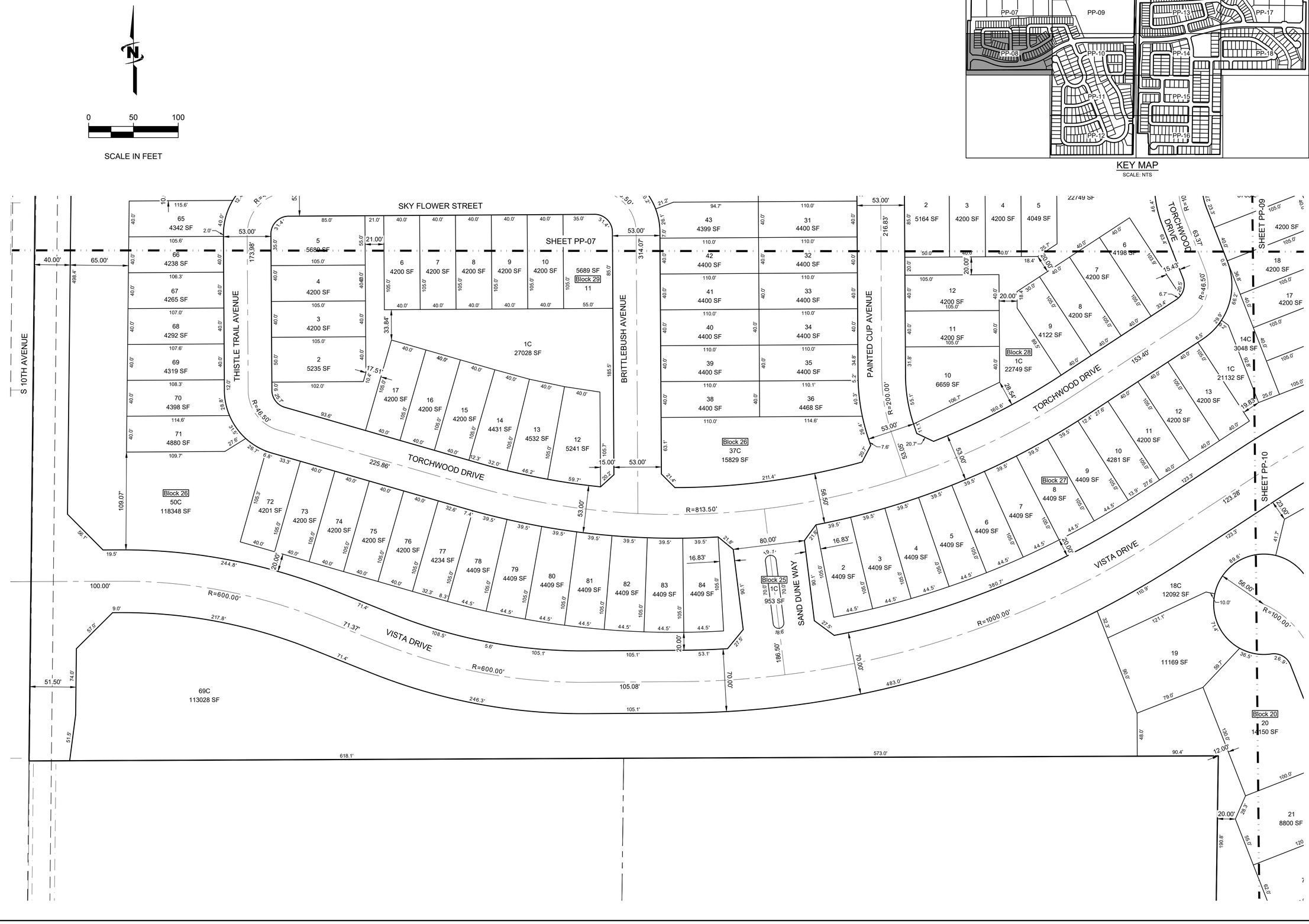
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CALDWELL, IDAHO

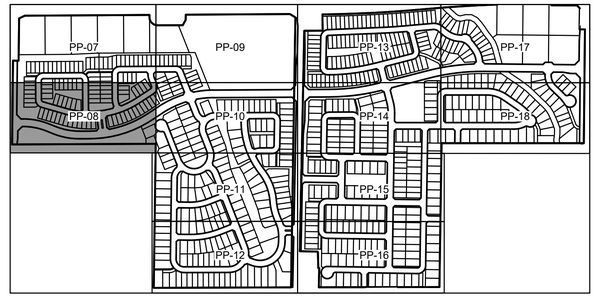
PRELIMINARY PLAT

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JUB PROJ. # : 10-24-100
DRAWN BY: KAS
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CHECKED BY: CL
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LAST UPDATED: 10/31/2025

SHEET NUMBER:
PP-07

Plot Date:10/31/2025 11:17 AM Plotted By: Kage Southern
Date Created:6/5/2025 \\UB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG





KEY MAP
SCALE: NTS

J-U-B ENGINEERS, INC.
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Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
17192
11/05/2025
STATE OF IDAHO
CALEB LACLAIR

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NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

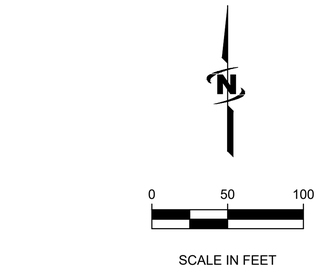
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CALDWELL, IDAHO

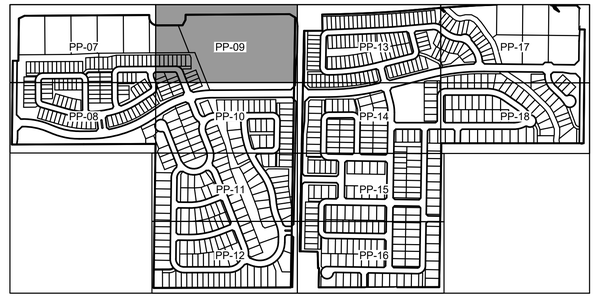
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LAST UPDATED: 10/31/2025

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Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\IDM3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG





KEY MAP
SCALE: NTS

KARCHER ROAD

962.0'

LANDSCAPE BUFFER EASEMENT

IDAHO POWER EASEMENT

UTILITY AND ACCESS EASEMENT

BEARGRASS STREET

SNAKEGRASS WAY

TORCHWOOD DRIVE

S MONTANA AVENUE

Block 30
1
653634 SF
MULTI-FAMILY

Block 26
1C
47233 SF

6C
2688 SF

Block 27

2
81133 SF
COMMERCIAL

16 4200 SF
15 4200 SF
14 4200 SF
13 4200 SF
12 4200 SF
11 4200 SF
10 4200 SF
9 4200 SF
8 4200 SF
7 5100 SF
5 4623 SF
4 4633 SF
3 4643 SF
2 4652 SF
17 4200 SF
18 4200 SF
19 4200 SF
20 5765 SF
21 6114 SF
22 4200 SF
23 4200 SF
24 4200 SF
25

SHEET PP-07
SHEET PP-08
SHEET PP-10
SHEET PP-13
SHEET PP-14

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Suite 400
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17192
11/05/2025
STATE OF IDAHO
CALEB LACLAIR

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

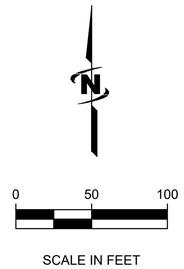
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

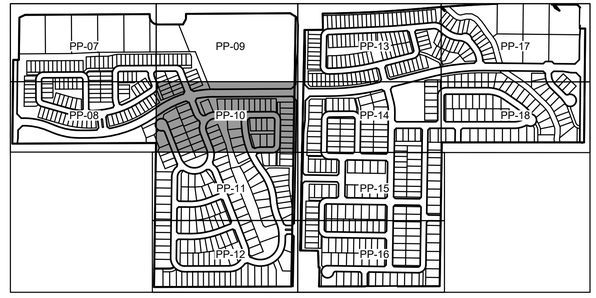
PRELIMINARY PLAT

FILE: 10-24-100_PRE-PLAT_EXISTING_BNDRY
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 11/5/2025

SHEET NUMBER:
PP-09

Plot Date:11/5/2025 1:16 PM Plotted By: Caleb LaClair
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\IDM3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG





KEY MAP
SCALE: NTS

SHEET PP-07
SHEET PP-09
SHEET PP-13
SHEET PP-08
SHEET PP-11
SHEET PP-14
SHEET PP-15

Block 27
Block 17
Block 19
Block 20
Block 18

VISTA DRIVE
R=900.00'
SNAKEGRASS WAY
R=100.00'
LAVA ROCK PLACE
LAVA ROCK DRIVE
NEEDLEGRASS WAY
R=150.00'
R=153.00'
LAVA ROCK DRIVE
IDAHO POWER EASEMENT
LAVA ROCK DRIVE
R=46.50'
QUAIL BUSH STREET
R=150.00'
R=46.50'
RAIN LILY AVENUE
230.56'
S MONTANA AVE

19 4200 SF
22 4200 SF
18 4200 SF
23 4200 SF
17 4200 SF
24 4200 SF
16 4200 SF
25 4200 SF
15 4200 SF
14C 3048 SF
1C 21132 SF
13 4200 SF
1C 2662 SF
2 7812 SF
3 7813 SF
17 12260 SF
4 8311 SF
16 9713 SF
5 9053 SF
15 9713 SF
6 7679 SF
14 8029 SF
7 7440 SF
13 8029 SF
8 7440 SF
12 6029 SF
9 7400 SF
22 7440 SF
11 7923 SF
18C 12092 SF
20 14150 SF
21 8800 SF
4 4633 SF
3 4643 SF
2 4652 SF
2 9949 SF
1C 61475 SF
3 8220 SF
4 7440 SF
5 7440 SF
6 6000 SF
7 6000 SF
8 6000 SF
9 6000 SF
10 6000 SF
11 6000 SF
12 6105 SF
14 10860 SF
13 9935 SF
12 9509 SF
11 9509 SF
15C 42925 SF
16 5977 SF
17 7440 SF
18 7440 SF
19 7522 SF
20 8241 SF
10 7976 SF
1C 11539 SF
3 6000 SF
4 6000 SF
5 8487 SF
8 8696 SF
7 7441 SF
6 8225 SF
4C 28446 SF
13C 2939 SF
14 6953 SF
15 6727 SF
16 6618 SF
17 6274 SF
18 6480 SF
19 6480 SF
20 6480 SF
21 6000 SF
22 6000 SF
23 6000 SF
25C 3908 SF
27 7599 SF
26

718.1'
803.19'
727.3'
258.11'
270.83'
225.8'
230.56'
101.27'
47.33'
52.23'
85.4'
52.00'
38.00'
70.00'
60.00'
56.00'
53.00'
244.94'
R=46.50'
R=100.00'
R=117.18'
R=100.00'
R=153.00'
296.38'
158.25'
165.15'
123.28'
55.72'
54.18'
48.14'
42.1'
60.7'
79.7'
157.6'
152.9'
116.4'
116.2'
115.9'
25.62'
30.5'
20.15'
19.85'
23.00'
12.00'
10.00'
15.00'
20.00'
21.00'
35.00'
46.00'
5.00'
52.67'
56.50'
55.72'
54.18'
30.50'
17.84'
15.00'
10.00'
53.00'
47.33'
101.27'
R=150.00'
10.00'
5.00'
20.00'
35.00'
35.00'
35.00'
899.1'
278.6'
180.0'
120.5'

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

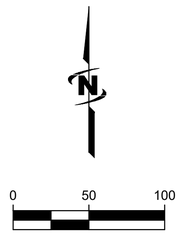
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

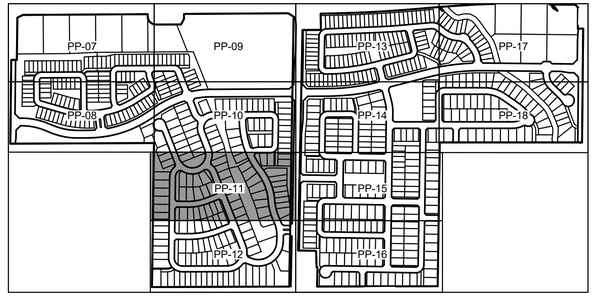
PRELIMINARY PLAT

FILE : 10-24-100_PRE-PLAT_EXISTING_BNDRY
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 11/5/2025

SHEET NUMBER:
PP-10

Plot Date:11/5/2025 1:18 PM Plotted By: Caleb LaClair
Data Created:5/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG





KEY MAP
SCALE: NTS

SHEET PP-10
SHEET PP-14
SHEET PP-12
SHEET PP-16
SHEET PP-15

LAVA ROCK PLACE
LAVA ROCK DRIVE
CHIFFON TRAIL AVENUE
CHOLLA STREET
GREASEWOOD WAY
CLIFFROSE STREET
QUAIL BUSH STREET
NEEDLEGRASS WAY
S MONTANA AVENUE

Block 20
Block 22
Block 23
Block 19
Block 17

IDAHO POWER EASEMENT

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

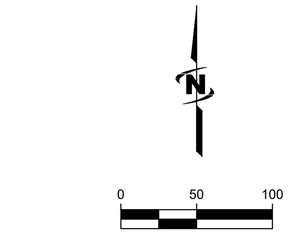
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

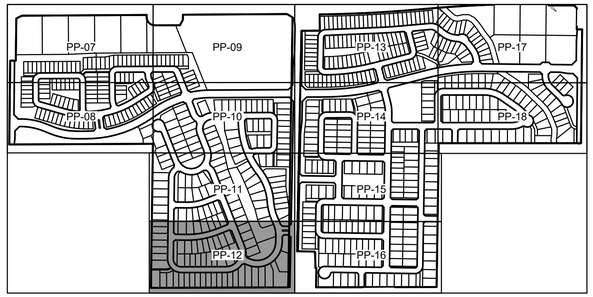
PRELIMINARY PLAT

FILE: 10-24-100_PRE-PLAT_EXISTING_BNDR
JUB PROJ. #: 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 11/5/2025

SHEET NUMBER:
PP-11

Plot Date:11/5/2025 1:23 PM, Plotted By: Caleb LaClair
Date Created:6/5/2025 \\UB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDR.DWG





KEY MAP
SCALE: NTS

SHEET PP-11

SHEET PP-15

SHEET PP-16

CHIFFON TRAIL AVENUE

CLIFFROSE STREET
R=750.00'

GREASEWOOD WAY

NEEDLEGRASS WAY

SILVERLEAF STREET
R=300.00'

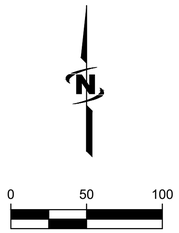
S MONTANA AVENUE

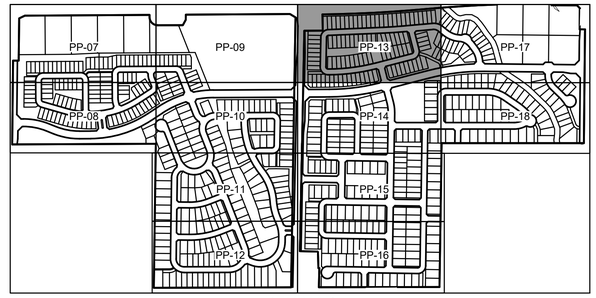
COACHELLA STREET
R=100.00'
R=150.00'
R=200.00'

IDAHO POWER EASEMENT

Block 17
Block 19
Block 20
Block 21
Block 23
Block 24

| | | |





KEY MAP
SCALE: NTS

KARCHER ROAD
90.00'
720.9'
216.1'
33.5'
133.4'
64.7'
ITD EASEMENT
17C 15650 SF
16 4822 SF
44C 12627 SF
Block 12
Block 14 1C 35355 SF
Block 15
Block 13 1C 18965 SF
11C 6507 SF
12C 20188 SF
20C 2931 SF
19C 3544 SF
4C 28446 SF
DESERT LILY DRIVE
R=4000.00'
R=100.00'
R=46.50'
R=1803.50'
R=2000.00'
504.42'
203.58'
62.55'
PALO VERDE AVENUE
TURTLEBACK WAY
PRICKLY PEAR DRIVE
DESERT BLOOM AVENUE
VISTA DRIVE
S MONTANA AVENUE
SHEET PP-09
SHEET PP-10
SHEET PP-14
SHEET PP-17
SHEET PP-18
637.9'
298.2'
204.7'
270.98'
307.47'
405.63'
355.6'
85.2'
59.5'
23.53'
35.00'
30.90'
29.15'
11.14'
46.00'
53.00'
75.00'
56.05'
60.00'
70.00'
34.77'
38.00'

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STATE OF IDAHO
CALEB LACLAIR

NO.	REVISION	BY	APP.	DATE

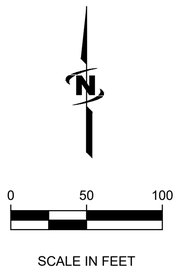
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CALDWELL, IDAHO

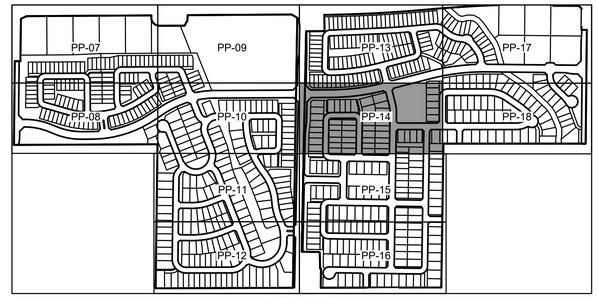
PRELIMINARY PLAT

FILE : 10-24-100_PRE-PLAT_EXISTING_BNDRY
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 11/5/2025

SHEET NUMBER:
PP-13

Plot Date:11/5/2025 1:35 PM Plotted By: Caleb LaClair
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG





KEY MAP
SCALE: NTS

SHEET PP-09
SHEET PP-13
SHEET PP-17
SHEET PP-10
SHEET PP-11
SHEET PP-15
SHEET PP-18

VISTA DRIVE
S MONTANA AVENUE
COYOTE TRAIL AVENUE
FIRECRACKER STREET
RIDGE RUNNER AVENUE
GOLDENBUSH STREET
DESERT BLOOM AVENUE
DESERT STAR STREET
VOLCANIC AVENUE
ECHO MESA AVENUE

Block 1: 1C, 122857 SF
Block 3: 5, 9421 SF; 6, 9100 SF
Block 4: 1C, 1797 SF; 2, 7440 SF; 3, 6000 SF; 4, 7440 SF; 5, 6124 SF; 6C, 1578 SF; 7C, 10462 SF; 8, 6000 SF; 9, 6000 SF; 10, 6000 SF; 25, 8640 SF; 24, 8370 SF
Block 5: 1C, 2535 SF; 2, 9959 SF; 3, 7372 SF; 4, 6712 SF; 5, 8370 SF; 6, 6750 SF; 7, 6750 SF; 8, 8370 SF; 9, 6750 SF; 10, 6750 SF; 11, 6738 SF; 12C, 2350 SF; 13, 5987 SF; 14, 6000 SF; 15, 6000 SF; 16, 7440 SF; 17, 6000 SF; 18, 6000 SF; 19, 7440 SF; 20, 8812 SF; 21, 9240 SF; 22C, 4018 SF; 23, 7550 SF; 24, 6000 SF; 25, 6000 SF; 26, 6000 SF; 27, 7611 SF; 28C, 3613 SF; 29, 7406 SF; 30, 7550 SF; 31, 7502 SF; 32, 7455 SF; 33, 6277 SF; 34, 6476 SF; 35, 8069 SF; 36, 8087 SF; 37, 6654 SF; 38C, 3931 SF; 4C, 28446 SF; 8C, 2373 SF
Block 6: 1C, 3276 SF; 2, 5992 SF; 3, 6000 SF; 4, 7440 SF; 5, 6000 SF; 6, 6000 SF; 7, 5991 SF; 8C, 2373 SF; 9, 6737 SF; 10, 6750 SF; 11, 6750 SF; 12, 8370 SF; 13, 6750 SF; 14, 6749 SF
8C, 2825 SF

PLOT DATE:10/31/2025 11:22 AM PLOTTED BY: KAGE SOUTHERN
DATE CREATED:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG

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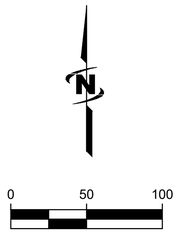
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	REVISION			

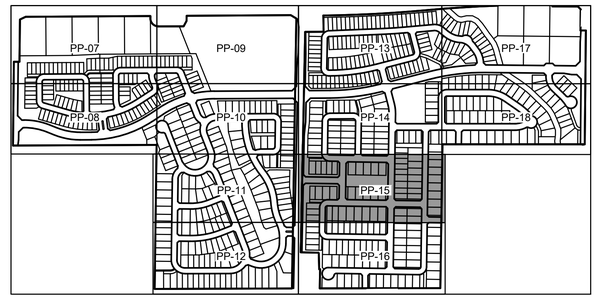
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY PLAT

FILE : 10-24-100_PRE-PLAT_EXISTING_BNDRY
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 10/31/2025

SHEET NUMBER:
PP-14





KEY MAP
SCALE: NTS

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11/05/2025
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NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

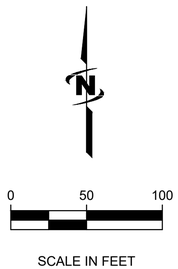
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

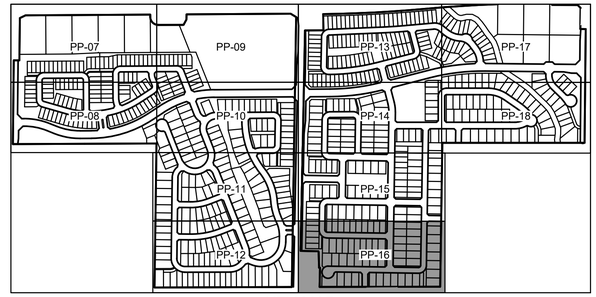
PRELIMINARY PLAT

FILE: 10-24-100_PRE-PLAT_EXISTING_BNDRY
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 10/31/2025

SHEET NUMBER:
PP-15

Plot Date:10/31/2025 11:22 AM Plotted By: Kage Southern
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG





KEY MAP
SCALE: NTS

SHEET PP-11
SHEET PP-12
SHEET PP-15
GRAVEL PATH AVENUE
S MONTANA AVENUE
DESERT BLOOM AVENUE
ECHO MESA AVENUE
CALENDULA STREET
ANEMONE COURT
ANEMONE STREET
UNDA AVENUE
SILVER LINING DRIVE
R=48.00'
R=100.00'
R=46.50'
583.50'
269.19'
228.89'
265.00'
313.50'
313.00'
435.80'
481.2'
618.5'
172.1'
156.50'
53.00'
60.00'
15.00'
1C 3673 SF
10C 3630 SF
1C 50328 SF
26C 3675 SF
15C 3446 SF
12C 3122 SF
14C 1838 SF
9C 4014 SF
18C 1721 SF
Block 8
Block 9
Block 10
Block 11
Block 21
1 9450 SF
2 10400 SF
3 10400 SF
4 10400 SF
5 10400 SF
6 10400 SF
7 10400 SF
8 10547 SF
5 8400 SF
6 7440 SF
7 8400 SF
8 8400 SF
9 7440 SF
10 8400 SF
11 8398 SF
12 8446 SF
13 8524 SF
14 8602 SF
15 8680 SF
16 8758 SF
17 8174 SF
18 8370 SF
9 6678 SF
10 6692 SF
11 6706 SF
12 6720 SF
13 6734 SF
14 6134 SF
15 6600 SF
16 6600 SF
17 6600 SF
18 6600 SF
19 6600 SF
20 5998 SF
21 7700 SF
22 7700 SF
23 7700 SF
24 7700 SF
25 9380 SF
26 8040 SF
27 8040 SF
28 9000 SF
29 8040 SF
30 9000 SF
31 8040 SF
32 9000 SF
33 8040 SF
34 10771 SF
35 13921 SF
36 9179 SF
37 9101 SF
38 9023 SF
39C 4059 SF

REUSE OF DRAWINGS
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NO.	REVISION	BY	APPR.	DATE

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Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
17192
11/05/2025
STATE OF IDAHO
CALEB LACLAIR

SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY PLAT

FILE :	10-24-100_PRE-PLAT_EXISTING_BNDRY
JUB PROJ. # :	10-24-100
DRAWN BY:	KAS
DESIGN BY:	CL
CHECKED BY:	CL

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AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 10/31/2025

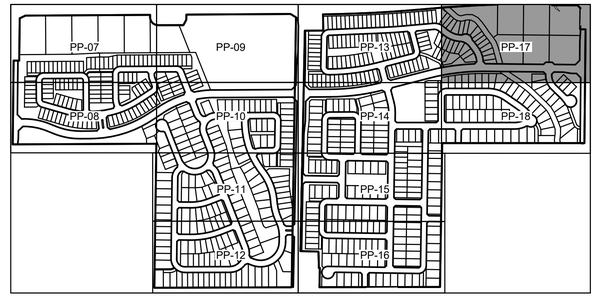
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PP-16

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N

0 50 100

SCALE IN FEET



KEY MAP
SCALE: NTS

KARCHER ROAD

LANDSCAPE BUFFER EASEMENT

ITD EASEMENT

FOREST CANAL

DEER FLAT CALDWELL CANAL

DESERT LILY DRIVE

VISTA DRIVE

PETRIFIED PLACE

S INDIANA AVENUE

SHEET PP-13

SHEET PP-14

SHEET PP-18

Block 12

Block 13

Block 16

Block 1

7 59666 SF COMMERCIAL

6 68049 SF COMMERCIAL

5 69529 SF COMMERCIAL

4 79089 SF COMMERCIAL

1 61482 SF COMMERCIAL

2 64000 SF COMMERCIAL

3 74898 SF COMMERCIAL

17C 15650 SF

18 4756 SF

16 4822 SF

15 4751 SF

14 5481 SF

13 6679 SF

12 5282 SF

11 5350 SF

10 7875 SF

9 5554 SF

1C 39827 SF

8 4670 SF

7 4609 SF

6 4970 SF

5 5344 SF

4 5189 SF

3 5270 SF

2C 4425 SF

17 5780 SF

18 4786 SF

19 4620 SF

20 4705 SF

21 5137 SF

22 5319 SF

23 6464 SF

24 5237 SF

25 6627 SF

26C 9864 SF

27 9690 SF

28 5214 SF

29 4122 SF

30 4200 SF

17 12309 SF

18 8412 SF

9 6765 SF

10 7243 SF

11 7751 SF

12 8134 SF

13 8393 SF

14 8530 SF

15 8547 SF

16C 8660 SF

41C 18132 SF

42 7777 SF

43 9020 SF

55C 41729 SF

58 5994 SF

57 6000 SF

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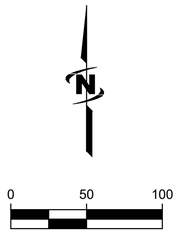
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DRAWN BY: KAS
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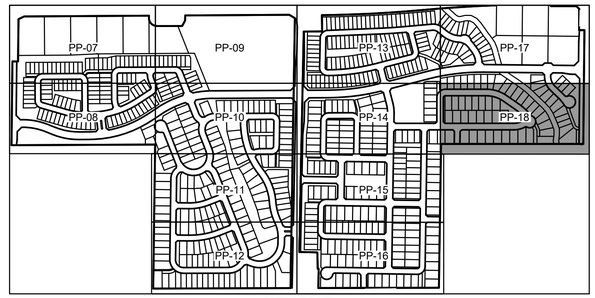
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LAST UPDATED: 11/5/2025

SHEET NUMBER:
PP-17

Plot Date:11/5/2025 1:39 PM Plotted By: Caleb LaClair
Data Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\MKI\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG





KEY MAP
SCALE: NTS

SHEET PP-13
SHEET PP-17
SHEET PP-14

SUNSCAPE DRIVE
DESERT STAR STREET
VOLCANIC AVENUE
BLUE SKY AVENUE
S INDIANA AVENUE
PETRIFIED PLACE
FOREST CANAL

Block 1
17
12309 SF

Block 1
43
9020 SF

Block 2
10C
22545 SF

Block 3
1
11067 SF

Block 3
5
9421 SF

1C
3643 SF

8C
2825 SF

29C
3132 SF

30C
5061 SF

40C
43868 SF

41C
18132 SF

53C
3256 SF

54C
5935 SF

55C
41729 SF

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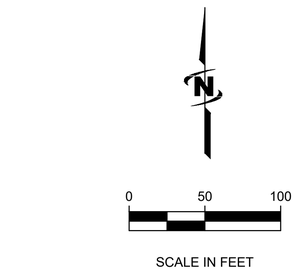
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CALDWELL, IDAHO

PRELIMINARY PLAT

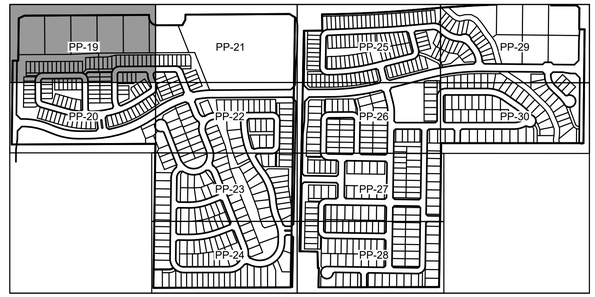
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JUB PROJ. # : 10-24-100
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DESIGN BY: CL
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LAST UPDATED: 10/31/2025

SHEET NUMBER:
PP-18

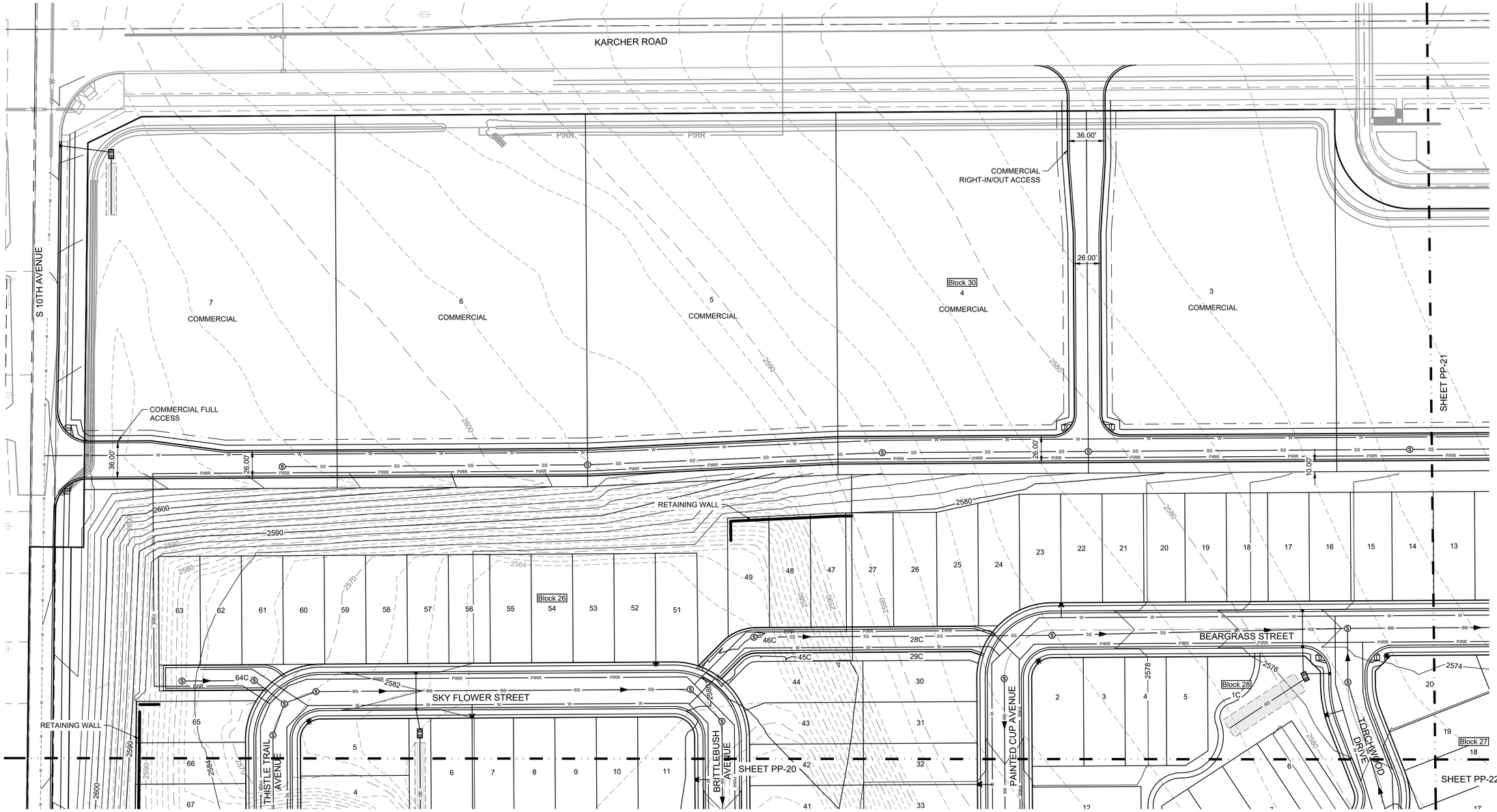
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NOTES:
1. KARCHER RD (HWY 55) IMPROVEMENTS SHOWN ARE APPROXIMATE AND BASED ON CONSTRUCTION DRAWINGS PROVIDED BY ITD.
2. UTILITY LOOPING AND CROSS ACCESS THROUGH THE COMMERCIAL AND MULTI-FAMILY LOTS AND ASSOCIATED EASEMENTS TO BE DETERMINED AT TIME OF LOT DEVELOPMENT.



KEY MAP
SCALE: NTS



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PRELIMINARY ENGINEERING PLAN

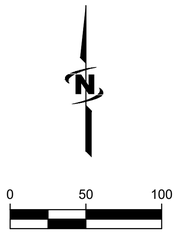
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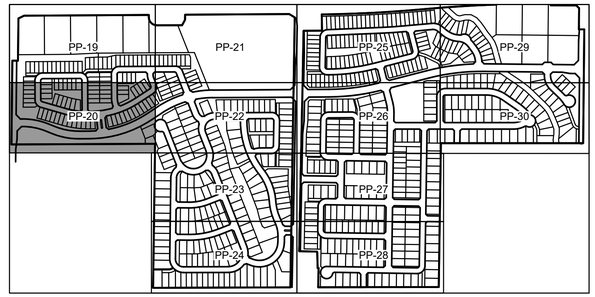
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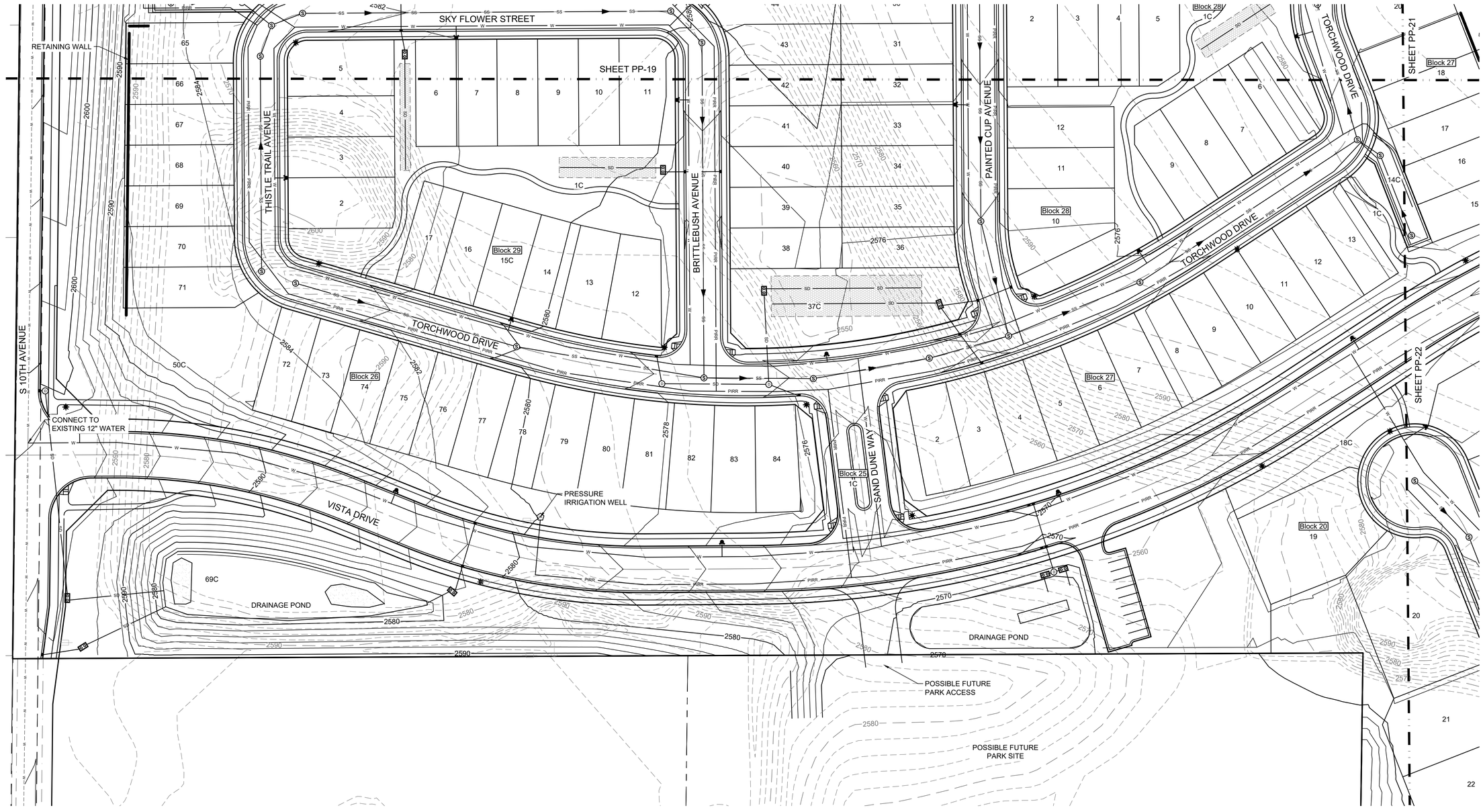
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Plot Date:10/31/2025 11:25 AM Plotted By: Kaye Southern
Date Created:6/5/2025 \\UB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER\MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG





KEY MAP
SCALE: NTS



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CALDWELL, IDAHO

PRELIMINARY ENGINEERING PLAN

FILE :	10-24-100_PRE-PLAT_ENGINEERING
JUB PROJ. # :	10-24-100
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CHECKED BY:	CL

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LAST UPDATED: 10/31/2025

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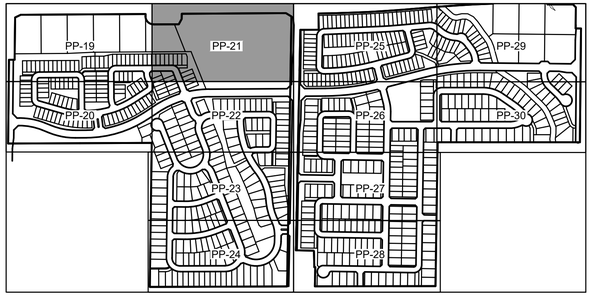
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NOTES:
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0 50 100

SCALE IN FEET



KEY MAP

SCALE: NTS

KARCHER ROAD

GIRR

CONNECT TO EXISTING 12" WATER

10' REGIONAL PATHWAY

8' NEIGHBORHOOD PATHWAY

UTILITY CORRIDOR AND CROSS ACCESS BETWEEN MULTI-FAMILY AND COMMERCIAL LOTS. LOCATION TBD.

Block 30
1
MULTI-FAMILY

Block 26
COMMERCIAL

BEARGRASS STREET

TORCHWOOD DRIVE

SNAKEGRASS WAY

Block 27

S MONTANA AVENUE

SHEET PP-19

SHEET PP-20

SHEET PP-22

SHEET PP-25

SHEET PP-26

COMMERCIAL AND MULTI-FAMILY FULL ACCESS

MULTI-FAMILY FULL ACCESS

WATER, PI, AND SEWER STUB FOR MULTI-FAMILY LOT

26.00'

36.00'

2570

2572

2574

2576

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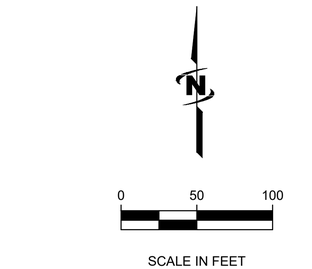
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY ENGINEERING PLAN

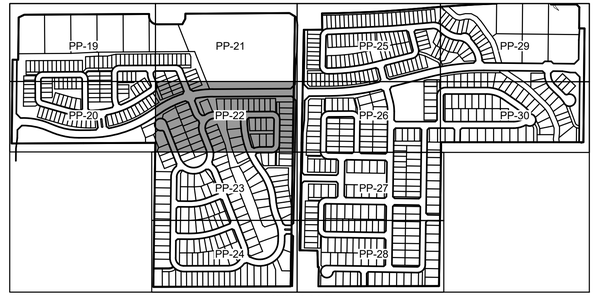
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JUB PROJ. # : 10-24-100
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DESIGN BY: CL
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LAST UPDATED: 11/5/2025

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PP-21

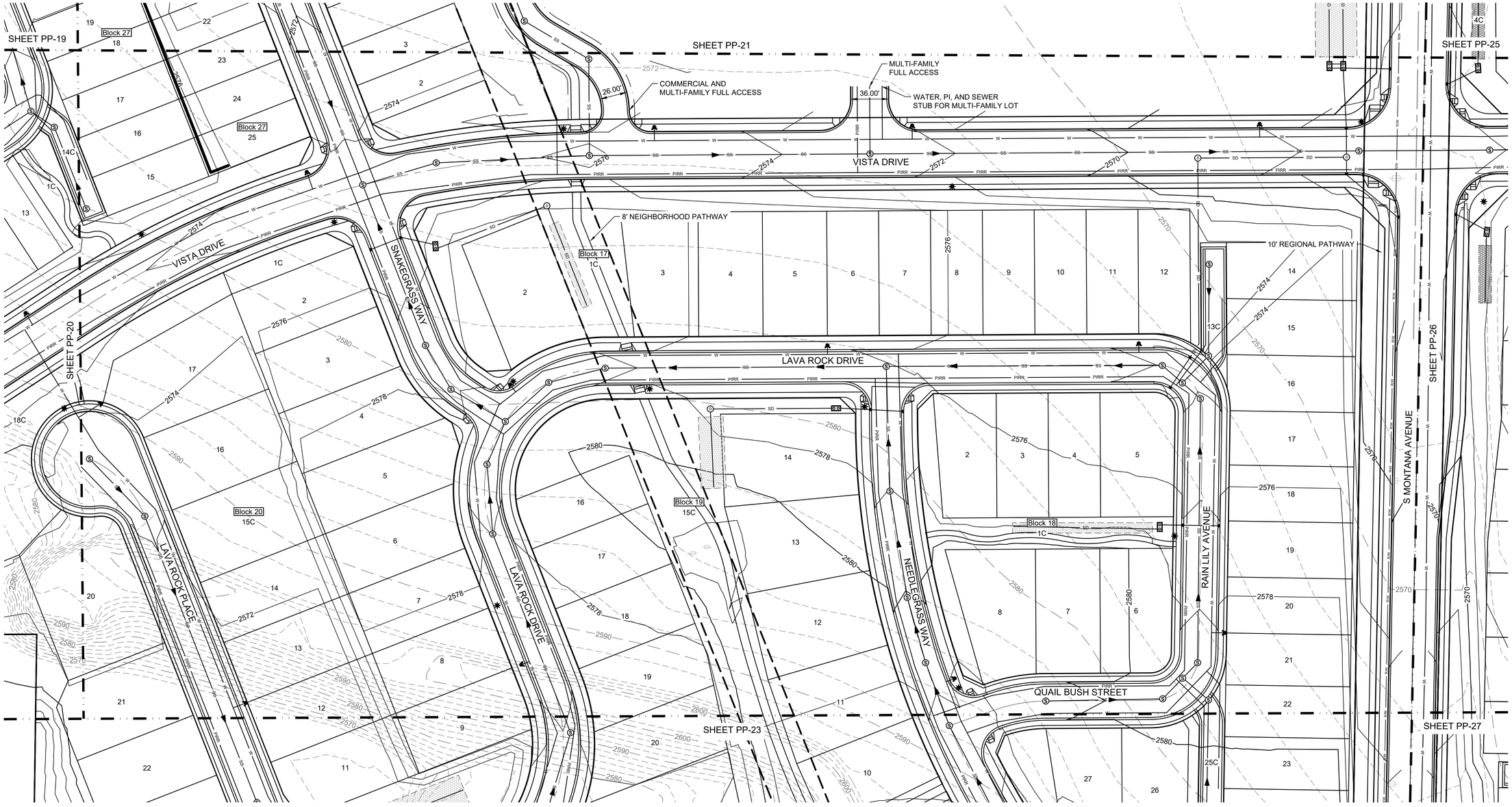
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SCALE IN FEET



KEY MAP
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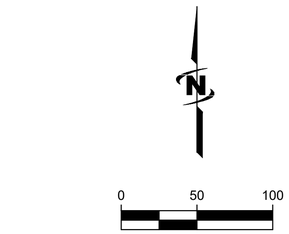
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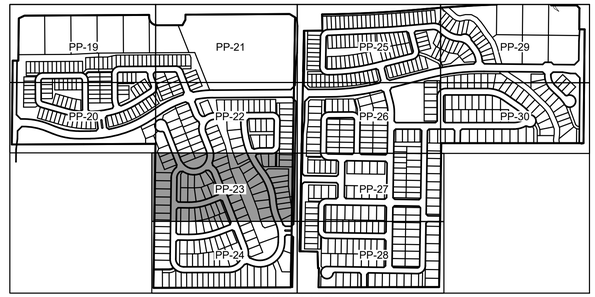
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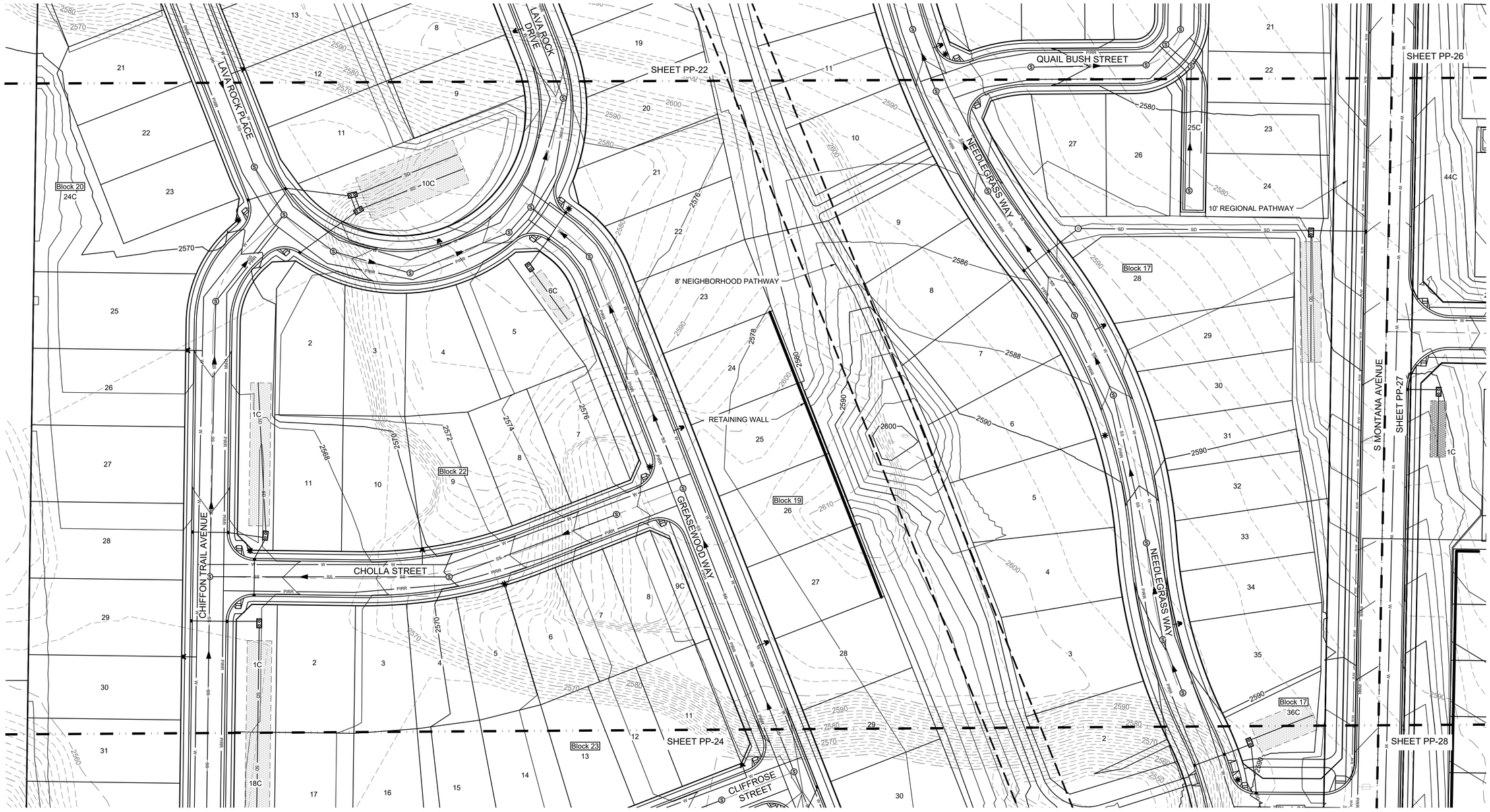
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SCALE IN FEET



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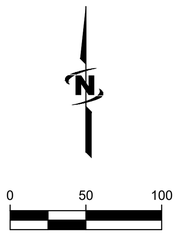
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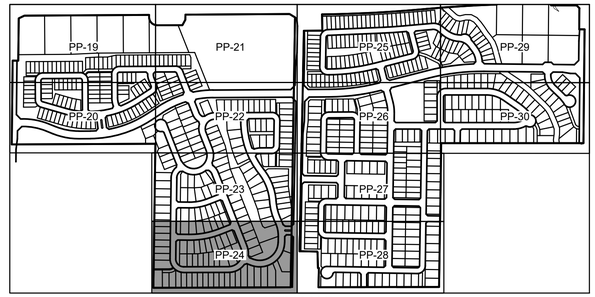
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JUB PROJ. # : 10-24-100
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PP-23

Plot Date:11/5/2025 2:15 PM Plotted By: Caleb LaClair
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SCALE IN FEET



KEY MAP
SCALE: NTS

SHEET PP-23

SHEET PP-27

SHEET PP-28

CHIFFON TRAIL AVENUE

CLIFFROSE STREET

GREASEWOOD WAY

NEEDLEGRASS WAY

SILVERLEAF STREET

8' NEIGHBORHOOD PATHWAY

S MONTANA AVENUE

10' REGIONAL PATHWAY

COACHELLA STREET

RETAINING WALL

Block 17
36C

Block 19
32

Block 20
33

Block 21
1C

Block 23
13

Block 24
13

1C
18C
11C
34C
38C
40C
60C

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NO.	DESCRIPTION	BY	APPR.	DATE
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SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY ENGINEERING PLAN

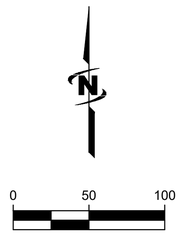
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JUB PROJ. # : 10-24-100
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LAST UPDATED: 11/5/2025

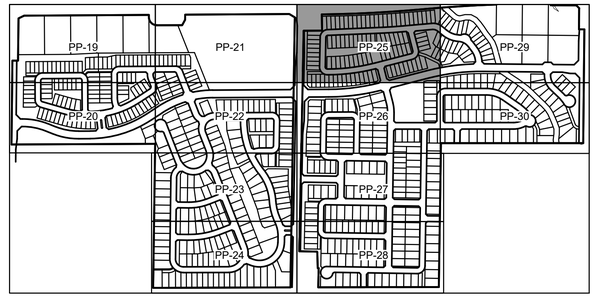
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PP-24

Plot Date:11/5/2025 1:54 PM Plotted By: Caleb LaClair
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M39\PROJECTS\10-24-100_CALDWELLPROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG



SCALE IN FEET

NOTES:
1. KARCHER RD (HWY 55) IMPROVEMENTS SHOWN ARE APPROXIMATE AND BASED ON CONSTRUCTION DRAWINGS PROVIDED BY ITD.
2. UTILITY LOOPING AND CROSS ACCESS THROUGH THE COMMERCIAL AND MULTI-FAMILY LOTS AND ASSOCIATED EASEMENTS TO BE DETERMINED AT TIME OF LOT DEVELOPMENT.



KEY MAP
SCALE: NTS

KARCHER ROAD
GIRR
FOREST CANAL
10' REGIONAL PATHWAY
S MONTANA AVENUE
PALO VERDE AVENUE
DESERT LILY DRIVE
PRICKLY PEAR DRIVE
DESERT BLOOM AVENUE
VISTA DRIVE
TURTLEBACK WAY
Block 12
32C
Block 14
1C
Block 15
22
Block 13
1C
Block 1
28C
SHEET PP-21
SHEET PP-22
SHEET PP-26
SHEET PP-29
SHEET PP-30

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
17192
11/05/2025
STATE OF IDAHO
CALEB LACLAIR

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CALDWELL, IDAHO

PRELIMINARY ENGINEERING PLAN

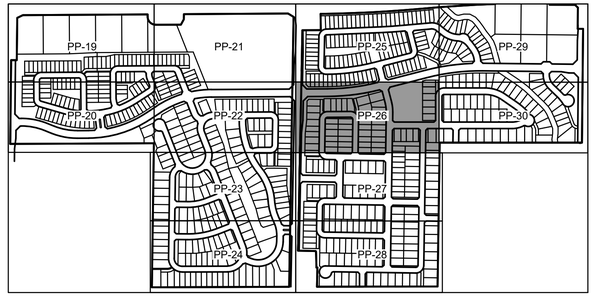
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0 50 100

SCALE IN FEET



KEY MAP

SCALE: NTS

SHEET PP-21
SHEET PP-25
SHEET PP-29
SHEET PP-22
SHEET PP-23
SHEET PP-27
SHEET PP-30
VISTA DRIVE
S MONTANA AVENUE
FIRECRACKER STREET
COYOTE TRAIL AVENUE
RIDGE RUNNER AVENUE
DESERT BLOOM AVENUE
VOLCANIC AVENUE
DESERT STAR STREET
ECHO MESA AVENUE
GOLDENBUSH STREET
10' REGIONAL PATHWAY
Block 1
Block 3
Block 4
Block 5
Block 6

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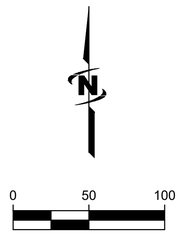
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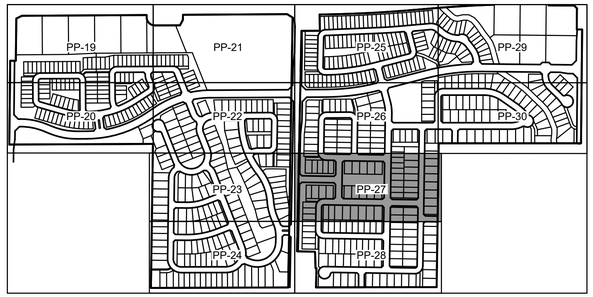
LAST UPDATED: 10/31/2025

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Date Created:6/5/2025 \\UB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHERMONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG





KEY MAP
SCALE: NTS

SHEET PP-22
SHEET PP-26
SHEET PP-23
SHEET PP-24
SHEET PP-28
COYOTE TRAIL AVENUE
RIDGE RUNNER AVENUE
GOLDENBUSH STREET
DESERT DAWN STREET
S MONTANA AVENUE
RAGGED ROCK AVENUE
DESERT BLOOM AVENUE
ECHO MESA AVENUE
10' REGIONAL PATHWAY
CACTUS BLOOM STREET
RETAINING WALL
GRAVEL PATH AVENUE
SILVER LINING DRIVE
Block 5
Block 10
Block 7
Block 11
Block 8

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SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

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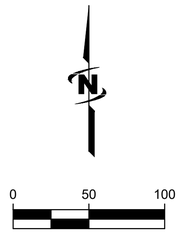
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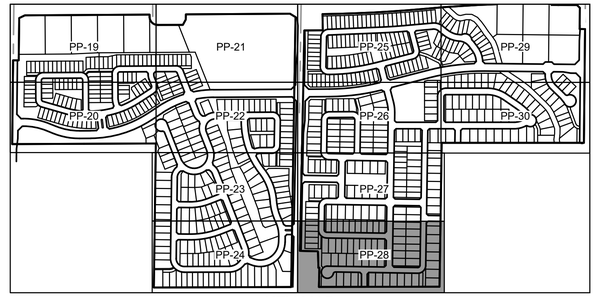
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SCALE IN FEET



KEY MAP

SCALE: NTS

SHEET PP-23

SHEET PP-27

SHEET PP-24

S MONTANA AVENUE

GRAVEL PATH AVENUE

CALENDULA STREET

SILVER LINING DRIVE

DESERT BLOOM AVENUE

ECHO MESA AVENUE

UNDA AVENUE

ANEMONE COURT

ANEMONE STREET

RETAINING WALL

10' REGIONAL PATHWAY

ACCESS TO ADJACENT LOT

STUB SEWER SERVICE TO ADJACENT LOT

CONNECT TO EXISTING 8" WATER

Block 8

Block 9

Block 10

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LAST UPDATED: 10/31/2025

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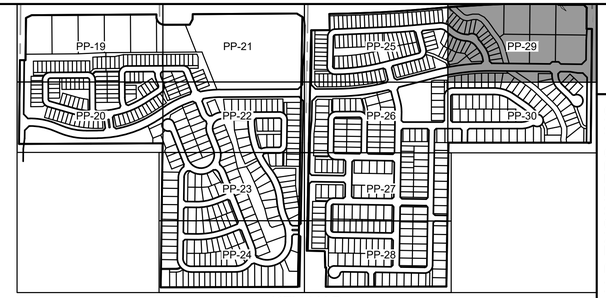
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NOTES:
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0 50 100

SCALE IN FEET



KEY MAP
SCALE: NTS

KARCHER ROAD
IRRIGATION STORAGE POND
IRRIGATION WELL & PUMP HOUSE
EXISTING IRRIGATION SUPPLY TAP
COMMERCIAL RIGHT IN/OUT ACCESS
COMMERCIAL FULL ACCESS
12'X5' BOX CULVERT EXTENSION
DEER FLAT CALDWELL CANAL
FOREST CANAL
DESERT LILY DRIVE
VISTA DRIVE
PETRIFIED PLACE
S INDIANA AVENUE
CONNECT TO EXISTING 12" WATER
CONNECT TO EXISTING 15" SEWER
SHEET PP-25
SHEET PP-26
SHEET PP-30
Block 12
Block 13
Block 16
COMMERCIAL
36.00'
27.00'
15.5'
36' ROP

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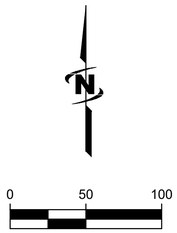
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PRELIMINARY ENGINEERING PLAN

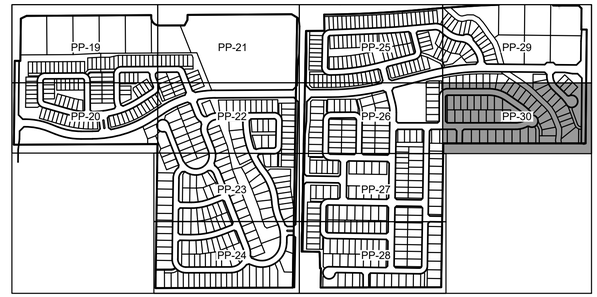
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SCALE IN FEET



KEY MAP

SCALE: NTS

SHEET PP-25

SHEET PP-29

SHEET PP-26

SUNSCAPE DRIVE

DESERT STAR STREET

VOLCANIC AVENUE

BLUE SKY AVENUE

FOREST CANAL

PETRIFIED PLACE

S INDIANA AVE

Block 1

Block 2

Block 3

CONNECT TO EXISTING 8" WATER

CONNECT TO EXISTING 12" WATER

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J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642

Phone: 208.376.7330
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IN THE STATE OF IDAHO
17192
11/05/2025
STATE OF IDAHO
CALEB LACLAIR

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SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

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JUB PROJ. # : 10-24-100
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PRE-PLAT LANDSCAPE PLANS FOR

SILVERLEAF

CALDWELL, IDAHO
2025

DEVELOPER

M3 COMPANIES
11673 Shoreline Dr.
Suite 200
Boise, Idaho 83702
(208) 939-6263 Fax: 208-939-6752

CIVIL ENGINEERS

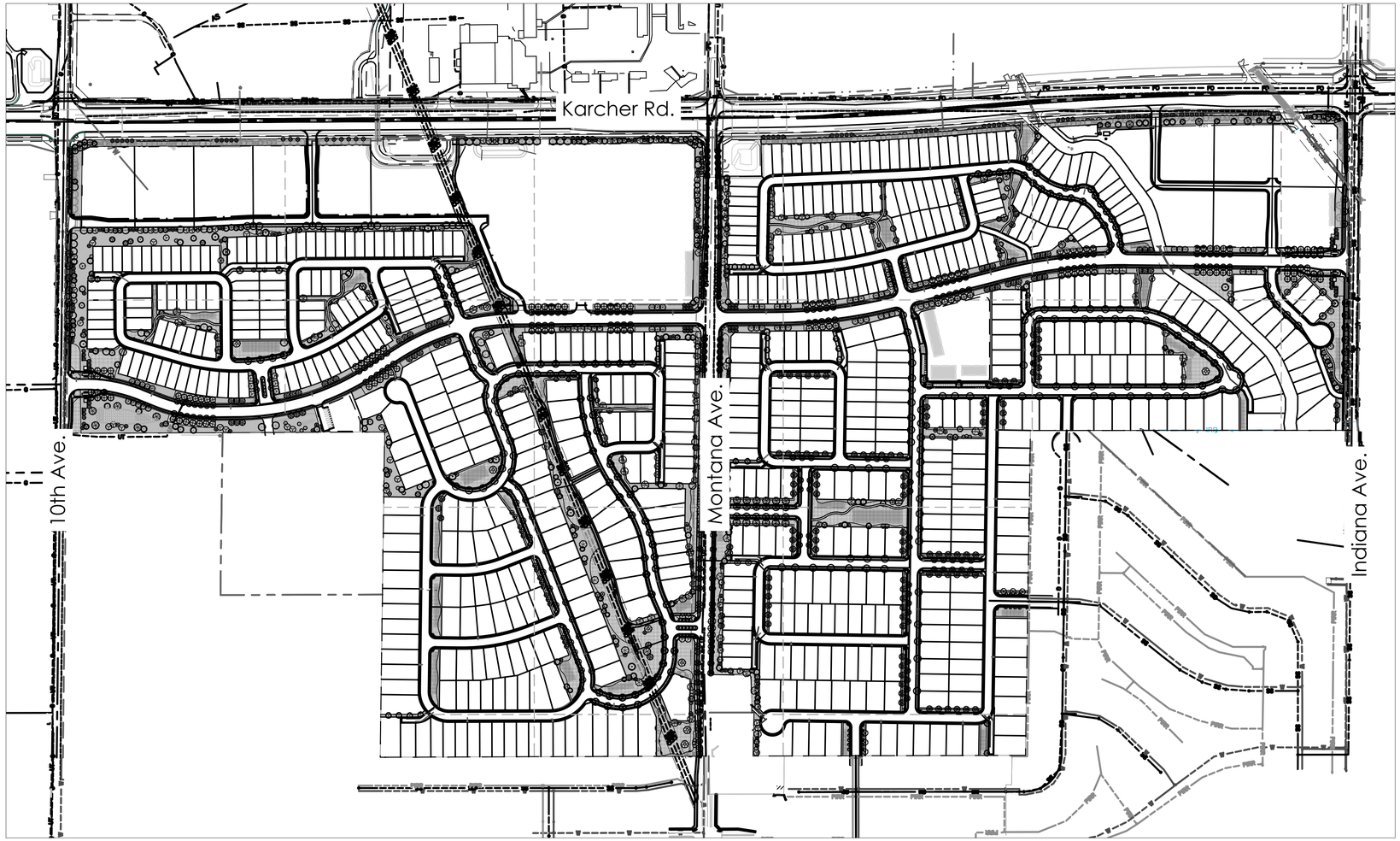
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2760 W. Excursion Ln., Suite 400
Meridian, ID 83642
(208) 376-7330 Fax: 208-323-9336

LANDSCAPE ARCHITECT

Greey | Pickett
Landscape Architecture | Community Design
7144 E. Stetson Drive, Suite 205
Scottsdale, Arizona 85251
(480) 609-0009 Fax: (480) 609-0068

SHEET INDEX

Cover Sheet	L0.0
General Notes / Materials Schedule	L0.1
Overall Landscape Sheet Layout	L3.0
Planting Plans	L3.1-3.15
Planting Details	L7.1
Planting Specifications	L8.1



OVERALL LANDSCAPE PLAN

Scale: 1" = 250'-0"

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0068f

STATE OF IDAHO
RUSSELL GREEY
LA - 16653
Expires:09/31/25
LICENSED LANDSCAPE ARCHITECT

Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

SILVERLEAF

revisions:

project #: MTC088
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 09.16.2025
drawing: Overall Landscape Plan

sheet #
L0.0
1 of 20

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GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
      i) TURF, AND ANNUAL AREAS (6" DEPTH).
      ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

HARDSCAPE GENERAL NOTES:

1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS PREPARED BY JUB ENGINEERS, INC. FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL ENGINEER. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT , OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE (VARIES), 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" (VARIES) ON CENTER AND EXPANSION JOINTS AT 20'-0" (VARIES) ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

PLANTING GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW PLANTING PLANS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 3 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 3 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT.
9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS/SEEPAGE BEDS/IDAHO POWER APPURTENANCES/ FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
11. ALL SPECIMEN TREES, SHRUBS AND GROUNDCOVER SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION, IF APPLICABLE.
13. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
14. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
15. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION AND 90 DAY MAINTENANCE AFTER SUBSTANTIAL COMPLETION PRIOR TO TURNOVER TO HOME OWNER'S ASSOCIATION (HOA).
16. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
17. ALL PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
18. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "LANDSCAPE ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "LANDSCAPE ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "LANDSCAPE ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: JUB ENGINEERS, INC. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
6. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
   A) UTILITY DIG LINE SERVICE OF IDAHO 1-800-342-1585
   B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
   C) OVERHEAD UTILITIES
7. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
8. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
9. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
10. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
12. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
15. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
16. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
17. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
18. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
19. MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

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STATE OF IDAHO
RUSSELL GREEY
LA - 16653
LICENSED LANDSCAPE ARCHITECT
Expires09/21/25

Documents

SILVERLEAF

Pre-Plat Landscape Construction
CALDWELL, IDAHO

revisions:

project #:
MTC088
scale:
NTS
issued for:
REVIEW
drawn by:
TEAM
date:
09.16.2025
drawing:
General Notes

sheet #

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PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.
Class II Trees		
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.
	Betula nigra 'Heritage' Heritage Birch	2" Cal.
	Fraxinus americana White Ash	See Plan
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.
	Gleditsia triancanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' HT, B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' HT, B&B
	Pinus sylvestris Scotch Pine	6-8' HT, B&B
	★Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleia davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleia x Butterfly 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet 1M Red Rose	3 gal.
	Rosa x 'Noaleia' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

LANDSCAPE SHEET LAYOUT

0' 200' 400' 600'

Scale: 1" = 200'-0"

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SILVERLEAF

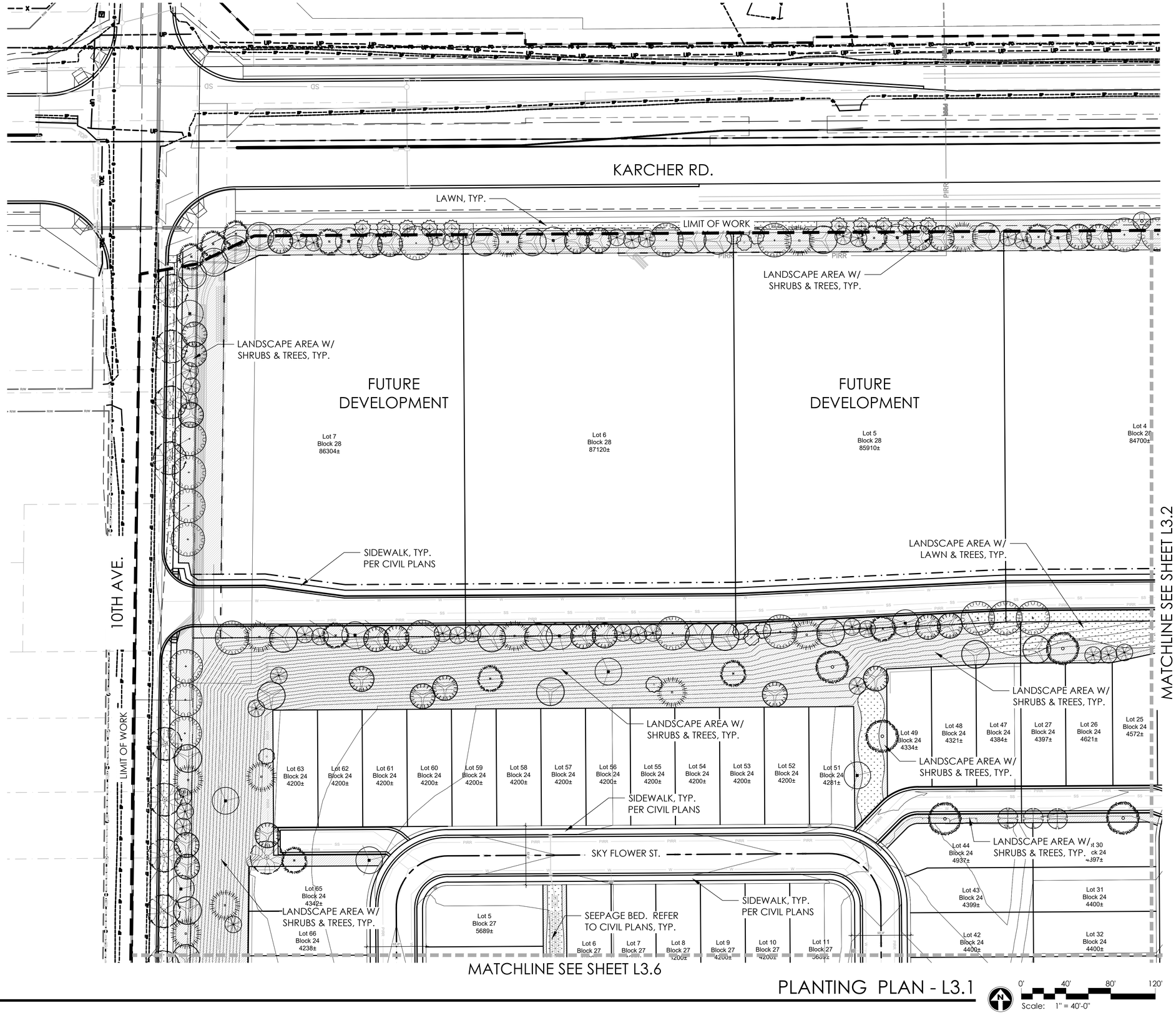
Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #: MTC088
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 09.16.2025
drawing: Overall Landscape Plan

sheet #
L3.0
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PLANTING PLAN - L3.1

0' 40' 80' 120'
Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
*	*Cercis canadensis* Eastern Redbud	2" Cal.
*	*Cornus florida 'Cloud 9'* Flowering Dogwood	2" Cal.
*	*Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.
*	*Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.
Class II Trees		
*	*Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.
*	*Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.
*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.
*	*Fraxinus americana* White Ash	See Plan
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.
*	*Gleditsia triancanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.
*	*Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.
*	*Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
*	*Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6'-8' Ht. B&B
*	*Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6'-8' HT. B&B
*	*Pinus sylvestris* Scotch Pine	6'-8' HT. B&B
*	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noalo' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

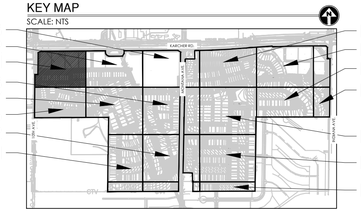
MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS



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LICENSED LANDSCAPE ARCHITECT

SILVERLEAF
Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

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date: 09.16.2025
drawing: Planting Plan

sheet #
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4 of 20

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KARCHER RD.

LIMIT OF WORK

LANDSCAPE AREA W/ TREES & SHRUBS, TYP.

LANDSCAPE AREA W/ TREES & SHRUBS, TYP.

MATCHLINE SEE SHEET L3.1

MATCHLINE SEE SHEET L3.3

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

Lot 3
Block 28
84002±

Lot 2
Block 28
81133±

SIDEWALK, TYP.
PER CIVIL PLANS

LAWN, TYP.

LANDSCAPE AREA W/ TREES & SHRUBS, TYP.

LANDSCAPE AREA W/ TREES & SHRUBS, TYP.

Lot 24 Block 24 4731±
Lot 23 Block 24 4270±
Lot 22 Block 24 4200±
Lot 21 Block 24 4200±
Lot 20 Block 24 4200±
Lot 19 Block 24 4200±
Lot 18 Block 24 4200±
Lot 17 Block 24 4200±
Lot 16 Block 24 4200±
Lot 15 Block 24 4200±
Lot 14 Block 24 4200±
Lot 13 Block 24 4200±
Lot 12 Block 24 4200±
Lot 11 Block 24 4200±
Lot 10 Block 24 4200±
Lot 9 Block 24 4200±
Lot 8 Block 24 4200±
Lot 7 Block 24 5122±

SIDEWALK, TYP.
PER CIVIL PLANS

LAWN, TYP.

LANDSCAPE AREA W/
SHRUBS & TREES, TYP.

BEARGRASS ST.

LANDSCAPE AREA W/
TREES & SHRUBS, TYP.

SEEPAGE BED. REFER
TO CIVIL PLANS, TYP.

SIDEWALK, TYP.
PER CIVIL PLANS

PAINTED CUP AVE.

Lot 2 Block 26 5164±
Lot 3 Block 26 4200±
Lot 4 Block 26 4200±
Lot 5 Block 26 4049±

Lot 20 Block 25 5765±
Lot 21 Block 25 6114±

VISIBILITY TRIANGLE

SNAKEGRASS WAY

Lot 5 Block 24 4653±
Lot 4 Block 24 4663±
Lot 3 Block 24 4673±

Lot 19 Block 25 4200±
Lot 22 Block 25 4200±
Lot 18 Block 25 4200±
Lot 23 Block 25 4200±
Lot 6 Block 25

LAWN, TYP.

MICRO PATHWAY

MATCHLINE SEE SHEET L3.7

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
	* *Cercis canadensis* Eastern Redbud	2" Cal.
	* *Cornus florida 'Cloud 9'* Flowering Dogwood	2" Cal.
	* *Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.
	* *Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.
Class II Trees		
	* *Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.
	* *Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.
	* *Acer truncatum 'Pacific Sunset'* Pacific Sunset Maple	2" Cal.
	* *Betula nigra 'Heritage'* Heritage Birch	2" Cal.
	* *Fraxinus americana* White Ash	See Plan
	* *Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.
	* *Gleditsia triancanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.
	* *Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.
	* *Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
	* *Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6'-8' Ht. B&B
	* *Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6'-8' HT. B&B
	* *Pinus sylvestris* Scotch Pine	6'-8' HT. B&B
	*Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
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	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
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	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
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Grasses		
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	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

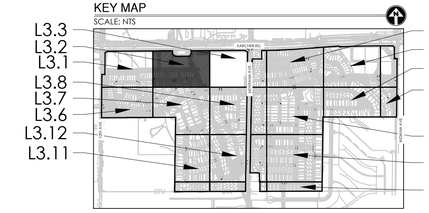
MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS



PLANTING PLAN - L3.2

0' 40' 80' 120'
Scale: 1" = 40'-0"

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LICENSED LANDSCAPE ARCHITECT

SILVERLEAF

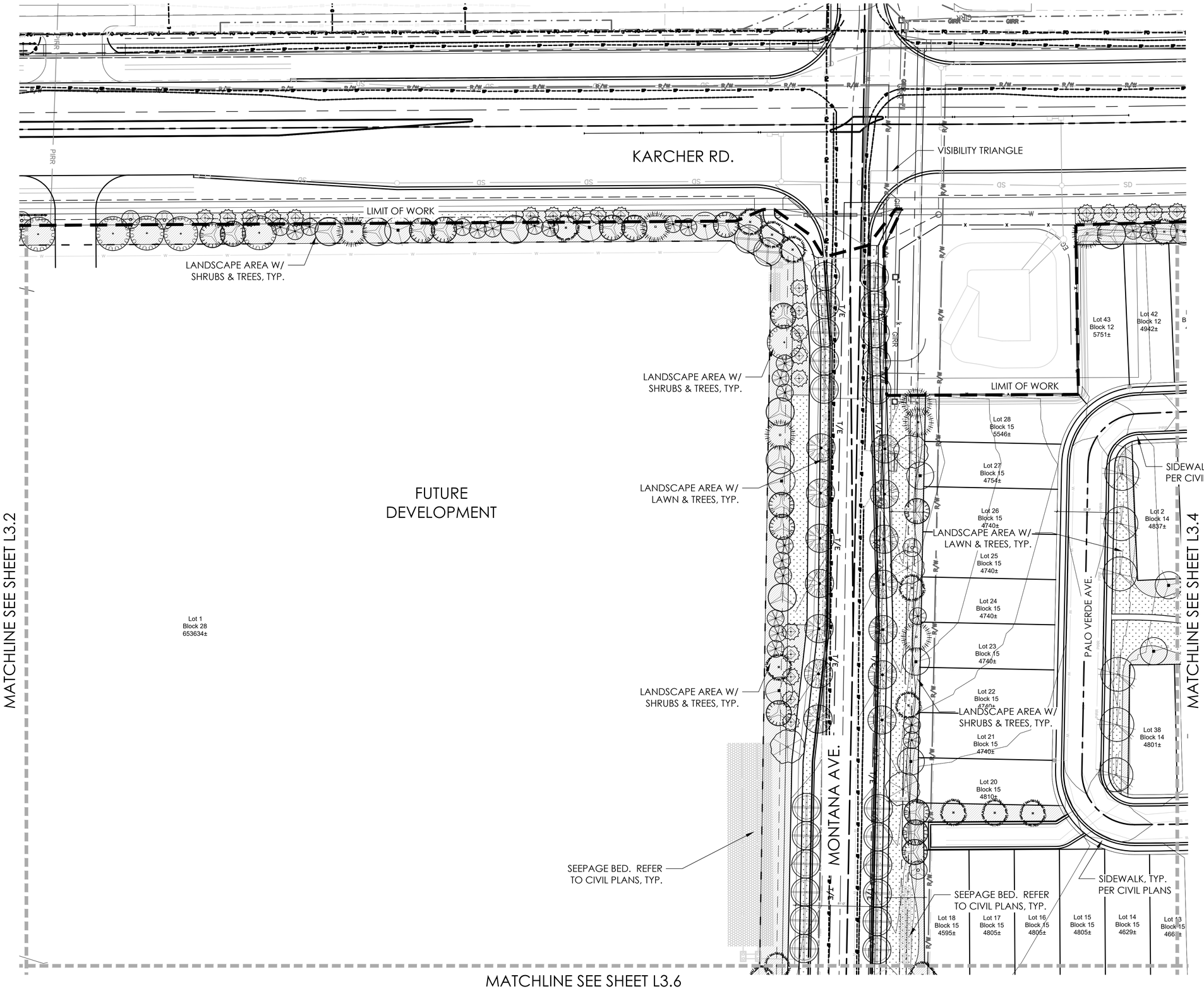
Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #: MTC088
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 09.16.2025
drawing: Planting Plan

sheet #
L3.2
5 of 20

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PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
*	*Cercis canadensis* Eastern Redbud	2" Cal.
*	*Cornus florida 'Cloud 9'* Flowering Dogwood	2" Cal.
*	*Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.
*	*Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.
Class II Trees		
*	*Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.
*	*Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.
*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.
*	*Fraxinus americana* White Ash	See Plan
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.
*	*Gleditsia triancanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.
*	*Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.
*	*Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
*	*Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6'-8' Ht. B&B
*	*Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6'-8' HT. B&B
*	*Pinus sylvestris* Scotch Pine	6'-8' HT. B&B
*	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

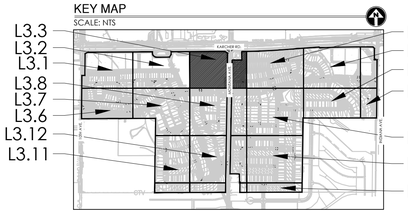
MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS



PLANTING PLAN - L3.3

0' 40' 80' 120'
Scale: 1" = 40'-0"

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Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

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drawing: *Planting Plan*

sheet #
L3.3
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KARCHER RD.

LAWN, TYP.

LIMIT OF WORK

LANDSCAPE AREA W/ SHRUBS & TREES, TYP.

MICRO PATHWAY

SEEPAGE BED. REFER TO CIVIL PLANS, TYP.

SIDEWALK, TYP. PER CIVIL PLANS

DESERT LILY DR.

LANDSCAPE AREA W/ LAWN & TREES, TYP.

VISIBILITY TRIANGLE

TURTLEBACK WAY

LANDSCAPE AREA W/ SHRUBS & TREES, TYP.

PRICKLY PEAR DR.

LANDSCAPE AREA W/ LAWN & TREES, TYP.

VISTA DR.

LANDSCAPE AREA W/ SHRUBS & TREES, TYP.

Block 1
7 Lots ±

Lot 41 Block 12 4905±
Lot 40 Block 12 4875±
Lot 39 Block 12 4849±
Lot 38 Block 12 4829±
Lot 37 Block 12 4814±
Lot 36 Block 12 4805±
Lot 35 Block 12 4800±
Lot 34 Block 12 4801±
Lot 33 Block 12 4808±
Lot 32 Block 12 4819±
Lot 31 Block 12 4836±
Lot 30 Block 12 4875±
Lot 29 Block 12 4958±
Lot 28 Block 12 4971±
Lot 27 Block 12 4972±
Lot 26 Block 12 4962±
Lot 25 Block 12 4896±
Lot 24 Block 12 4841±
Lot 23 Block 12 4823±
Lot 22 Block 12 4810±
Lot 21 Block 12 4802±
Lot 20 Block 12 4800±
Lot 19 Block 12 4800±
Lot 18 Block 12 4756±

Lot 3 Block 14 4840±
Lot 4 Block 14 4840±
Lot 5 Block 14 4840±
Lot 6 Block 14 4840±
Lot 7 Block 14 4840±
Lot 8 Block 14 4840±
Lot 9 Block 14 4840±
Lot 10 Block 14 4840±
Lot 11 Block 14 4840±
Lot 12 Block 14 4840±
Lot 13 Block 14 6475±
Lot 14 Block 14 5453±
Lot 15 Block 14 5120±
Lot 16 Block 14 4869±
Lot 17 Block 14 4701±
Lot 18 Block 14 4551±
Lot 19 Block 14 4349±
Lot 21 Block 14 4198±
Lot 22 Block 14 4267±
Lot 23 Block 14 4400±
Lot 24 Block 14 4533±
Lot 25 Block 14 4600±
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Lot 16 Block 13 4400±
Lot 15 Block 13 4400±
Lot 14 Block 13 4400±
Lot 13 Block 13 4415±
Lot 17 Block 13 5780±
Lot 30 Block 13 4200±
Lot 29 Block 13 4122±
Lot 10 Block 13 6186±
Lot 9 Block 13 5215±
Lot 8 Block 13 4632±
Lot 7 Block 13 4600±
Lot 6 Block 13 4600±
Lot 5 Block 13 4600±
Lot 4 Block 13 4600±
Lot 3 Block 13 4600±
Lot 2 Block 13

Lot 12 Block 15 4665±
Lot 11 Block 15 4665±
Lot 10 Block 15 4665±
Lot 9 Block 15 4665±
Lot 8 Block 15 4665±
Lot 7 Block 15 4665±
Lot 6 Blpck 15 4665±
Lot 5 Block 15 4665±
Lot 3 Block 15 4665±
Lot 2 Block 15 4637±

MATCHLINE SEE SHEET L3.3

MATCHLINE SEE SHEET L3.5

MATCHLINE SEE SHEET L3.9

PLANTING PLAN - L3.4

0' 40' 80' 120'
Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
*	*Cercis canadensis* Eastern Redbud	2" Cal.
*	*Cornus florida 'Cloud 9'* Flowering Dogwood	2" Cal.
*	*Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.
*	*Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.
Class II Trees		
*	*Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.
*	*Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.
*	*Acer truncatum 'Pacific Sunset'* Pacific Sunset Maple	2" Cal.
*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.
*	*Fraxinus americana* White Ash	See Plan
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.
*	*Gleditsia triancanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.
*	*Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.
*	*Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
*	*Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6-8' Ht. B&B
*	*Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6-8' HT. B&B
*	*Pinus sylvestris* Scotch Pine	6-8' HT. B&B
*	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Catena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noatz' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

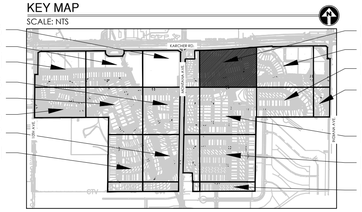
MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS



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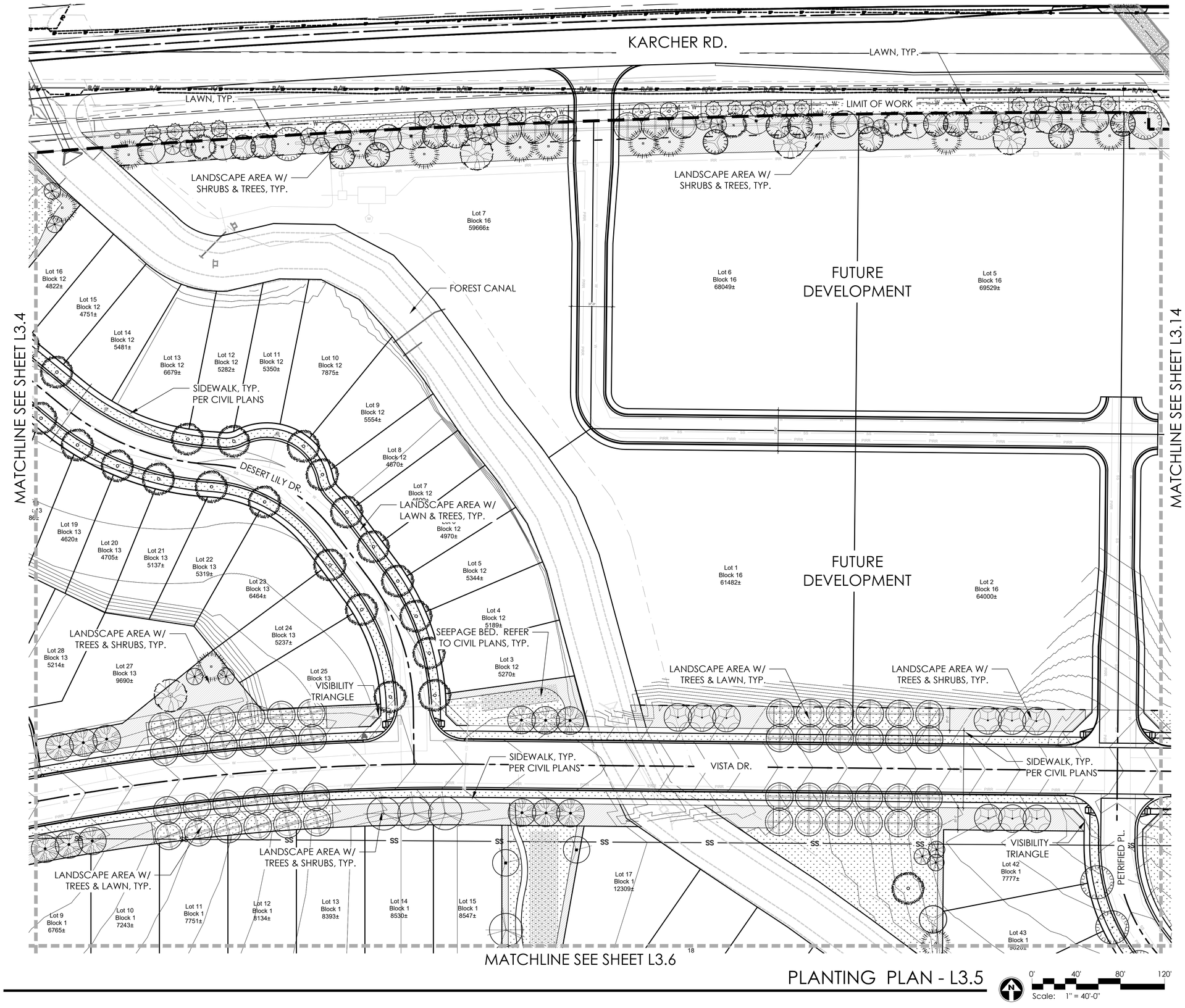
Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

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scale: As Shown
issued for: REVIEW
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date: 09.16.2025
drawing: Planting Plan

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L3.4
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PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	C
Class I Trees			
	Cercis canadensis Eastern Redbud	2" Cal.	
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.	
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.	
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.	
Class II Trees			
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.	
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.	
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.	
	Betula nigra 'Heritage' Heritage Birch	2" Cal.	
	Fraxinus americana White Ash	See Plan	
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.	
	Gleditsia triacanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.	
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.	
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.	
Conifer Trees - Evergreen Trees			
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' Ht. B&B	
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' Ht. B&B	
	Pinus sylvestris Scotch Pine	6-8' Ht. B&B	
	*Treasure Valley Tree Selection Guide, Typ.		
Shrubs			
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.	
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.	
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.	
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.	
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.	
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.	
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.	
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.	
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.	
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.	
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal	
	Perovskia atriplicifolia Russian Sage	3 gal.	
	Photinia x fraseri Photinia Fraseri	3 gal.	
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.	
	Prunus x cistena Cistena Plum	3 gal.	
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.	
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.	
	Rosa x 'Noaleza' Flower Carpet Yellow Rose	3 Gal.	
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.	
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.	
Groundcovers			
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.	
	Cerastium tomentosum Snow in Summer	3 Gal.	
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.	
	Teucrium chamaedrys Germander	3 gal.	
Grasses			
	Helictotrichon sempervirens Blue Oat grass	3 gal.	
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.	
Perennials			
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.	
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.	

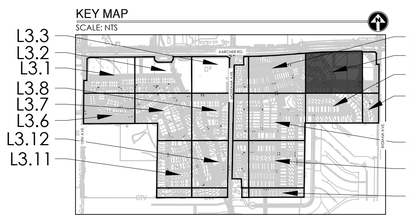
MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS



PLANTING PLAN - L3.5

0' 40' 80' 120'
Scale: 1" = 40'-0"

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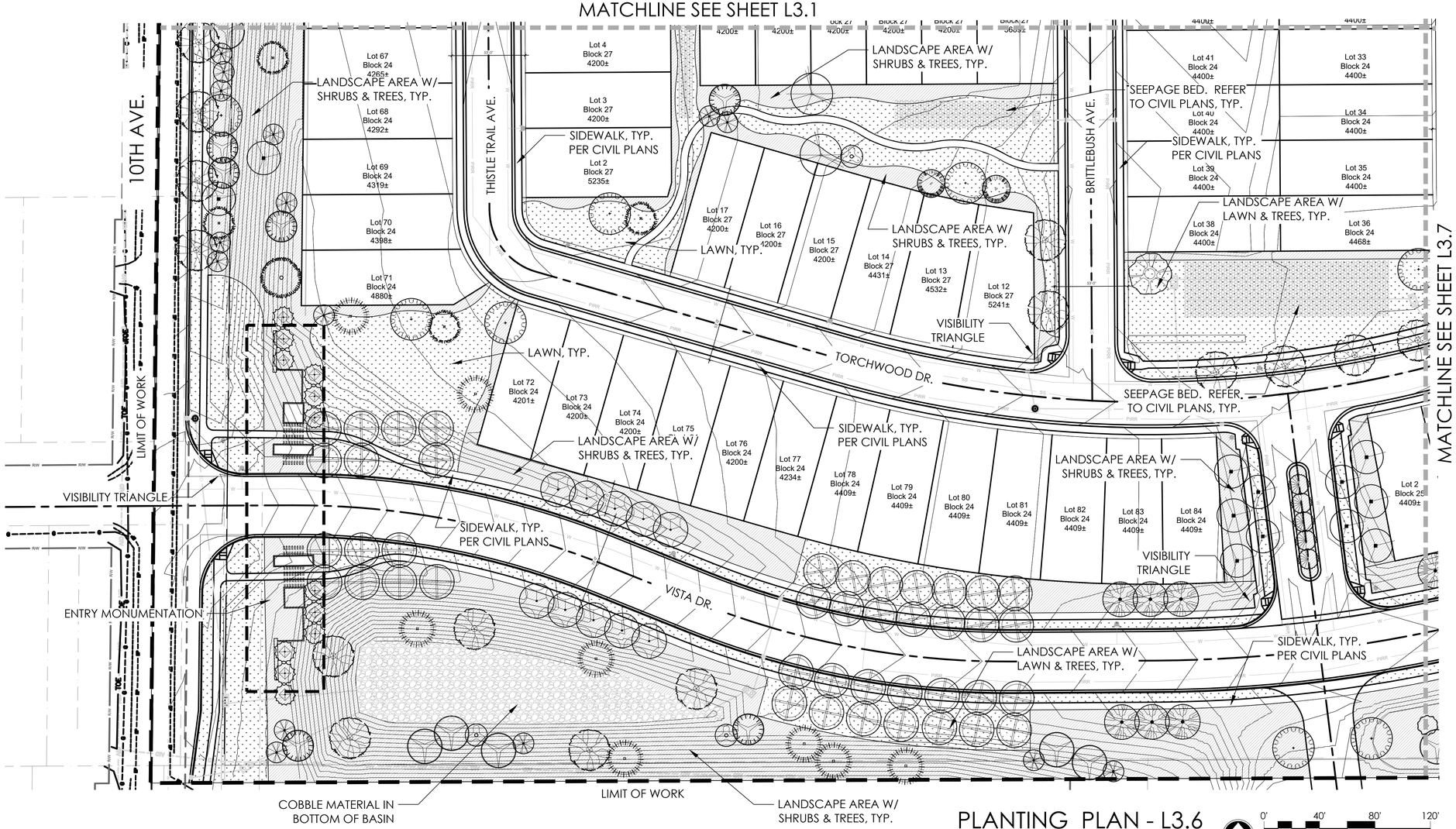
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drawing: Planting Plan

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L3.5
8 of 20

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PLANTING PLAN - L3.6

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.
Class II Trees		
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.
	Betula nigra 'Heritage' Heritage Birch	2" Cal.
	Fraxinus americana White Ash	See Plan
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.
	Gleditsia triancanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' Ht. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' HT. B&B
	Pinus sylvestris Scotch Pine	6-8' HT. B&B
	Treasure Valley Tree Selection Guide, Typ.	

Shrubs

	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet IM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noalo' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.

Groundcovers

	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentossum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.

Grasses

	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.

Perennials

	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS

L3.3 L3.2 L3.1 L3.8 L3.7 L3.6 L3.12 L3.11 L3.4 L3.5 L3.10 L3.14 L3.9 L3.13 L3.15

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sheet # L3.6
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MATCHLINE SEE SHEET L3.2

MATCHLINE SEE SHEET L3.6

MATCHLINE SEE SHEET L3.8

MATCHLINE SEE SHEET L3.11

TORCHWOOD DR.

SNAKEGRASS WAY

VISTA DR.

LAVA ROCK PL.

LAVA ROCK DR.

Lot 12 Block 26 4200±
Lot 11 Block 26 4200±
Lot 10 Block 26 6659±
Lot 8 Block 26 4200±
Lot 7 Block 26 4200±
Lot 9 Block 26 4122±
Lot 6 Block 26 4198±
Lot 17 Block 25 4200±
Lot 24 Block 25 4200±
Lot 16 Block 25 4200±
Lot 25 Block 25 4200±
Lot 15 Block 25 4200±
Lot 13 Block 25 4200±
Lot 12 Block 25 4200±
Lot 11 Block 25 4200±
Lot 9 Block 25 4409±
Lot 8 Block 25 4409±
Lot 7 Block 25 4409±
Lot 5 Block 25 4409±
Lot 4 Block 25 4409±
Lot 3 Block 25 4409±
Lot 2 Block 24 4683±
Lot 3 Block 17 8220±
Lot 2 Block 17 10059±
Lot 2 Block 20 7812±
Lot 3 Block 20 7813±
Lot 17 Block 20 12260±
Lot 16 Block 20 9713±
Lot 4 Block 20 8311±
Lot 5 Block 20 9053±
Lot 19 Block 20 11169±
Lot 15 Block 20 7679±
Lot 6 Block 20 7679±
Lot 14 Block 20 8029±
Lot 7 Block 20 7440±
Lot 13 Block 20 8029±
Lot 8 Block 20 7440±
Lot 12 Block 20 8029±
Lot 9 Block 20 7400±
Lot 11 Block 20 7923±
Lot 20 Block 20 14150±
Lot 21 Block 20 8800±
Lot 22 Block 20 7440±
Lot 23 Block 20 7452±
Lot 25
Lot 16 Block 19 5977±
Lot 17 Block 19 7440±
Lot 18 Block 19 7440±
Lot 19 Block 19 7522±
Lot 20 Block 19 8241±
Lot 2 Block 19 9174

LANDSCAPE AREA W/ TREES & SHRUBS, TYP.

LANDSCAPE AREA W/ LAWN & TREES, TYP.

LANDSCAPE AREA W/ SHRUBS & TREES, TYP.

VISIBILITY TRIANGLE

SIDEWALK, TYP. PER CIVIL PLANS

PARKING AREA

COMMUNITY AMENITY AREA

LIMIT OF WORK

SEEPAGE BED. REFER TO CIVIL PLANS, TYP.

LAWN, TYP.

PLANTING PLAN - L3.7

0' 40' 80' 120'

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	C
Class I Trees			
	Cercis canadensis Eastern Redbud	2" Cal.	
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.	
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.	
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.	
Class II Trees			
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.	
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.	
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.	
	Betula nigra 'Heritage' Heritage Birch	2" Cal.	
	Fraxinus americana White Ash	See Plan	
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.	
	Gleditsia triacanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.	
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.	
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.	
Conifer Trees - Evergreen Trees			
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' Ht. B&B	
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' HT. B&B	
	Pinus sylvestris Scotch Pine	6-8' HT. B&B	
	Treasure Valley Tree Selection Guide, Typ.		
Shrubs			
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.	
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.	
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.	
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.	
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.	
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.	
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.	
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.	
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.	
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.	
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal	
	Perovskia atriplicifolia Russian Sage	3 gal.	
	Photinia x fraseri Photinia Fraseri	3 gal.	
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.	
	Prunus x cistena Cistena Plum	3 gal.	
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.	
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.	
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.	
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.	
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.	
Groundcovers			
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.	
	Cerastium tomentosum Snow in Summer	3 Gal.	
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.	
	Teucrium chamaedrys Germander	3 gal.	
Grasses			
	Helictotrichon sempervirens Blue Oat grass	3 gal.	
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.	
Perennials			
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.	
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.	

MASS PLANTING

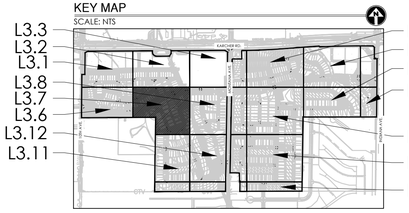
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP

SCALE: NTS



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STATE OF IDAHO
RUSSELL GREEY
LA - 16653
Expires:09/31/25
LICENSED LANDSCAPE ARCHITECT

SILVERLEAF

Pre-Plat Landscape Construction Documents

CALDWELL, IDAHO

revisions:

project #: *MTC088*

scale: *As Shown*

issued for: *REVIEW*

drawn by: *TEAM*

date: *09.16.2025*

drawing: *Planting Plan*

sheet #

L3.7

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MATCHLINE SEE SHEET L3.3

MATCHLINE SEE SHEET L3.7

MATCHLINE SEE SHEET L3.9

MATCHLINE SEE SHEET L3.12

LANDSCAPE AREA W/ TREES & LAWN, TYP.

LANDSCAPE AREA W/ TREES & SHRUBS, TYP.

VISTA DR.

LANDSCAPE AREA W/ TREES & LAWN, TYP.

LANDSCAPE AREA W/ TREES & SHRUBS, TYP.

SIDEWALK, TYP. PER CIVIL PLANS

LANDSCAPE AREA W/ SHRUBS & TREES, TYP.

MONTANA AVE.

SIDEWALK, TYP. PER CIVIL PLANS

LANDSCAPE AREA W/ TREES & LAWN, TYP.

LAVA ROCK DR.

Lot 4 Block 17 7440±

Lot 5 Block 17 7440±

Lot 6 Block 17 6000±

Lot 7 Block 17 6000±

Lot 8 Block 17 6000±

Lot 9 Block 17 6000±

Lot 10 Block 17 6000±

Lot 11 Block 17 6000±

Lot 12 Block 17 6105±

Lot 14 Block 17 6953±

Lot 15 Block 17 6727±

Lot 16 Block 17 6618±

Lot 17 Block 17 6274±

Lot 18 Block 17 6480±

Lot 19 Block 17 6480±

Lot 20 Block 17 6480±

Lot 21 Block 17 6000±

Lot 22 Block 17 6000±

Lot 23 Block 17 6000±

Lot 24 Block 17 7440±

Lot 27 Block 5 7611±

Lot 29 Block 5 7406±

Lot 30 Block 5 7550±

Lot 31 Block 5 7502±

Lot 32 Block 5 7455±

Lot 33 Block 5 6277±

Lot 34 Block 5 6476±

Lot 35 Block 5 8069±

Lot 36 Block 5 8087±

Lot 37 Block 5 6654±

Lot 39 Block 5 7552±

Lot 40 Block 5 6090±

Lot 41 Block 5 6084±

Lot 42 Block 5 6132±

SEEPAGE BED. REFER TO CIVIL PLANS, TYP.

VISIBILITY TRIANGLE

Lot 14 Block 19 10860±

Lot 2 Block 18 6765±

Lot 3 Block 18 6000±

Lot 4 Block 18 6000±

Lot 5 Block 18 8487±

NEEDLEGRASS WAY

RAIN LILY AVE.

COYOTE TRAIL AVE.

Lot 13 Block 19 9935±

LANDSCAPE AREA W/ TREES & LAWN, TYP.

Lot 12 Block 19 9509±

LANDSCAPE AREA W/ SHRUBS & TREES, TYP.

Lot 8 Block 18 8696±

Lot 7 Block 18 7441±

Lot 6 Block 18 8225±

VISIBILITY TRIANGLE

SIDEWALK, TYP. PER CIVIL PLANS

QUAIL BUSH ST.

Lot 11 Block 19 9509±

SIDEWALK, TYP. PER CIVIL PLANS

Lot 10 Block 19 7976±

Lot 27 Block 17 7599±

Lot 26 Block 17 7692±

Lot 22 Block 19 7563±

Lot 9 Block 19 7976±

LANDSCAPE AREA W/ SHRUBS & TREES, TYP.

Lot 23 Block 19 8625±

Lot 8 Block 19 10238±

Lot 28 Block 17 14387±

LANDSCAPE AREA W/ SHRUBS & TREES, TYP.

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
*	*Cercis canadensis* Eastern Redbud	2" Cal.
*	*Cornus florida 'Cloud 9'* Flowering Dogwood	2" Cal.
*	*Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.
*	*Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.
Class II Trees		
*	*Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.
*	*Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.
*	*Acer truncatum 'Pacific Sunset'* Pacific Sunset Maple	2" Cal.
*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.
*	*Fraxinus americana* White Ash	See Plan
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.
*	*Gleditsia triacanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.
*	*Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.
*	*Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
*	*Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6'-8' Ht. B&B
*	*Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6'-8' HT. B&B
*	*Pinus sylvestris* Scotch Pine	6'-8' HT. B&B
*	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x 'flutterby' Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noalo' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

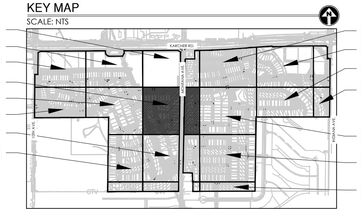
MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS



PLANTING PLAN - L3.8

0' 40' 80' 120'

Scale: 1" = 40'-0"

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scottsdale, arizona 85251
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LICENSED LANDSCAPE ARCHITECT
LA - 16653
Expires09/31/25

SILVERLEAF

Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #: *MTC088*
scale: *As Shown*
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drawn by: *TEAM*
date: *09.16.2025*
drawing: *Planting Plan*

sheet #
L3.8
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MATCHLINE SEE SHEET L3.4

MATCHLINE SEE SHEET L3.8

MATCHLINE SEE SHEET L3.10

MATCHLINE SEE SHEET L3.13

VISTA DR.

FIRECRACKER ST.

RIDGE RUNNER AVE.

GOLDENBUSH ST.

DESERT BLOOM AVE.

DESERT STAR ST.

ECHO MESA AVE.

LIMIT OF WORK

COMMUNITY CLUBHOUSE & POOL AREA

LANDSCAPE AREA W/ SHRUBS & TREES, TYP.

LANDSCAPE AREA W/ LAWN & TREES, TYP.

SEEPAGE BED. REFER TO CIVIL PLANS, TYP.

SIDEWALK, TYP. PER CIVIL PLANS

VISIBILITY TRIANGLE

Lot 2 Block 5 9959±
Lot 21 Block 5 9240±
Lot 3 Block 5 7372±
Lot 20 Block 5 8812±
Lot 4 Block 5 6712±
Lot 19 Block 5 7440±
Lot 5 Block 5 8370±
Lot 18 Block 5 6000±
Lot 6 Block 5 6750±
Lot 17 Block 5 6000±
Lot 7 Block 5 6750±
Lot 16 Block 5 7440±
Lot 8 Block 5 8370±
Lot 15 Block 5 6000±
Lot 9 Block 5 6750±
Lot 14 Block 5 6000±
Lot 10 Block 5
Lot 13 Block 5 5987±
Lot 11 Block 5 6738±

Lot 26 Block 5 6000±
Lot 25 Block 5 6000±
Lot 24 Block 5 6000±
Lot 23 Block 5 7550±

Lot 2 Block 6 5992±
Lot 14 Block 6 6749±
Lot 3 Block 6 6000±
Lot 13 Block 6 6750±
Lot 4 Block 6 7440±
Lot 12 Block 6 8370±
Lot 5 Block 6 6000±
Lot 11 Block 6 6750±
Lot 6 Block 6 6000±
Lot 10 Block 6 6750±
Lot 7 Block 6 5991±
Lot 9 Block 6 6737±

Lot 43 Block 5 6140±
Lot 2 Block 7 8400±
Lot 3 Block 7 8400±
Lot 4 Block 7 8400±
Lot 5 Block 7 8400±
Lot 6 Block 7 8400±

Lot 2 Block 4 7440±
Lot 3 Block 4 6000±
Lot 4 Block 4 7440±
Lot 5 Block 4 6124±
Lot 8 Block 4 6000±
Lot 25 Block 4 8640±
Lot 9 Block 4 6000±
Lot 24 Block 4 8370±
Lot 10 Block 4 6000±
Lot 23 Block 4 8370±
Lot 11 Block 4 6000±
Lot 22 Block 4 8370±
Lot 12 Block 4 6000±
Lot 13 Block 4
Lot 21 Block 4

Lot 6 Block 1 7440±
Lot 5 Block 1 7440±
Lot 4 Block 1 7440±
Lot 3 Block 1 7440±
Lot 2 Block 1 7440±

Lot 3 Block 3 9669±
Lot 2 Block 3 9091±
Lot 5 Block 3 9421±
Lot 6 Block 3 9100±
Lot 7 Block 3 9100±
Lot 8 Block 3 9100±
Lot 9

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
*	*Cercis canadensis* Eastern Redbud	2" Cal.
*	*Cornus florida 'Cloud 9'* Flowering Dogwood	2" Cal.
*	*Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.
*	*Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.
Class II Trees		
*	*Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.
*	*Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.
*	*Acer truncatum 'Pacific Sunset'* Pacific Sunset Maple	2" Cal.
*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.
*	*Fraxinus americana* White Ash	See Plan
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.
*	*Gleditsia triacanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.
*	*Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.
*	*Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
*	*Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6-8' Ht. B&B
*	*Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6-8' HT. B&B
*	*Pinus sylvestris* Scotch Pine	6-8' HT. B&B
*	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
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	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noaleu' Flower Carpet Yellow Rose	3 Gal.
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	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreade® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS

L3.3 L3.2 L3.1 L3.8 L3.7 L3.6 L3.12 L3.11 L3.4 L3.5 L3.10 L3.14 L3.9 L3.13 L3.15

PLANTING PLAN - L3.9

0' 40' 80' 120'
Scale: 1" = 40'-0"

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Expires09/31/25
LICENSED LANDSCAPE ARCHITECT

SILVERLEAF

Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

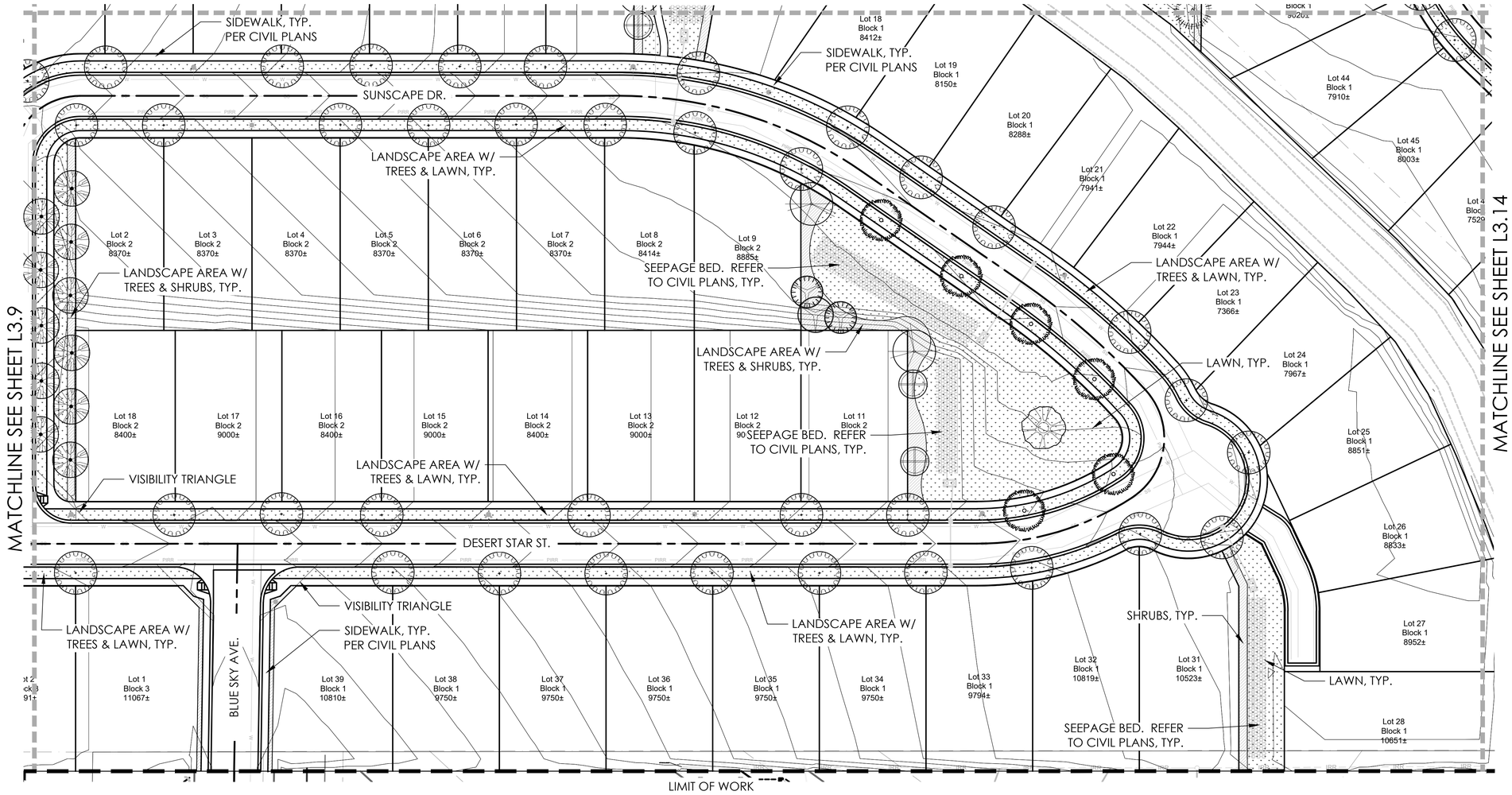
revisions:

project #: MTC088
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 09.16.2025
drawing: Planting Plan

sheet #
L3.9
12 of 20

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MATCHLINE SEE SHEET L3.5



MATCHLINE SEE SHEET L3.9

MATCHLINE SEE SHEET L3.14

PLANTING PLAN - L3.10

0' 40' 80' 120'

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
*	*Cercis canadensis* Eastern Redbud	2" Cal.
*	*Cornus florida 'Cloud 9'* Flowering Dogwood	2" Cal.
*	*Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.
*	*Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.
Class II Trees		
*	*Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.
*	*Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.
*	*Acer truncatum 'Pacific Sunset'* Pacific Sunset Maple	2" Cal.
*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.
*	*Fraxinus americana* White Ash	See Plan
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.
*	*Gleditsia triancanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.
*	*Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.
*	*Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
*	*Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6-8' Ht. B&B
*	*Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6-8' HT. B&B
*	*Pinus sylvestris* Scotch Pine	6-8' HT. B&B
*	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noaru' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Malden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

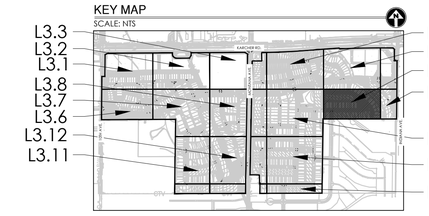
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP

SCALE: NTS



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SILVERLEAF

Pre-Plat Landscape Construction Documents

CALDWELL, IDAHO

revisions:

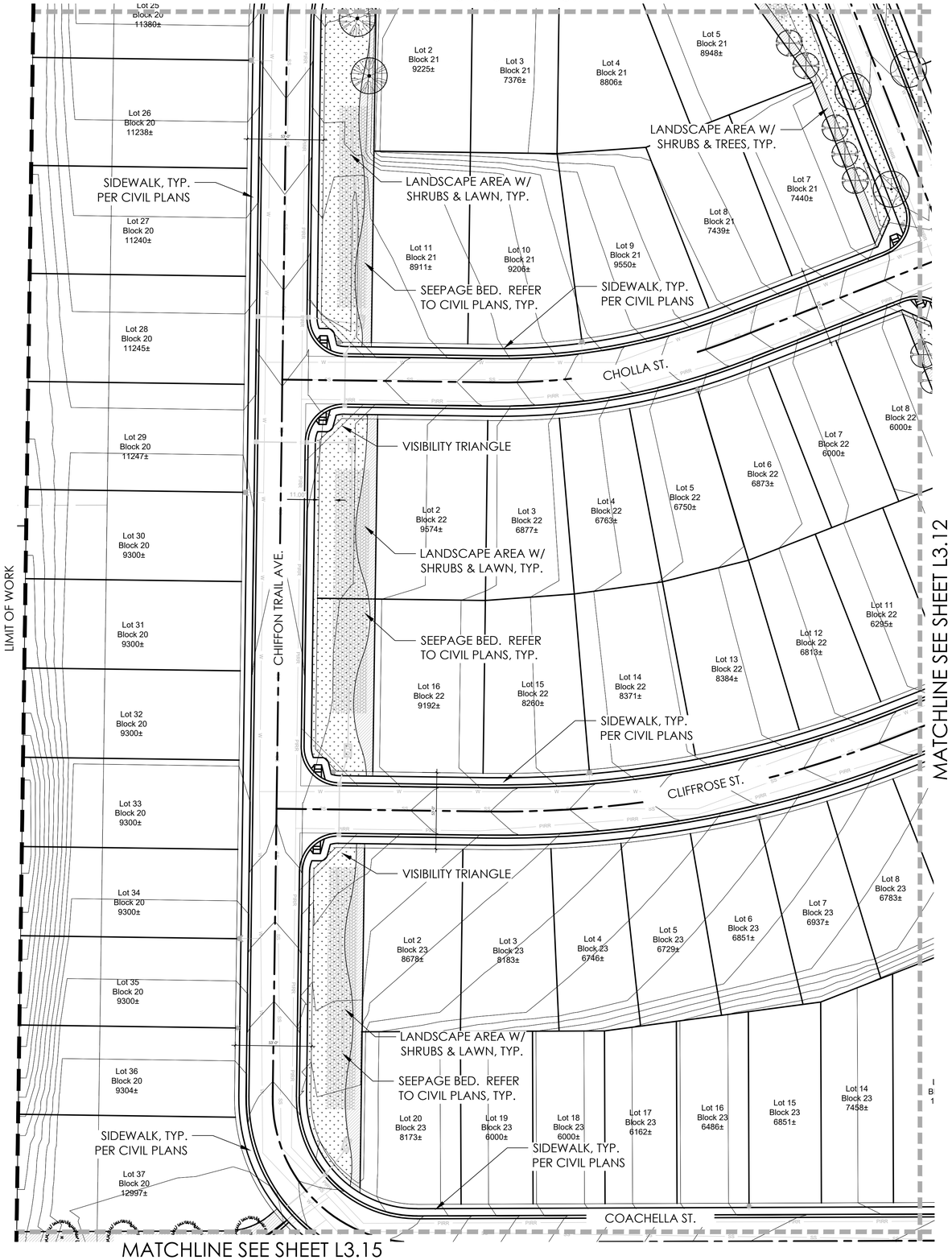
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drawn by:
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date:
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drawing:
Planting Plan

sheet #

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PLANTING PLAN - L3.11

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	C
Class I Trees			
*	*Cercis canadensis* Eastern Redbud	2" Cal.	
*	*Cornus florida 'Cloud 9'* Flowering Dogwood	2" Cal.	
*	*Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.	
*	*Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.	
Class II Trees			
*	*Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.	
*	*Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.	
*	*Acer truncatum 'Pacific Sunset'* Pacific Sunset Maple	2" Cal.	
*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.	
*	*Fraxinus americana* White Ash	See Plan	
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.	
*	*Gleditsia triacanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.	
*	*Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.	
*	*Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.	
Conifer Trees - Evergreen Trees			
*	*Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6-8' Ht. B&B	
*	*Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6-8' HT. B&B	
*	*Pinus sylvestris* Scotch Pine	6-8' HT. B&B	
*	Treasure Valley Tree Selection Guide, Typ.		
Shrubs			
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.	
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.	
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.	
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.	
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.	
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.	
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.	
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.	
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.	
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.	
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal	
	Perovskia atriplicifolia Russian Sage	3 gal.	
	Photinia x fraseri Photinia Fraseri	3 gal.	
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.	
	Prunus x cistena Cistena Plum	3 gal.	
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.	
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.	
	Rosa x 'Noaleaa' Flower Carpet Yellow Rose	3 Gal.	
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.	
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.	
Groundcovers			
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.	
	Cerastium tomentosum Snow In Summer	3 Gal.	
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.	
	Teucrium chamaedrys Germander	3 gal.	
Grasses			
	Helictotrichon sempervirens Blue Oat grass	3 gal.	
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.	
Perennials			
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.	
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.	

MASS PLANTING

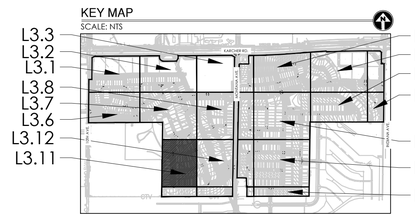
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP

SCALE: NTS



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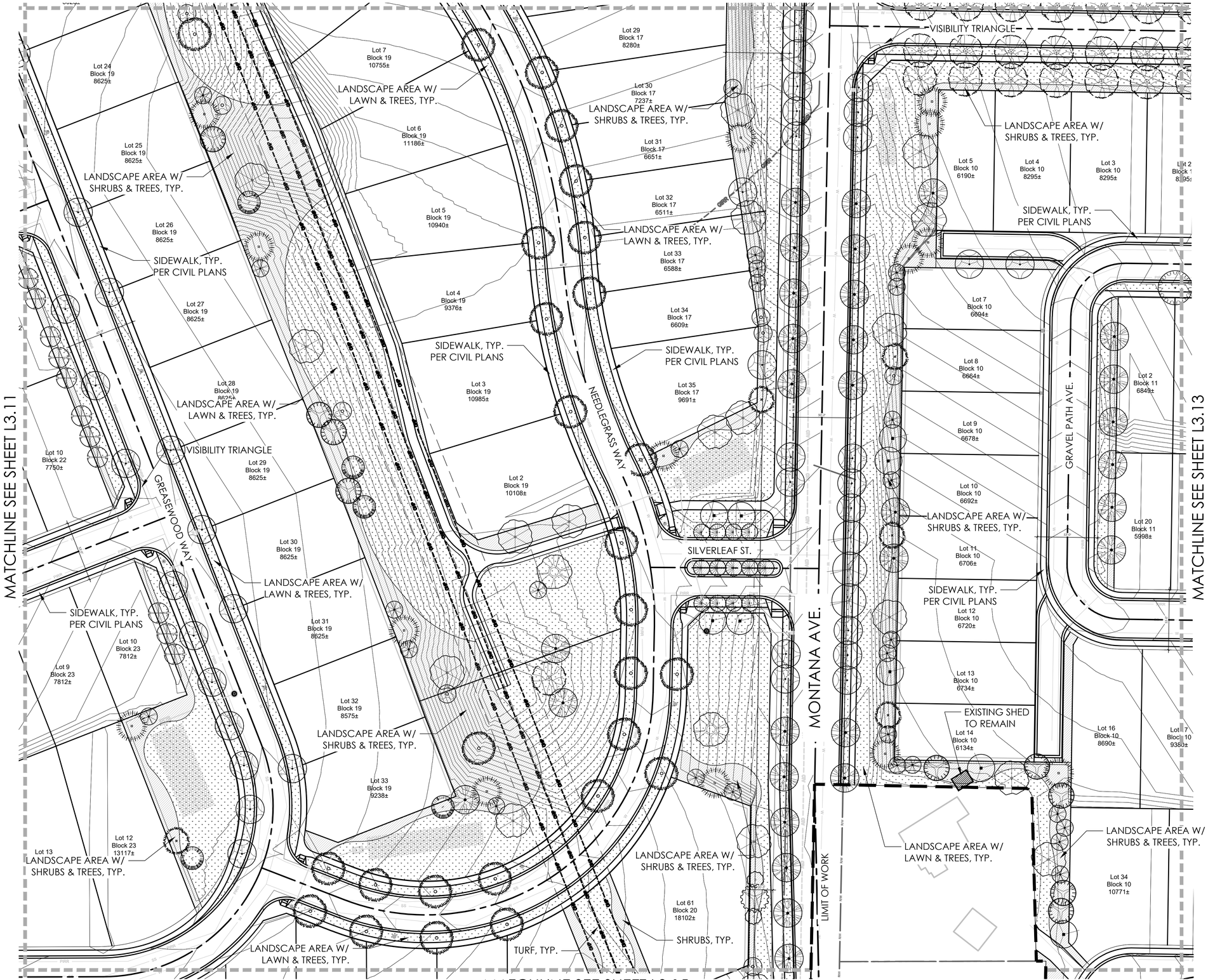
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scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 09.16.2025
drawing: Planting Plan

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MATCHLINE SEE SHEET L3.8



PLANTING PLAN - L3.12

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
*	*Cercis canadensis* Eastern Redbud	2" Cal.
*	*Cornus florida 'Cloud 9'* Flowering Dogwood	2" Cal.
*	*Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.
*	*Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.
Class II Trees		
*	*Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.
*	*Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.
*	*Acer truncatum 'Pacific Sunset'* Pacific Sunset Maple	2" Cal.
*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.
*	*Fraxinus americana* White Ash	See Plan
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.
*	*Gleditsia triacanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.
*	*Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.
*	*Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
*	*Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6-8' Ht. B&B
*	*Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6-8' HT. B&B
*	*Pinus sylvestris* Scotch Pine	6-8' HT. B&B
*	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal.
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noara' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noaleva' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

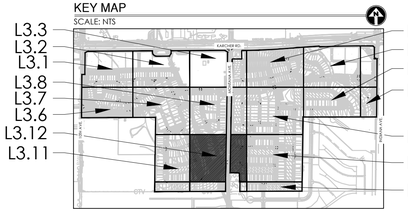
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP

SCALE: NTS



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SILVERLEAF

Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #: MTC088
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 09.16.2025
drawing: Planting Plan

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L3.12
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MATCHLINE SEE SHEET L3.9



MATCHLINE SEE SHEET L3.12

MATCHLINE SEE SHEET L3.15

PLANTING PLAN - L3.13

0' 40' 80' 120'

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.
Class II Trees		
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.
	Betula nigra 'Heritage' Heritage Birch	2" Cal.
	Fraxinus americana White Ash	See Plan
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.
	Gleditsia triancanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' Ht. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' Ht. B&B
	Pinus sylvestris Scotch Pine	6-8' Ht. B&B
	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

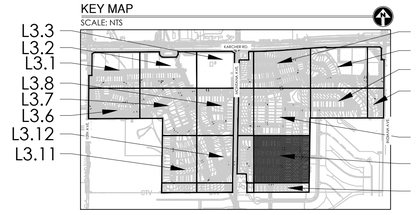
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
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	1" MINUS BLACK AND TAN ROCK

KEY MAP

SCALE: NTS



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revisions:

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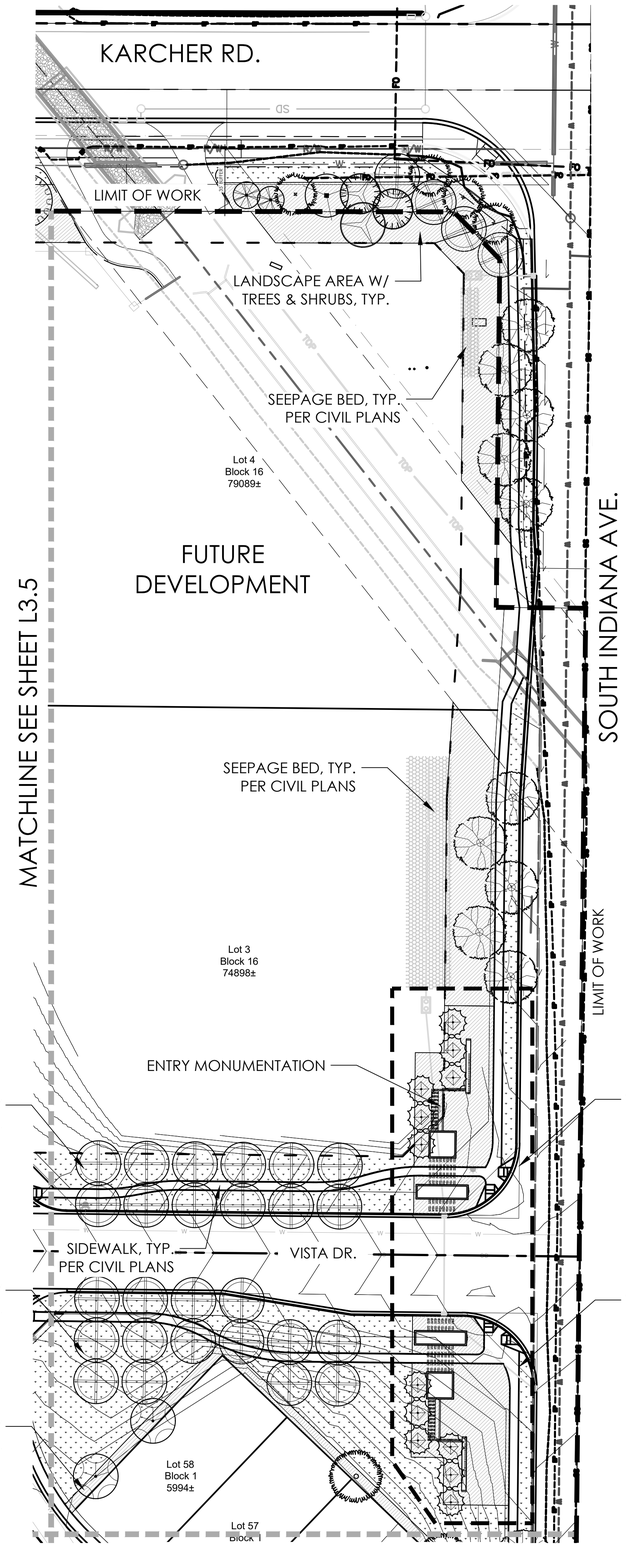
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drawing: Planting Plan

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PLANT MATERIALS LEGEND

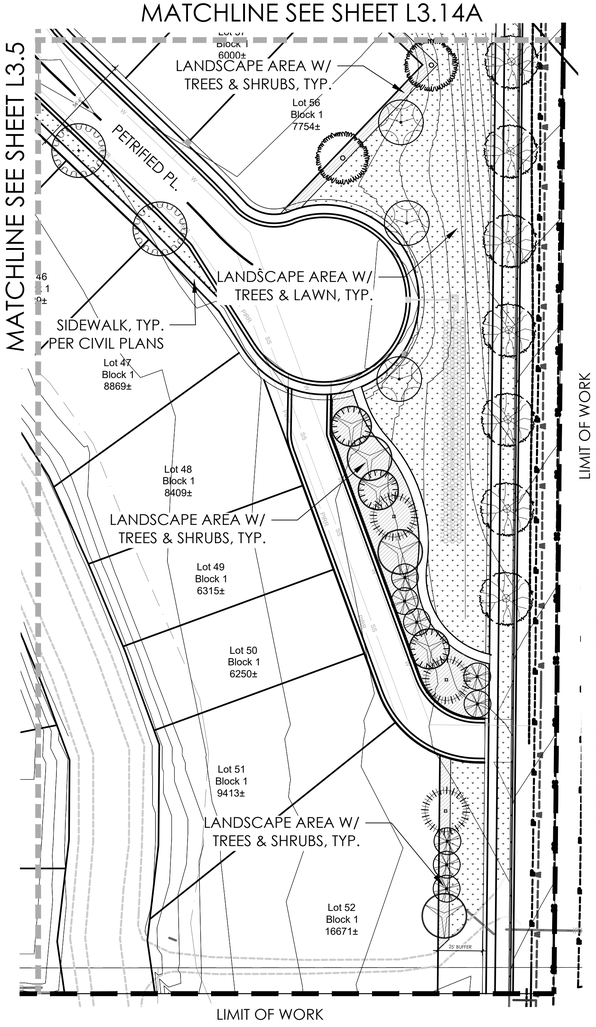
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*	*Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.
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*	*Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.
*	*Acer truncatum 'Pacific Sunset'* Pacific Sunset Maple	2" Cal.
*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.
*	*Fraxinus americana* White Ash	See Plan
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.
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	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK



PLANTING PLAN - L3.14A

0' 40' 80' 120'

Scale: 1" = 40'-0"

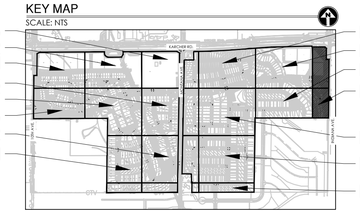
PLANTING PLAN - L3.14B

0' 40' 80' 120'

Scale: 1" = 40'-0"

KEY MAP

SCALE: NTS



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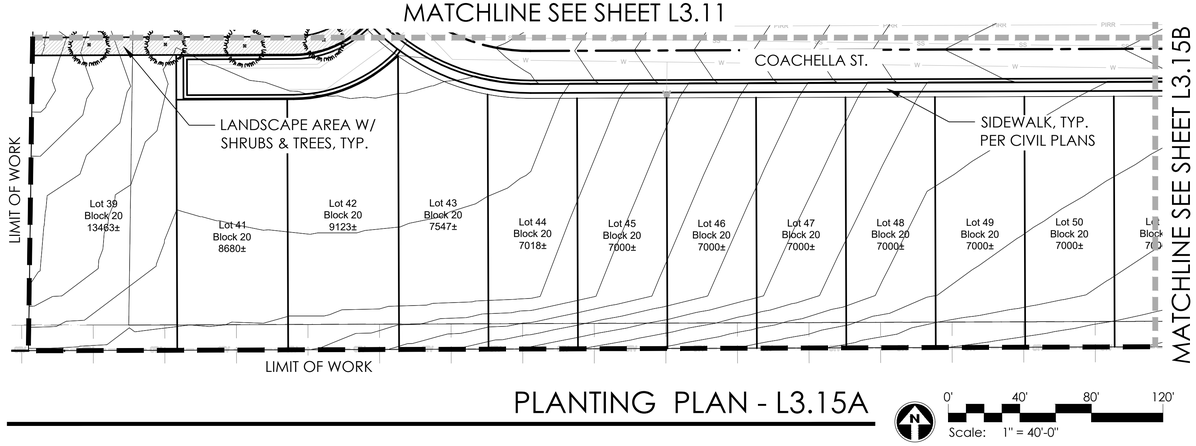
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drawn by: *TEAM*
date: *09.16.2025*
drawing: *Planting Plan*

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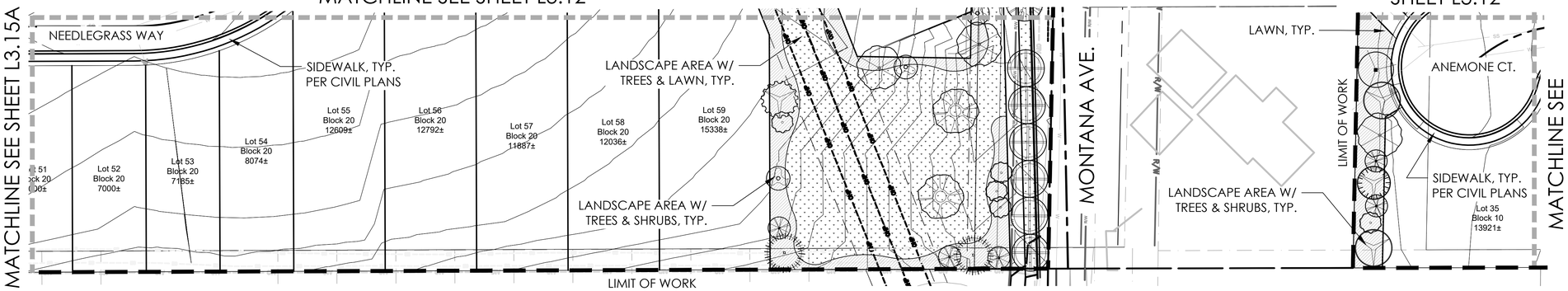
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PLANTING PLAN - L3.15A

0' 40' 80' 120'

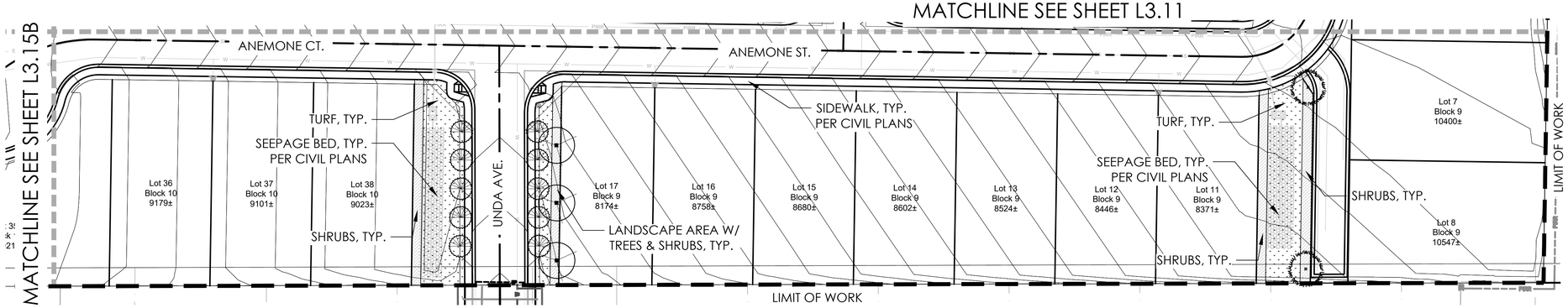
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PLANTING PLAN - L3.15B

0' 40' 80' 120'

Scale: 1" = 40'-0"



PLANTING PLAN - L3.15C

0' 40' 80' 120'

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
*	*Cercis canadensis* Eastern Redbud	2" Cal.
*	*Cornus florida 'Cloud 9'* Flowering Dogwood	2" Cal.
*	*Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.
*	*Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.
Class II Trees		
*	*Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.
*	*Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.
*	*Acer truncatum 'Pacific Sunset'* Pacific Sunset Maple	2" Cal.
*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.
*	*Fraxinus americana* White Ash	See Plan
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.
*	*Gleditsia triacanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.
*	*Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.
*	*Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
*	*Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6-8' Ht. B&B
*	*Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6-8' HT. B&B
*	*Pinus sylvestris* Scotch Pine	6-8' HT. B&B
*	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal.
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreade® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP

SCALE: NTS

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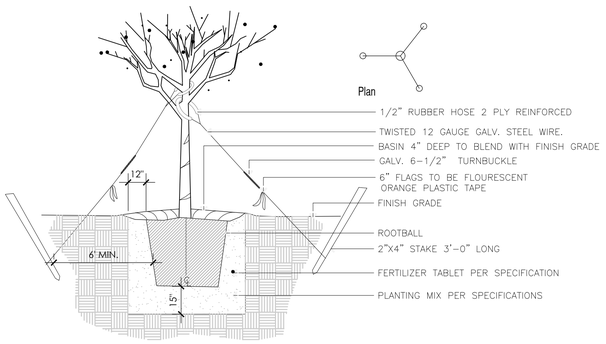
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drawing: *Planting Plan*

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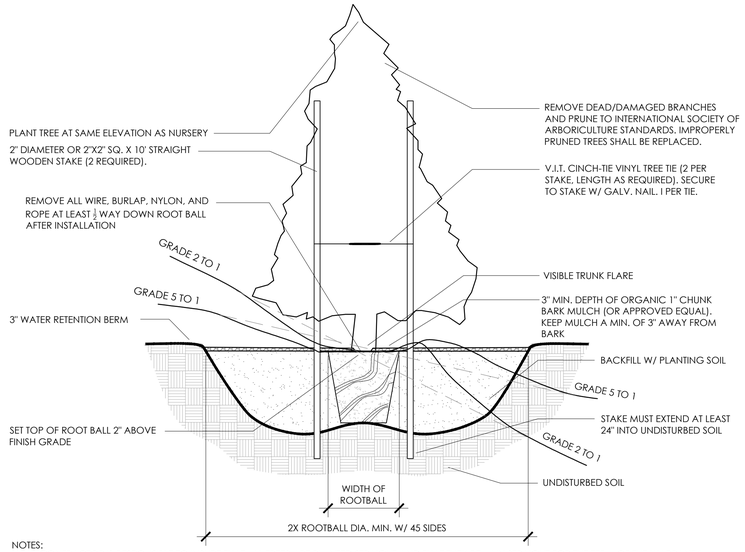
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1.3 Tree Guying Detail

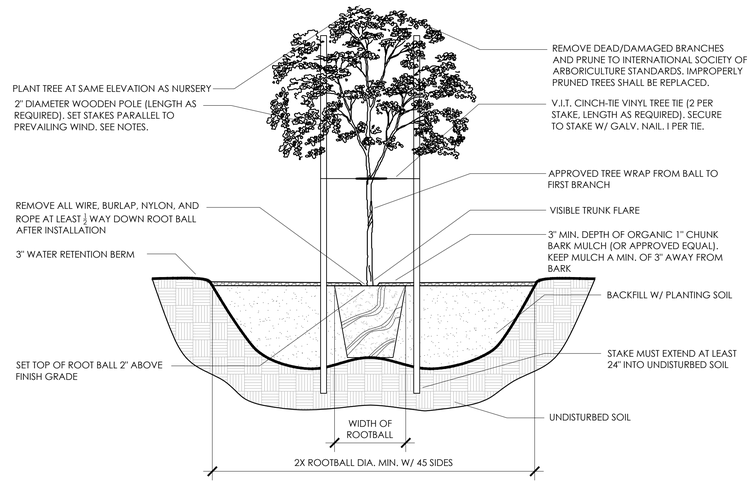
Scale: N.T.S.



NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY
2. WRAP RUBBER CINCH-TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR THE FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

1.2 Evergreen Tree Planting Detail

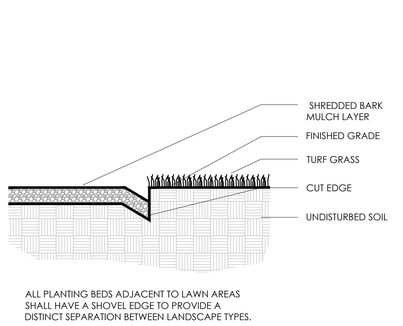
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NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY
2. WRAP RUBBER CINCH-TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR THE FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

1.1 Deciduous Tree Planting Detail

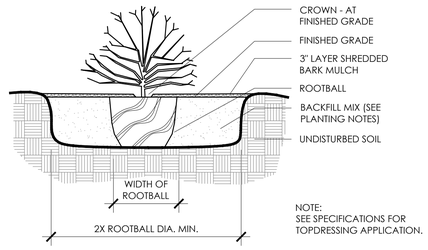
Scale: N.T.S.



ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SHOVEL EDGE TO PROVIDE A DISTINCT SEPARATION BETWEEN LANDSCAPE TYPES.

1.6 Cut Edge Detail

Scale: N.T.S.



NOTE:
SEE SPECIFICATIONS FOR TOPDRESSING APPLICATION.

1.5 Shrub Planting Detail

Scale: N.T.S.

1.4 Tree Staking Detail

Scale: N.T.S.

1.8 PLANT SPACING DETAIL

Scale: 1/4" = 1'-0"

STAKING PROCEDURE:
1. INSTALL LODGEPOLES
2. ATTACH RUBBER HOSES TO ALL TRUNKS
3. SECURE INTERIOR 10 GA.WIRE TO RUBBER HOSES
4. SECURE 12 GA. (COATED)HOSES TO LODGEPOLE WIRE FROM RUBBER

LODGEPOLE SIZING CHART

15 GAL TO 24" BOX MATERIAL	2- 2" X 10'-0" LODGEPOLE STAKES
36" BOX AND 48" BOX	3- 3" X 12'-0" LODGEPOLE STAKES

*NOTE: STAKES MAY BE TRIMMED AS NECESSARY

1.7 Tree Staking Diagram

Scale: NTS

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date: 09.16.2025
drawing: Planting/Site Details

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SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:
Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.
Plants - all shrubs other than trees and turf.
Plant Material - all trees, shrubs, ground cover, grasses, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

a. Topsoil for backfill mix (trees and shrubs).
b. Wood Shavings/Mulch.
c. Tree supports.
d. Reserved
e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements.
Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

a. Topsoil and planting backfill.
b. Soil PH.
c. Particle size, percentage soil texture.
d. Percentage organic material.
e. Percolation rate.
f. Nutrient level analysis.
g. All macro, secondary and micro nutrient salinity.
h. ESP.
i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:
a. Irrigated trees and shrubs.
b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative. All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition.

Trees:
Warrant that trees will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings:
Guarantee all other planting will be alive and in satisfactory condition for a period of 1 year from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, groundcovers, grasses, vines and perennials shall be subject to an additional 1 year maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

a. Silt: 20-45 %
b. Clay: 15-20 %
c. Sand: 30-60 %
d. Organic Material (natural or otherwise): 2 % minimum
e. pH: 7.0-8.3
f. Soluble salts: 1,500 ppm.
g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour.
Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; ph factor, 4.0 to 4.5. No soil amendments are required for salvaged plant material unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: 2" diameter or 2"x2" square x 10' straight wooden stake (2 required) for 15 gallon or larger tree. No tree stakes area required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree: V.I.T. Cinch- tie vinyl tree tie (2 per stake, length as required). Secure to stake with galvanized nail. 1 per tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Fertilize all trees and shrubs with 'Agriform" planting tablets, 21 gram or approved equal. Quantity per manufacturer's recommendation.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 MULCH

All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1") bark chips. Submit sample for approval.

2.09 SEED MIXTURE

All lawn areas shall be seeded with 100% Turf Type Tall Fescue. Immediately after placement of sod, water to saturate sod and top 4" of topsoil, install and seed rate per manufacturer's recommendations.

2.10 TREE ROOT BARRIER

Tree root barriers shall be placed adjacent to all trees located in the landscape planter strip and planter islands per The City of Eagle and ACHD standard details. Install per City of Eagle standard detail and manufacturer's recommendations.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw. Stake all trees per details.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

All seeded lawn areas shall have 6" of topsoil and all planting beds shall have 12" of topsoil. Topsoil shall be a loose, sandy loam, clean and free of toxic materials, noxious weeds, wee seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Topsoil from site shall be used if meeting these standards. Place ⅔ Nu-Earth compost over all landscaped areas and rototill into top 4". Spread, compact, and fine grade topsoil to a smooth and uniform grade, 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of mulch or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 MULCH

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf, , and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting with hose in planting hole until the roots are completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final Inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen trees, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.

SECTION - 02930 SEEDING

PART 4 - APPLICATION

4.01 MATERIALS

Materials shall reflect evidence of proper storage and handling. Any material with indications of improper storage or handling (water, heat, chemical damage and the like), will be removed from the site and replaced by the contractor. All material shall be fresh and delivered in unopened containers. Seed shall be of the latest seasons crop and conform to state and federal seed laws.

2.02 ACCESSORY MATERIALS

Fertilizer: Uniform in composition, granular, free flowing and suitable for application with approved equipment - guaranteed analysis, 16-20-0, ammonium phosphate, or equal at a rate of 300 lbs per acre.

70% Virgin Wood Cellulose Fiber, 30% Max. recycled cellulose fiber:

Specially prepared wood cellulose fiber processed to contain no growth or germination inhibiting factors - maximum moisture content, air dry weight, 12% plus or minus 3% at the time of manufacture; pH range, 4.5 to 6.5.

Ash content 0.8% - 0.3% max.

Charcoal: Gro-Safe agricultural grade powered activated charcoal at a rate of 100 lbs. per acre.

Tackifier: Organic psillium muciloid hydrophilic water soluble dry. Derived from Plantago ovata/insularis powder at 70% min. purity, containing no agents toxic to seed germination. Addition of fertilizer to the slurry mix shall not change the properties of the tackifier. When applied, tackifier shall form a transparent crust permeable by water and air.

Water: Free of substances harmful to seedling growth - water source to be approved by Owner's Representative prior to use.

PART 5 - EXECUTION

5.01 PREPARATION

Limit preparation to areas that will be immediately seeded. Do not disturb natural areas or newly planted trees or shrubs in seed areas. Where equipment can operate, loosen topsoil to a depth of 4 inches by ripping using scarifier teeth. Rip along the contour to prevent runoff and erosion. Use hand tools where equipment can not operate. Remove and dispose of all stones 4" or greater, sticks, roots, rubbish or other deleterious material. Repair erosion damage, grade and slope as directed prior to seeding.

Spread 300 lbs./acre fertilizer as specified.

Rough harrow to break up any large dirt clods.

Fine harrow to create suitable seed bed.

5.02 APPLICATION

Apply seed immediately upon completion of tillage operation.

Seeding work should commence as soon as possible after site has been prepared. It is desirable to seed into a loose, friable surface which has not been allowed to crust or erode. Any undesirable weak growth or competing vegetation should be removed prior to seeding operations.

Hydroseed all material evenly in one (1) application of a uniform slurry of water, hydrofiber (mulch), seed, tackifier, fertilizer, soil conditioner, and other specified materials. Material shall be sprayed on all designated areas with overlapping on the crests of tops of berms and cuts.

Seed indicated areas within contract limits and areas adjoining contract limits disturbed due to the seeding preparation process.

Use a hydroseeder with a gear type pump with continuous paddle agitation during application. Do not put seed into water until just before the start of seeding.

Apply seed, mulch, fertilizer and tackifier in a one step process:
Slurry mix of water, seed, 300 lbs./acre of fertilizer, 80 lbs./acre tackifier for slopes less than 3:1, 100 lbs./acre for slopes greater than 3:1 and 2000 lbs./acre of wood fiber for slopes greater than 3:1, 1800 lbs./acre for slopes less than 3:1.

5.03 ESTABLISHMENT

Provide protective devices as required to protect seeded areas from traffic for 30 days.

Repair and reseed areas damaged by erosion or poor germination.

5.04 INSPECTION

Seeding operations and areas are subject to inspection at any time during installation for compliance with specified materials and installation requirements. Any method of installation or use of materials not in conformance with the Contract Documents will be reinstalled, repaired or removed, as directed by the Owner's Representative, at no additional cost to the Owner.

Formal inspections will be conducted by the Owner's Representative at the following work intervals:

Soil scarification upon completion.
Seed containers at time of delivery.
At time of seed and slurry mixing.
During application of seed.
During application of mulch.
Weekly for seed and weed germination.
Final inspection and approval - at the end of landscape establishment.

5.05 ACCEPTANCE

Upon notice of completion of the work from the landscape contractor, at the end of the Landscape Establishment period, the Owner's Representative will make an inspection. If all work provided for in the Contract Documents is found to be complete and the planted seeds yield a minimum stand as determined by the Owner's Representative based upon the specified germination rates and species used, and the seeded areas are free of weeds, disease and insects, this inspection will constitute the Final Inspection. The Owner's Representative will notify the Contractor in writing of this Acceptance.

If the inspection reveals any unsatisfactory work, the Contractor will reseed as necessary until the work is accepted by the Owner's Representative.

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0006f

STATE OF IDAHO
RUSSELL GREEY
LICENSED LANDSCAPE ARCHITECT
LA - 16653
Expires09/31/25

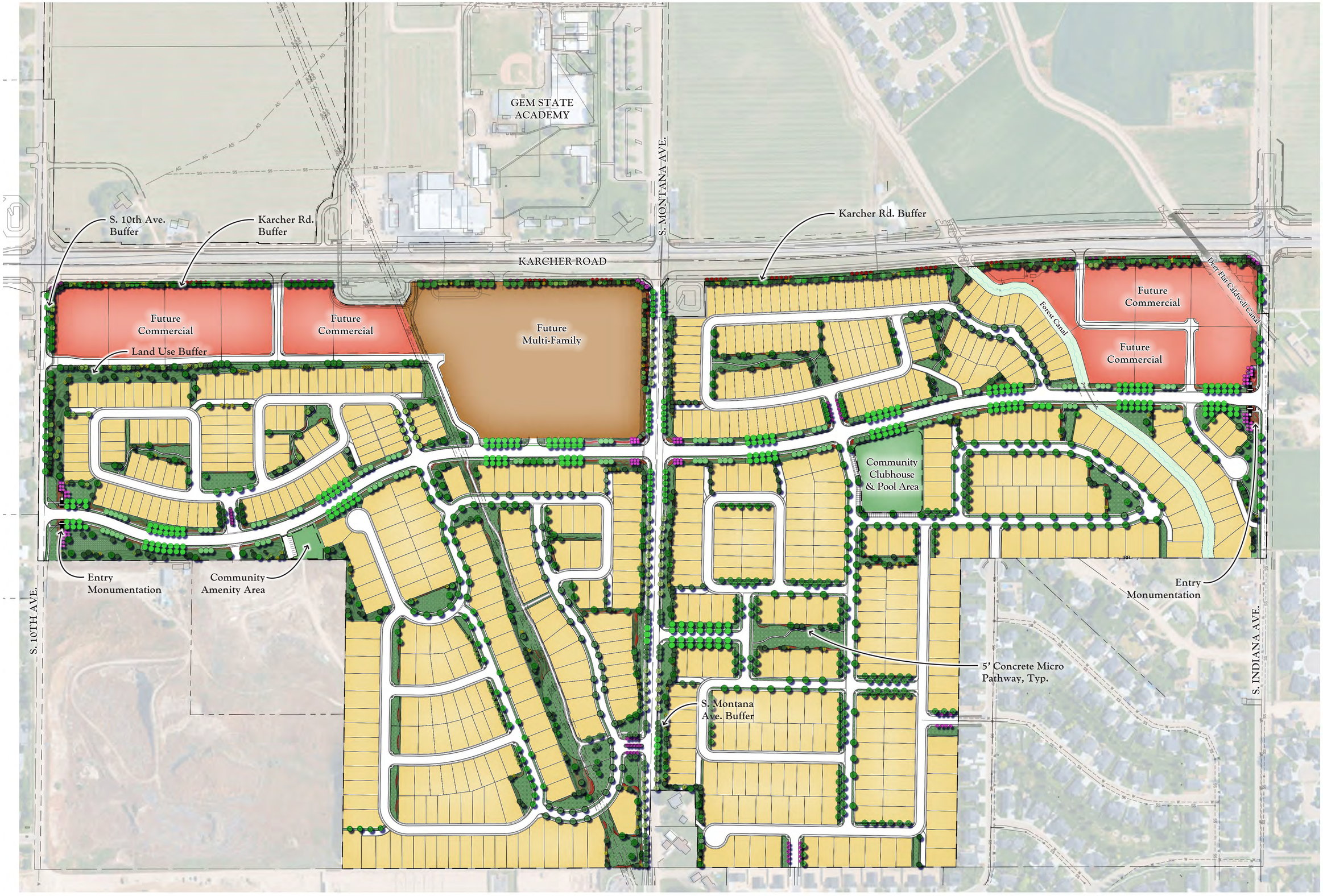
SILVERLEAF
Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #:
MTC088
scale:
N.A.
issued for:
REVIEW
drawn by:
TEAM
date:
09.16.2025
drawing:
Planting Specifications

sheet #
L8.1
20 of 20

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Silverleaf Rendered Plan

0' 175' 350' 525'

Scale: 1" = 175'-0"

GREEY | PICKETT
landscape architecture community design
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STATE OF IDAHO
RUSSELL GREEY
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Expires:08/31/25
LICENSED LANDSCAPE ARCHITECT

SILVERLEAF

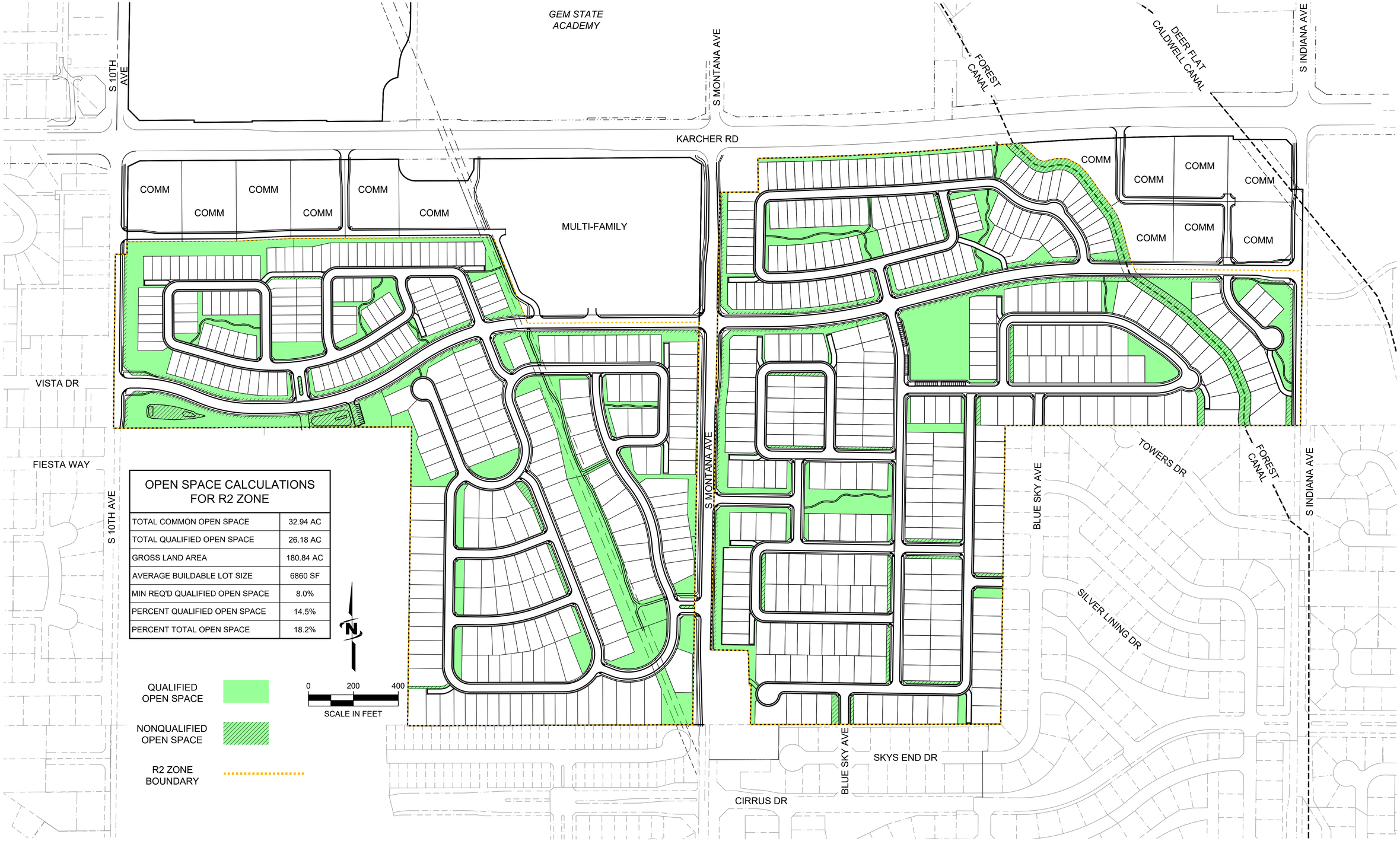
Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #: MTC088
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 07.23.2025
drawing: Overall Landscape Plan

sheet #

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OPEN SPACE CALCULATIONS FOR R2 ZONE	
TOTAL COMMON OPEN SPACE	32.94 AC
TOTAL QUALIFIED OPEN SPACE	26.18 AC
GROSS LAND AREA	180.84 AC
AVERAGE BUILDABLE LOT SIZE	6860 SF
MIN REQ'D QUALIFIED OPEN SPACE	8.0%
PERCENT QUALIFIED OPEN SPACE	14.5%
PERCENT TOTAL OPEN SPACE	18.2%

Plot Date:10/31/2025 10:19 AM Plotted By: Kaga Southern
Date Created:6/30/2025 \\JUB.COM\CENTRAL\CLIENTS\ID3M3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\EXHIBITS\10-24-100_OPENSPACE.DWG

LAST UPDATED: 10/31/2025
PLOT DATE: 10/31/2025
FILE: 10-24-100_OPENSPACE

J-U-B ENGINEERS, INC.

SILVERLEAF SUBDIVISION
M3 COMPANIES

OPEN SPACE EXHIBIT
SHEET 1 OF 1

GEM STATE ACADEMY

S 10TH AVE

S MONTANA AVE

FOREST CANAL

DEER FLAT CALDWELL CANAL

S INDIANA AVE

KARCHER RD

VISTA DR

CLUBHOUSE/POOL

CLUBHOUSE/POOL

FIESTA WAY

S 10TH AVE

S MONTANA AVE

TOWERS DR

FOREST CANAL

S INDIANA AVE

BLUE SKY AVE

SILVER LINING DR

BLUE SKY AVE

SKYS END DR

CIRRUS DR

LEGEND

PROPOSED

10' KARCHER RD PATHWAY

10' MONTANA AVE REGIONAL PATHWAY

8' DEVELOPMENT PATHWAY

5' DEVELOPMENT MICRO-PATHWAY

OPEN SPACE

N

0 200 400

SCALE IN FEET

Plot Date:10/31/2025 3:09 PM Plotted By: Caleb LaClair
Date Created:10/31/2025 \\JUB.COM\CENTRAL\CLIENTS\IDM3\PROJECTS\10-24-100_CALDWELL PROPERTY AT KARCHER&MONTANA\DESIGN\CAD\EXHIBITS\10-24-100_PATHWAY-EXH.DWG

LAST UPDATED: 10/31/2025
PLOT DATE: 10/31/2025
FILE: 10-24-100_PATHWAY_EXH

J-U-B ENGINEERS, INC.

SILVERLEAF SUBDIVISION
M3 COMPANIES

PATHWAY EXHIBIT
SHEET 1 OF 1

SITE 1

BUILDING

AREA

APARTMENT:	149,380 SF
CLUBHOUSE:	8,500 SF
TOTAL:	157,880 SF

UNITS: 336

UNIT MIX:

1BD	118 (35%)
2BD	169 (50%)
3BD	49 (15%)

DENSITY:

22.9 DU/AC (14.69 AC)

SITE

AREA

DRIVE AISLE/PARKING:	201,972 SF
LANDSCAPE/SIDEWALK:	282,556 SF

PARKING:

UNIT	#	RATIO	SUBTOTAL
1BD	118	1.5	177
2BD	169	1.5	254
3BD	49	2.0	98
GUEST		1:10	34
AMENITY		1:500 SF	17
TOTAL REQ'D			579
TOTAL PROVIDED			579

OPEN SPACE

TYPE	SF REQ'D	SUBTOTAL	PROVIDED
COMMON GRASSY AREA	10,000	10,000	10,000
QUALIFIED PER DU	250	71,750	
(UNITS 500 ≤ 1,200 SF)		88,900	89,055
QUALIFIED PER DU	350	17,150	
(UNITS > 1,200 SF)			
PRIVATE (PER DU)	60	7,080	7,080
TOTAL		105,980	106,135



SITE 1 LAYOUT

SCALE: 1" = 50'-0"

KARCHER RD

DATE: 08.20.2025

PROJECT ADDRESS: CALDWELL, ID 83607

pivot north















PRECEDENTS

SCALE:

KARCHER RD

DATE: 08.20.2025

PROJECT ADDRESS: CALDWELL, ID 83607

pivot north

Existing Site Conditions Exhibit
North of Karcher



View: South



View: North



View: West



Existing Site Conditions Exhibit
South of Karcher

View: South



View: South East





View: North



Existing Site Conditions Exhibit
South of Karcher Cont.



View: East



View: North



View: North



~~November 5, 2025~~
November 20, 2025 Update

City of Caldwell
Planning Department
205 South 6th Ave
Caldwell, ID 83605

RE: Narrative for Silverleaf Mixed-Use Development Application Submittal

To Whom It May Concern,

M3 Companies (M3) is pleased to submit the following applications for annexation (with zoning) and preliminary plat for the Silverleaf Mixed-Use Development (Project). M3 is known for their high quality communities across the treasure valley, including the nearby Summit Ridge and Red Hawk golf community. The Project will be an integrated development of commercial, retail, office along with multiple housing types. Residential products include large custom home lots to medium and small single family as you get closer to Karcher Road, along with apartments adjacent to Karcher Road and between Vallivue Middle School and commercial development along the highway. There is significant mixed-use & commercial development planned at the intersections of both Indiana Avenue and 10th Avenue. This will bring much-needed residential and commercial options to southern Caldwell along the Highway 55 corridor. A neighborhood meeting was held on July 9th from 6:30pm-7:30pm at the Gem State Academy located at 16115 S Montana Ave.

Subject Site Overview:

The proposed development consists of six (6) parcels[1] as depicted on the project area map (Figure 1), located along the Karcher Road/Highway 55 corridor, and is bounded by S Montana Avenue, Indiana Avenue, and S 10th Avenue. The subject parcels total approximately 270.92 acres, which accounts for right-of-way that was recently deeded to Idaho Transportation Department for the Highway 55 widening project. Approximately 220.15 acres of the development area is proposed to be subdivided and platted as part of this application (Silverleaf Subdivision), while the remaining 50.77 acres located on the north side of Karcher Road are only requested for annexation and zoning at this time. Parcel R3271901000 is currently zoned

Highway Commercial, and the remaining subject parcels[1] are zoned County Agricultural. The property is within the City's Area of Impact and is designated as Community Center and Neighborhood 2 in the City of Caldwell's Comprehensive Plan, adopted in 2025.

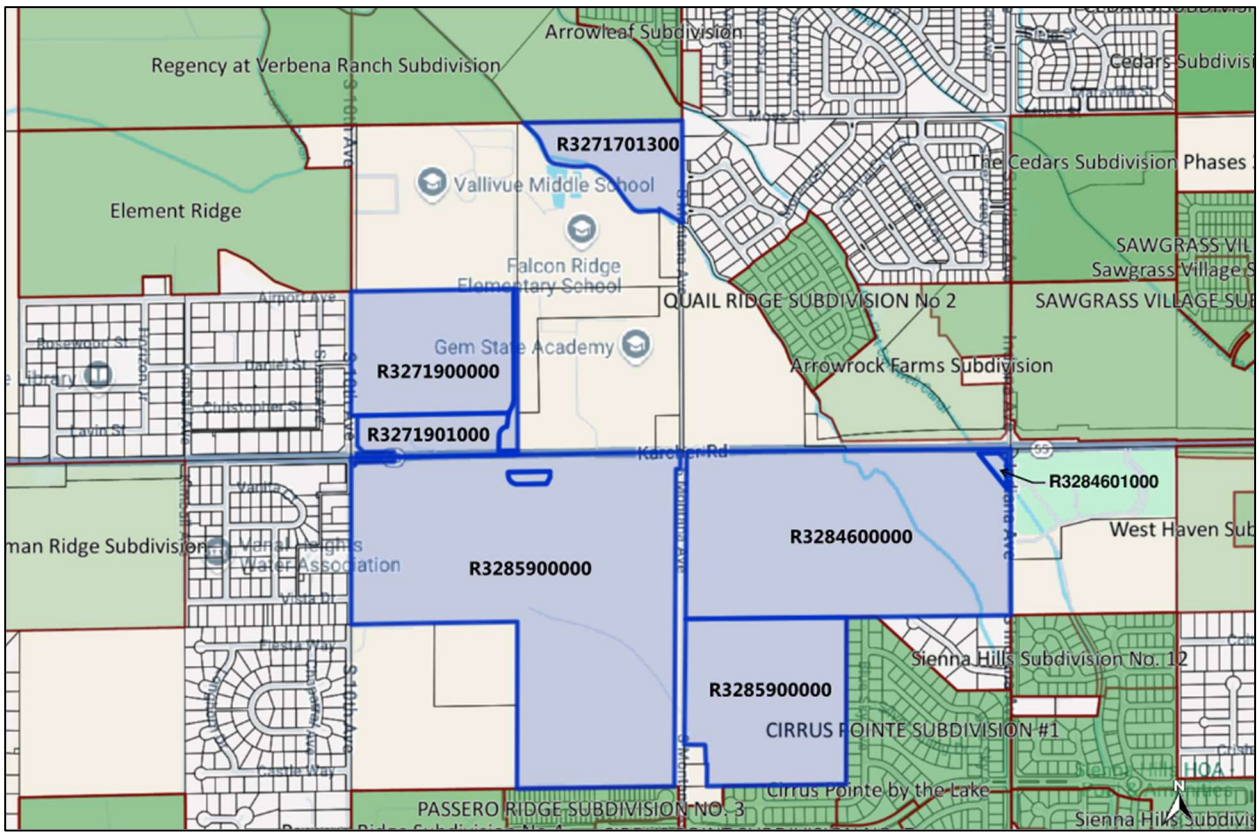


Figure 1 - Project Area Map

Much of the property is vacant and used for agricultural purposes. There are three single-family dwelling structures on parcel R3271901000, various agricultural structures on parcel R3285900000, and a single-family dwelling structure on parcel R3284601000 that are proposed to be removed. An existing Idaho Power easement runs North-South through parcel R3285900000 at 50-ft wide and R3271900000 at 100-ft wide. The Forest Canal (50-ft wide) and the Deer Flat Caldwell Canal (80-ft wide) run through the eastern portion of parcel R3284600000. The Forest Canal runs east-west along the southern boundary of parcel R3271701300. The surrounding area has seen continued growth with city approved developments such as Karcher Common (NE corner of Indiana Avenue and Highway 55), Cedars 3-7 (NW corner of Indiana Avenue and Highway 55), Passero Ridge (South of Subject Property),

[1] R3271701300; R3271900000; R3271901000; R3285900000; R3284600000; R3284601000

Verbena Ranch (North of Subject Property), and Cirrus Pointe West (NE corner of Montana Avenue and Orchard Avenue). This property is surrounded by development on every side and is adjacent to a major transportation project.

The subject parcels have frontage along Karcher Road/Highway 55 (Highway), Montana Avenue (Collector), S 10th Avenue (Minor Arterial), and Indiana Avenue (Minor Arterial). The parcels have access to S. Indiana Avenue, S. Montana Avenue, Karcher Road, and S 10th Avenue. With the development of the site, a new collector road connection (Vista Drive) will be created from S. 10th Avenue to Indiana Avenue. Infrastructure improvements will be completed as the project develops, including frontage road widening, which will improve walking and driving conditions for those in the area.

Development Overview:

The Project will provide ~47.54 acres of new commercial land for the City of Caldwell and surrounding area. While specific users are not identified currently, it is anticipated to support a wide range of uses including large scale commercial uses such as grocery store anchored commercial center on the NE corner of 10th Avenue and Karcher Road to smaller service-oriented uses such as retail, office, and restaurants south of Karcher Road.

The Project proposes to provide a mix of residential housing types ranging from traditional single-family detached homes to apartment buildings. The single-family residential area (~194.62 acres) will provide approximately 710 lots that vary in size from 40 to 75 feet wide. The multi-family residential component (~28.76 acres) is proposed to accommodate approximately 670 units across two complexes. The multi-family is strategically placed adjacent to designated commercial areas with collector or arterial roads providing buffers to surrounding single-family residential areas . They are also well suited for multi-family based on proximity to schools, future shopping, and transportation, all of which help to reduce long trips on roadways and align with City Comprehensive Plan Chapter 3, Goal No. 1:

> *To provide for the efficient and cost-effective movement of people and goods.*[2]

The Project also seeks to provide a diverse range of housing opportunities to meet different income levels and phases of life. This algins with City Comprehensive Plan Chapter 6, Goal No. 1:

> *Diversify housing options to accommodate varying household incomes, lifestyles, and sizes, promoting inclusivity and affordability.*[3]

[2] Caldwell Comprehensive Plan, Pg 71.
[3] Caldwell Comprehensive Plan, Pg 97.

Lastly, the Project proposes a vast array of open space and amenities to create a vibrant and cohesive neighborhood. The open space and amenities will be described in greater detail later in the narrative.

Density

The Community Center allowable gross density is 8 to 15 dwelling units per acre (DU/acre). Approximately 132.70 acres of R2 and R3 zoned property is proposed within the Community Center future land use area and will contain approximately 400 single-family detached homes along with the 670 multi-family residential units. This results in a residential density of 8.06 DU/acre. The proposed density is at the very low end of the allowable density range by the Caldwell Comprehensive Plan for the area. Based on the 15 DU/acre maximum density, Particularly, within the Community Center area there would be potential for upwards of 1,990 dwelling units. However, we feel the proposed density and combination of lot sizes and product type better fit the character of the surrounding community.

The Neighborhood 2 allowable gross density is 2 to 8 DU/acre. Approximately 90.68 acres of R2 zoned property is proposed within the Neighborhood 2 area and will contain approximately 310 single-family detached homes. This results in a residential density of approximately 3.42 DU/acre, which is in the middle of the density range suggested in the Caldwell Comprehensive Plan.

Annexation with Zoning

As depicted on Figure 2, M3 is requesting the annexation of six (6) county parcels[4] (approximately 270.92 Acres) located within the City's Area of Impact and Comprehensive Plan area into the City with the following zones: R-2 (Medium Density Residential), R-3 (High Density Residential, and H-C (Highway Corridor). These zoning districts align with the comprehensive plan designations of Community Center and Neighborhood 2. Community Center allows for R-2, R-3, and H-C zoning, while Neighborhood 2 allows for R-2 zoning. We are submitting separate annexation applications for Parcels R3271701300 and R3271900000 at the request of the City Planning staff due to them not being contiguous with the parcels located south of Karcher Road.

The requested annexations meets the applicable annexation criteria as specified in Idaho Code § 50-222 and Caldwell City Code § 10-01-08[5]. The proposed development is within the City's impact and comprehensive plan areas and is adjacent to current City limits on three sides.

[4] R3271701300; R3271900000; R3285900000; R3284600000; R3284601000; R3284601000
[5] Services are available to the site, the subject site has a touch with annexed city parcels, and the property owner's consent has been obtained.

The R-2 zoning will be harmonious with the existing City R-1 zoning to the south and east, and the County Rural Residential zoning to the west. This will provide a transition between the larger County and R-1 lots to the smaller R-2 single-family lots. The R-2 single-family homes would provide a buffer between the existing single-family homes and the proposed R-3 multifamily units and H-C commercial zones.

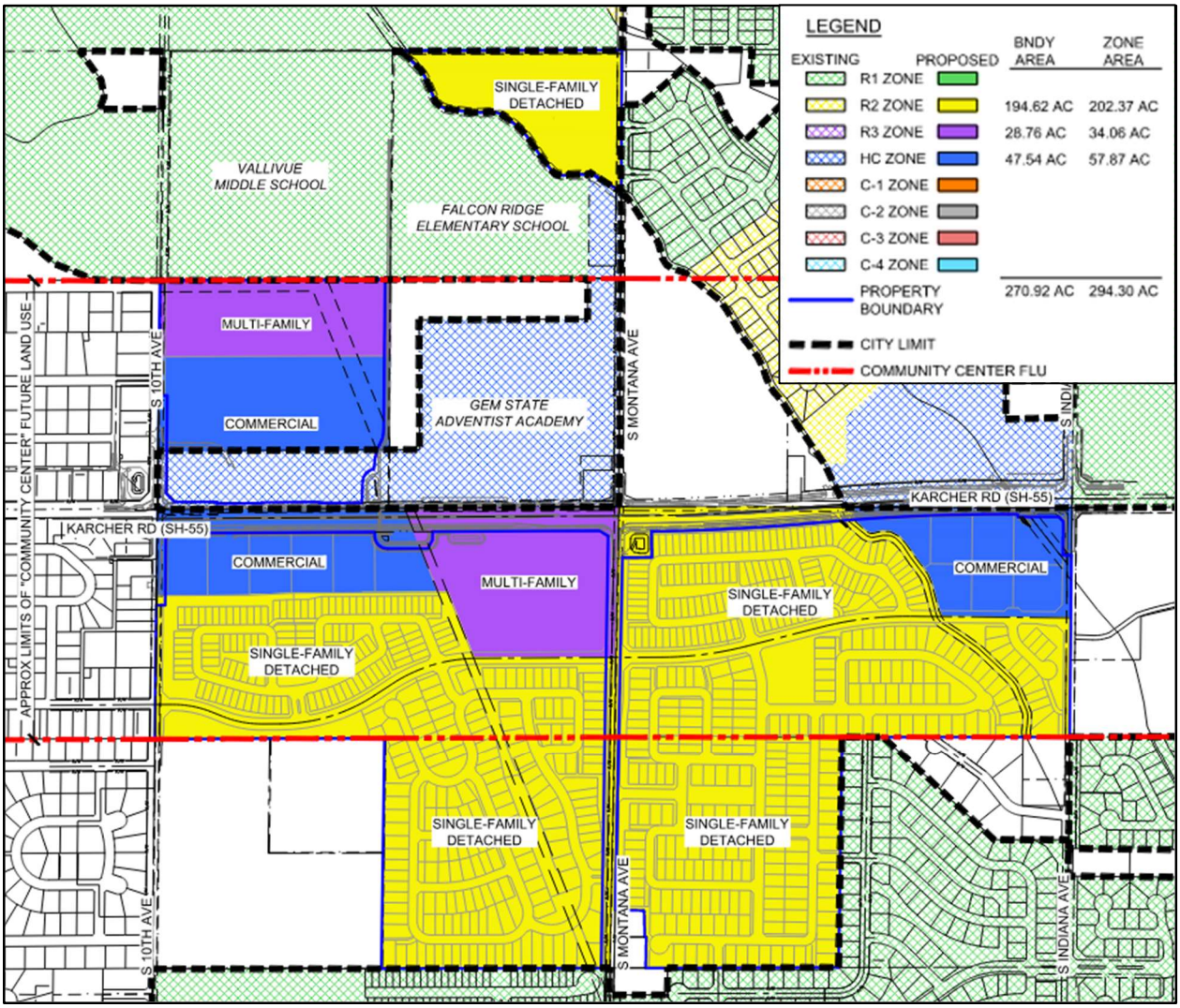


Figure 2 - Zoning Map

Adjacent Zoning and Comprehensive Plan Designations

North (Karcher Road):

Zoning of properties north of the proposed development is a mix of commercial (H-C Highway Corridor), residential (R-1, R-2), and agricultural (County Agricultural). The existing uses consist

of single-family homes, a church, agricultural land, Gem State Adventist Academy, Vallivue Middle School, and Falcon Ridge Elementary School. The area immediately adjacent to Karcher Road and extending approximately ¼-mile to the north has a Comprehensive Plan designation of Community Center. The most northern parcel[6] has a designation of Neighborhood 2.

South (Karcher Road)

The zoning south of Karcher consists of County Agricultural and City R-1 Low Density Residential. The existing uses consist of single-family homes, a public park, and an old gravel pit. The area immediately adjacent to Karcher Road and extended approximately ¼-mile to the south has a Comprehensive Plan designation of Community Center. The area further south has a Comprehensive Plan Designation of Neighborhood 2.

East (Indiana Avenue)

The area east of Indiana Avenue is zoned County Agricultural and City R-1 Low Density Residential. Existing uses include single-family homes, agricultural land, and a cemetery. The Comprehensive Plan designates the eastern area as Community Center and Neighborhood 2.

West (S 10th Avenue)

There are three existing County subdivisions[7] all are zoned County Rural Residential. The area adjacent to Karcher Road has a Comprehensive Plan designation of Community Center. The area containing El Rancho Heights has a Comprehensive Plan designation of Neighborhood 2.

Preliminary Plat

The Silverleaf Subdivision (Subdivision) is limited to the approximately 220.15 acres of development located south of Karcher Road. The Subdivision consists of 655 single-family residential lots (~103.00 acres), 1 multi-family lot proposed to consist of 336 units (~15.01 acres), 13 commercial lots (~22.63 acres), 95 common lots (34.65 acres), and public right-of-way (~44.86 acres). The development would achieve a gross residential density of 5.21 DU/acre when considering both multi- and single-family units, and 3.62 DU/acre when only considering the single-family residential area. The Subdivision provides approximately 32.94 acres (18.2%) of open space (far greater than the minimum 8% open space) along with planned amenities for the community to enjoy. Figure 3 depicts the distribution of the proposed uses, and the following text describes key elements of the proposed subdivision.

[6] R3271701300
[7] Vanal Heights Sub, El Rancho Heights 2, and Stecher Sub



Figure 3 - Silverleaf Subdivision Site Plan

Land Use

364 single-family residential homes are proposed in the R-2 Medium Density Residential Zone with a mix of residential lot sizes ranging from 40 to 75 feet wide. The average lot size is 6860 Sq Ft, which meets city code standards[8]. These homes will be a mix of 1-2 story tall and will comply with city height standards. Larger residential lots will be adjacent to the existing Cirrus Pointe and Towers View Acres subdivisions to the East and South to create a harmonious transition from larger city/county lots to slightly smaller R-2 lots.

The multifamily apartments will be in the R-3 High Density Residential Zone on the SW corner of Karcher Road and S Montana Avenue. Development of multifamily on this parcel will follow the recently revised Caldwell Code related to multifamily development.

[8] Table 10-05-04: Bulk and Dimensional Standards – Residential Districts

Commercial lots are proposed on the southeast corner of Karcher Road and S. 10th Avenue, as well as the southwest corner of Karcher Road and Indiana Avenue. Both intersections are planned as full signalized intersections while Montana Avenue is not planned to be a full signalized intersection consisting of limited turning movements. The H-C Highway Corridor zone aligns with the Community Center Comprehensive Plan designation and would be appropriate for the proposed use. These lots will provide the community with much-needed commercial spaces that offer uses such as shopping plazas, general office, and affordable dining options.

Open Space and Pathways

The Subdivision would provide ~32.94 acres of open space, with 26.18 acres being considered qualified open space by City code[9]. The City code requires 8% of gross land to be reserved as qualified open space based on the 6860 Sq Ft average lot size[10]; the Subdivision meets this requirement with 14.5%, nearly double the minimum requirement. Planned amenities include pathways/trails, multiple parks with playgrounds, pickleball courts, two clubhouses with swimming pools, among others.

The City's pathway code[11] requires proper connectivity throughout new developments with the use of major and micro neighborhood pathways. The Subdivision will provide ~5,900 feet of pathways throughout the development not accounting for the miles of new street side sidewalk. In addition to the neighborhood pathways, the project will be constructing approximately 2,500 feet of a City regional 10 foot wide multi-use pathway to be located along the west of Montana Ave.[12] The pathway will provide a connection between multi-use pathways being constructed along Karcher Road by ITD and north of Karcher Road by the City, to already existing pathways within the Passero Ridge subdivision to the south. The proposed pathways throughout the development would meet Chapter 3, Goal No. 4 of the Comprehensive Plan,[13] which states:

> *Ensure safe, comfortable, and accessible pathways for pedestrians, cyclists, and other non-motorized users.*

Figure 4 depicts the planned pathways within the development.

[9] 10-02-09-4: COMMON OPEN SPACE REQUIREMENTS AND STANDARDS
[10] *6,001 - 11,999-sf average lot size
[11] 10-02-09-7: PATHWAY LANDSCAPING STANDARDS
[12] 2040 Bicycle and Pedestrian Master Plan
[13] Caldwell Comprehensive Plan, Pg 72

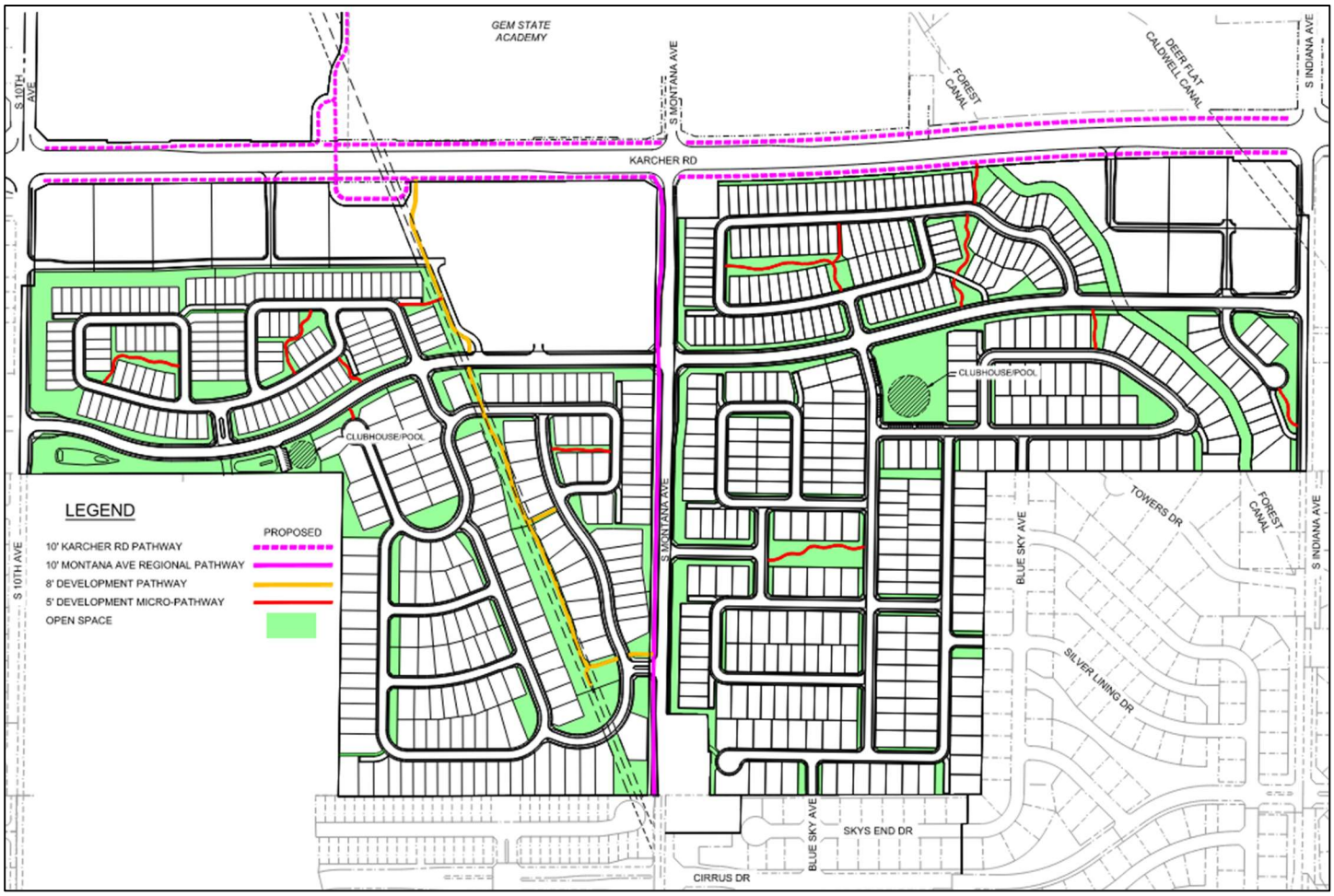


Figure 4 - Silverleaf Subdivision Pathway Plan

M3 is also excited to work with the City of Caldwell to acquire from the BLM an adjacent 10 acres for a future City park. Currently the public does not have access to the 10 acres from a public right of way. M3 is proposing to provide access and to work with Caldwell to file a recreation and public purposes application to acquire the property at no cost for a public park.

Landscape Buffers

The Subdivision is complying with City required landscape buffers including 25-ft wide minimum buffers along Indiana Ave and 10th Ave (Minor Arterial) and 20-ft minimum buffer along Montana Ave and Vista Dr (Collector). M3 is proposing to place half of the required 35-ft buffer along Karcher Rd/Highway 55 within the state highway right-of-way given the right-of-way will include a 10-ft wide pathway and 10 to 15 foot wide landscape strip. ITD has preliminarily agreed to this arrangement, and M3 will establish a License Agreement with ITD as the project progresses resulting in a better looking, finished & landscaped edge along the highway.

Landscape berms are proposed along Karcher Rd, S 10th Ave, and Indiana Ave in accordance with City standards. However, M3 is requesting an exception to the berm requirement along the portion of 10th Ave that coincides with an old gravel pit. The existing gravel pit far below the adjacent road and development area will be depressed approximately 20-ft lower than the road in this area, the existing grade and significant slopes make a berm impractical to go up and then try to go down so far.

Housing Types and Architecture

The Subdivision will have a variety of styles for the single-family homes similar to other M3 communities such as the nearby Summit Ridge and Red Hawk Ridge communities. M3 works with a select group of custom and production builders that are known to provide high quality homes. A selection of building elevation examples are included with this submittal to give a sense of the character and style of homes likely to be employed in the development. Additionally, a conceptual site plan and elevation examples are also provided for the proposed multi-family lot.

Phasing

The project will be built over the course of approximately 10 years (including the commercial & mixed use development). Development will begin on the east side along Indiana and be developed in phases similar to what is shown on the preliminary plat. Given the residential product includes multiple product types, we expect to develop multiple phases of the project each year. Commercial development will take place as soon as practical. We anticipate that the commercial corner at Indiana Avenue would start toward the beginning of the project with the commercial development at 10th Avenue coming next. As always, the actual pace of development is dependent on market trends and absorption rates.

Transportation

The development will utilize full access onto Indiana Avenue, four on S Montana Avenue, and two on S 10th Avenue. Four (4) Right-in/Right-out (RIRO) accesses are proposed onto Karcher Road. The development will widen and improve the public roads along the project frontage to City standards including:

- S 10th Ave (Minor Arterial) – Approximately 0.5-miles of 1/2 road improvements;
- S Indiana Ave (Minor Arterial) – Approximately 0.25-miles of 1/2 road improvements;
- Montana Ave (Collector) – Approximately 0.5-miles of full road improvements south of Karcher Rd and 1/4 road improvements north of Karcher Rd.

The project will also be constructing 1-mile of a new spine collector (Vista Dr extension) through the project, which will provide more efficient access to the Karcher Rd signalized intersections.

ITD is in the process of improving Highway 55 between Farmway Rd and Middleton Rd, including the 1-mile stretch fronting the project. The improvements will include widening to provide two travel lanes in each direction plus left and right turn lanes at major intersections. The S 10th Ave and S Indiana Ave intersections will be improved with new signalization and right and left turn lanes in all directions. Montana Ave will be restricted to allow left and right turns onto Montana Ave in both directions, but only right turns onto Highway 55 in both the north and south directions. North/south through and left turn movements will be prohibited. ITD anticipates completing the project by 2027.

Kittleson & Associates completed a traffic impact study (TIS) to analyze access to the Subdivision and the impact that the overall development will have on the roads and intersections. While the study is still under review, M3 is committed to working with the City to address identified project triggered impacts. The Project will be required to pay City adopted Traffic Impact Fees to contribute toward regional traffic improvements identified in the City's Capital Improvement Project plan. At current rates, the Project will be subject to ~$2,768,000 for the single-family use, ~$770,000 for the multi-family use, and upwards of $1,000,000 for the commercial use, for a total traffic fee of approximately $4,500,000.

Services/Utilities

Water

Water for domestic and fire use will be provided by the City of Caldwell. The Project is split between the City's Pressure Zone 3 and 4, with Zone 3 generally being located north and east of the Forest Canal and Zone 4 generally located south and west of the canal. The project proposed to connect to existing 12" mains located in S Indiana Ave as S Montana Ave, water stubs in surrounding street stubs, and water main extensions being performed as part of the Highway 55 widening improvements and the Verbena Ranch development. Water mains will be looped through the property to provide redundancy in accordance with City of Caldwell standards.

Sewer

Sewer service will be provided by the City of Caldwell. M3 has coordinated with the City of Caldwell Public Works Department and verified there is sufficient capacity both in the conveyance system and wastewater treatment plant to serve the development. The Project will connect to a 15" gravity sewer trunk located in S Indiana Ave and extend 10" to 8" gravity mains

through the development. M3 has analyzed sewer extension through the old gravel pit area and determined the entire development can be served via gravity sewer.

Irrigation

Approximately 32-acres of the development area is located in the Wilder Irrigation District service area, generally located north and east of the Forest Canal. The remaining area is void of surface water rights and is currently supplied irrigation through existing groundwater wells. The Project intends to use the available surface water rights while continuing to supply most of the required irrigation water through groundwater wells. M3 has performed a water right analysis and determined there is adequate surface and groundwater rights to supply irrigation water to the Project in accordance with City standards. The Project intends to construct a new irrigation supply facility in the eastern portion of the development including a groundwater well, surface water holding pond, and corresponding pump station, as well as, utilize an existing groundwater well in the western portion of the development. The two supply systems will be interconnected via a 12" pressure irrigation main with smaller irrigation lines running through the property. All facilities will be constructed or upgraded to meet City of Caldwell standards and are anticipated to be operated by the Caldwell Municipal Irrigation District.

School District

The Project is located within the Vallivue School District service area and is adjacent to the Vallivue Middle School and the new Falcon Ridge Elementary School. Gem State Adventist Academy is also directly adjacent to the development. The property is well suited for development based on close proximity to existing and new schools.

Residential Development Along Arterials & Highways

The Project includes over 1.25 miles of frontage along Karcher Road. Caldwell City Code[14] prohibits residential uses along "*frontage of all arterial roadways and highways within the Mixed-Use or Community Center place types, as designated on the Future Land Use Map*". If strictly interpreted, this requirement could result in an overabundance of commercial property that sits vacant or a narrow strip of commercial property versus what is proposed with 3 significant commercial developments that are not just along the frontage but extend back from the highway to accommodate a more cohesive development.

M3 is requesting a development agreement be established as directed by City Planning staff to allow residential development along certain portions of the Subdivision that fronts along

[14] 10-05-03 (4) C

Karcher Road/Highway 55, 10th Ave S, and S Indiana Ave as depicted in the submitted development plans.

Due to the considerable amount of frontage on the Property, configuring such long expanses of commercial development is not practical or desirable. M3 is proposing more than 47 acres of mixed-use and commercial development, nearly 15% more commercial area than if the property were to develop only the frontage of the highway. Figure 5 reflects the comparison for proposed commercial space versus being located solely along the arterial and highway frontages. Commercial centers and development are better situated to be blocked up on more significant acreages, such as the 25 acre and 12 acre commercial sites at the NE & SE corners of 10th Avenue and Karcher Road. We believe the proposed distribution and layout of the commercial area is more usable at the intersections of the arterial roadways with full turning movements for better access.

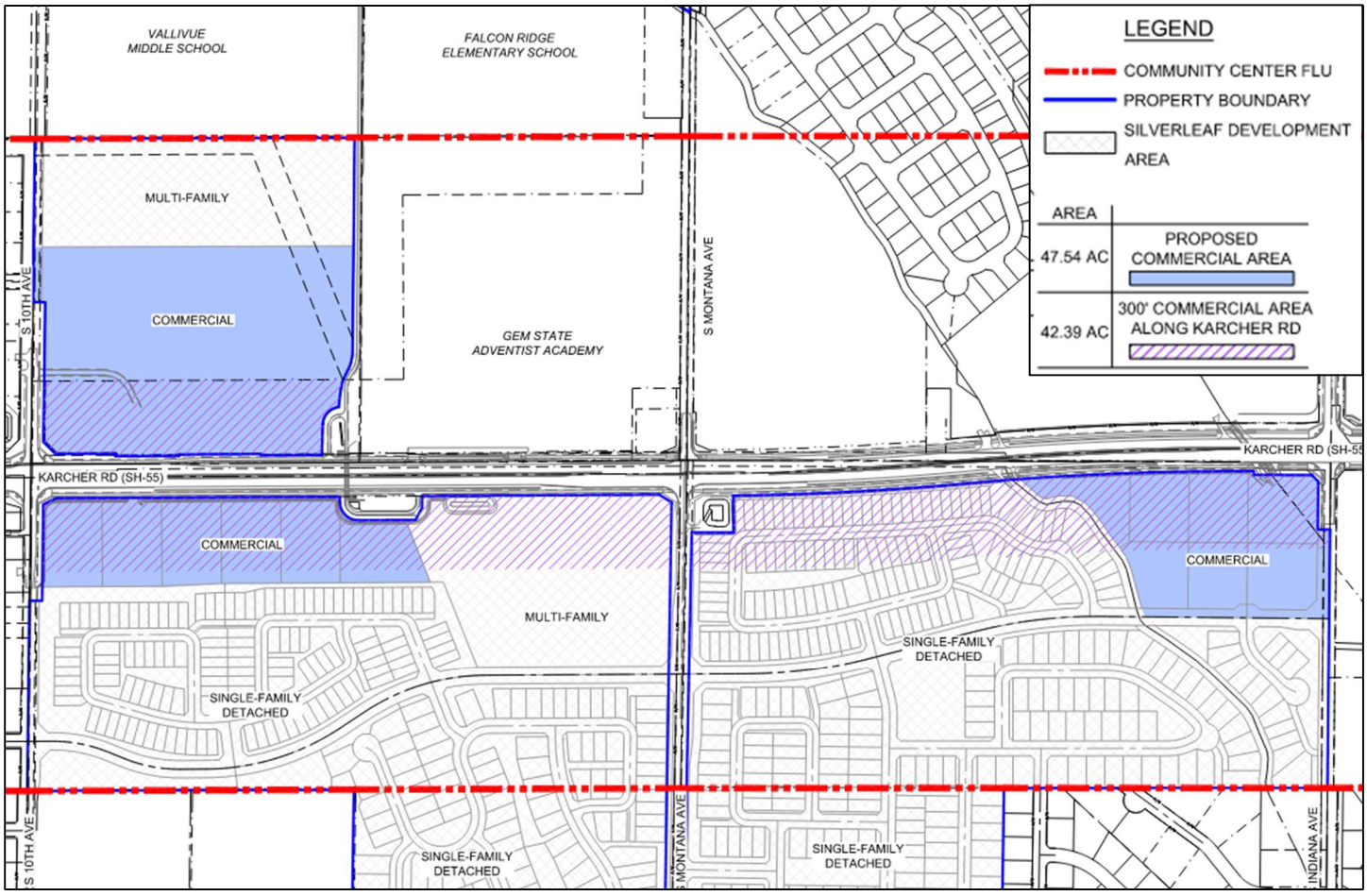


Figure 5 - Commercial Area Plan

There are hundreds of additional acres of commercial ground being actively developed or planned for along the Karcher Road corridor, including a significant development on the NE corner of Indiana Ave and Karcher Road, across the street from the Property. If the full Karcher Rd corridor was developed with commercial in accordance with the code requirement it would create another 300 to 400 acres of additional commercial land use. Given the already existing 400 acres of commercial uses existing around the Karcher interchange, it would be impossible to absorb that much commercial development. There are properties along the corridor such as the old K-mart that have been vacant for several years.

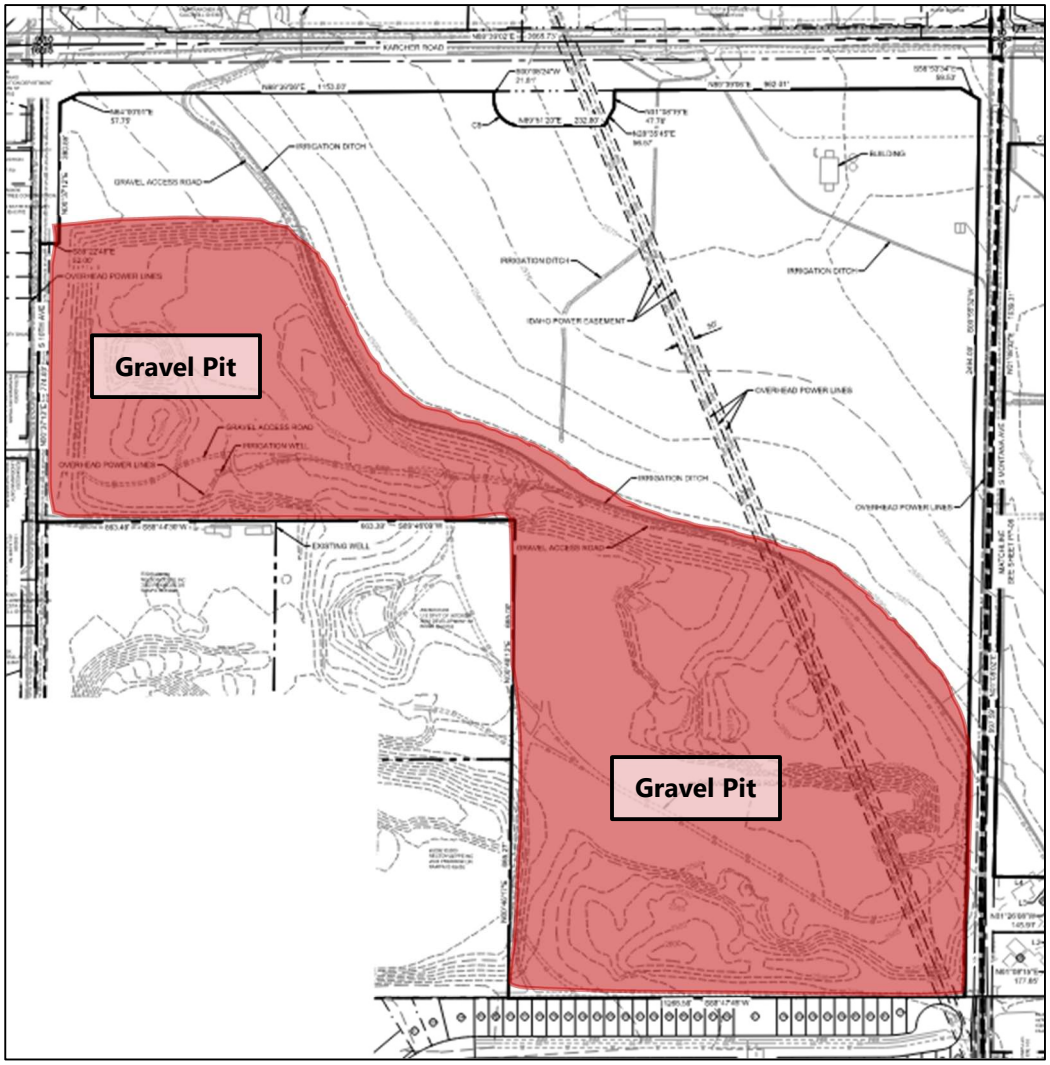


Figure 6 - Gravel Pit Location Map

The development also has unique slope and grade issues due to the area previously used as a gravel pit, these areas are highlighted on Figure 6. The gravel pit area is approximately 30 to 40-ft below the road grade. This would require extensive grading to make the development of

commercial areas visible from the adjacent roads. Current conditions would not be sufficient for commercial uses, and trying to correct the slope/grade is not feasible. Due to these restraints, we believe the areas affected by these steeper grades would be better suited for residential development.

Conclusion

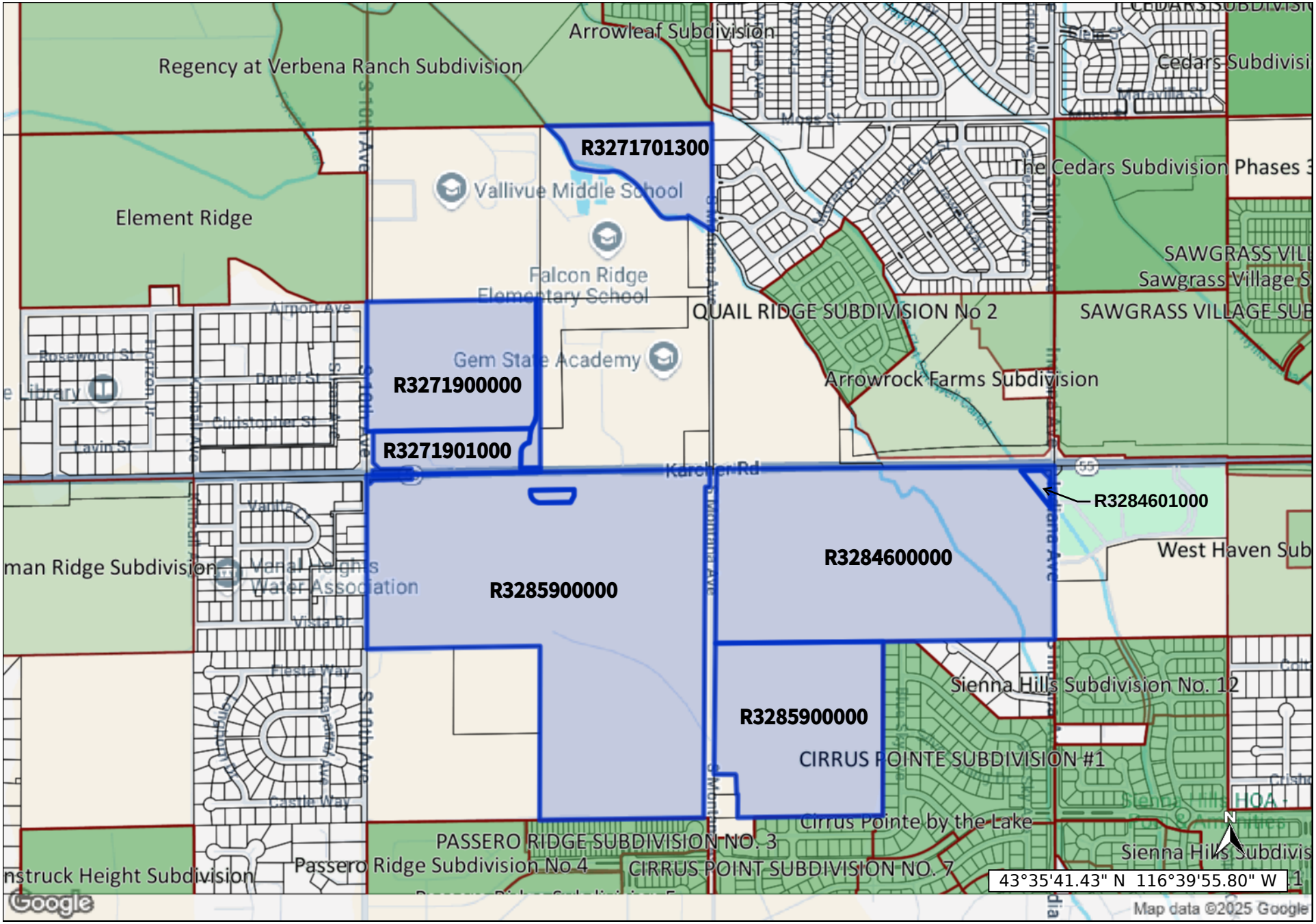
The enclosed applications for Annexation, Preliminary Plat and Development Agreement, and supporting materials have been submitted in accordance with the requirements of the City of Caldwell. The proposed development has been designed in accordance with the City of Caldwell Code and Comprehensive Plan and complies with all applicable provisions except for the commercial area distribution as described previously proposed to be addressed by a Development Agreement.

Please feel free to contact me with any questions or concerns.
Sincerely,

Caleb LaClair, P.E.
J-U-B Engineers

SILVERLEAF DEVELOPMENT

Vicinity Map



Jan 30, 2025 - landproDATA.com
Scale: 1 inch approx 1000 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

PROPERTY OWNER ACKNOWLEDGEMENT

COMMUNITY DEVELOPMENT – PLANNING & ZONING – 205 S 6TH AVE, CALDWELL ID

I, Idaho Conference of Seventh-day Adventists, Inc., the recorded owner for real property addressed as 7777 W Fairview Ave, Suite #_____, City Boise State ID Zip 83704, am aware of, in agreement with, and give my permission to JUB Engineering & M3 Companies, to submit the accompanying application(s) pertaining to this property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 31 day of July, 2025

David Prest Jr, president
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
)

I, Jo Ann Lopez Miller, a Notary Public, do hereby certify that on this 31st day of July, in the year, 2025, personally appeared before me David Prest, Jr., known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that he/she/they signed the foregoing document, and that the statements therein contained are true.

Jo Ann Lopez Miller
NOTARY PUBLIC FOR IDAHO
Residing at Caldwell
My Commission Expires 10/23/2029

JO ANN LOPEZ MILLER
COMMISSION # 20234377
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/23/2029

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Jo Ann Lopez Miller
NOTARY PUBLIC FOR IDAHO
Residing at Caldwell
My Commission Expires 10/23/2029

JO ANN LOPEZ MILLER
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JO ANN LOPEZ MILLER
COMMISSION # 20234377
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STATE OF IDAHO
MY COMMISSION EXPIRES 10/23/2029

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:

6 parcels of land/ approximately 270.66 acres for mixed use development

Date of Round Table meeting: May 8, 2025

Notice sent to neighbors on: June 24, 2025

Date & time of the neighborhood meeting: July 9, 2025, from 6:30 pm - 7:30 pm

Location of the neighborhood meeting:
Gem State Academy Gymnasium
16115 S Montana Ave, Caldwell, ID 83607

Developer/Applicant:

Name: Caleb LaClair - J-U=B Engineers, Inc. c/o M3 Companies - Mark Tate

Address, City, State, Zip: 2760 W Excursion Lane, Ste 400 Meridian, ID 83642

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

DEVELOPER/APPLICANT SIGNATURE

DATE 7/15/2025

NOTICE OF NEIGHBORHOOD MEETING

June 24, 2025

RE: NEIGHBORHOOD MEETING NOTICE FOR PROJECT IN YOUR NEIGHBORHOOD

To whom it may concern,

You are invited to an open-house style 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: July 9, 2025

Meeting Time: Open-house from 6:30 pm to 7:30 pm

Meeting Location: Gem State Adventist Academy Gymnasium
16115 S Montana Ave, Caldwell, ID 83607

Project Summary: The project site comprises approximately 271-acres located north and south of Karcher Rd between S 10th Ave and S Indianna Ave (Canyon County parcel numbers R3285900000, R3284600000, R3284601000, R3271900000, R3271901000, and R3271701300). The proposed project is a mixed-use community that includes commercial space and multi-family residential near the highway along with single-family residential detached homes primarily away from the highway along with various amenities including parks, pathways and pools to create a vibrant and cohesive neighborhood. A vicinity map is included with this invitation with the project area highlighted in blue. We anticipate the applications to be submitted to the City of Caldwell will include Annexation, Zoning, and Preliminary Plat.

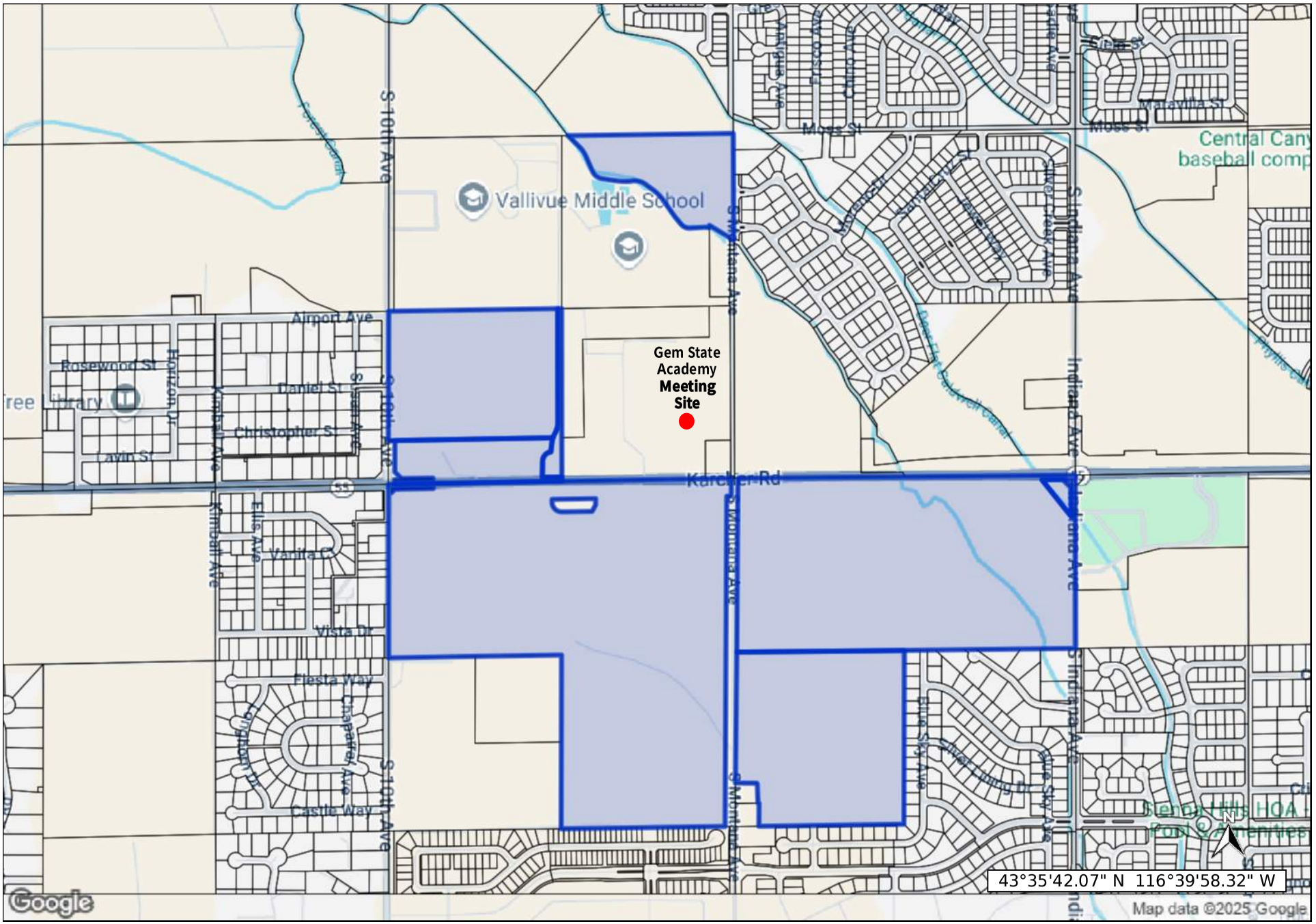
If you would like to contact us ahead of the meeting, please feel free to reach us by phone at (208) 376-7330 or by email at claclair@jub.com.

Thank you,

Caleb LaClair, P.E.
J-U-B Engineers, Inc

Caldwell SDA Property

Vicinity Map



Jun 19, 2025 - landproDATA.com
Scale: 1 inch approx 1000 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

CANYON COUNTY LISTING - R32859, R32846, R32846010,

July 14, 2025

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.

PIN	Owner Name	Address	City, State, Zip
32682000 0	TODD ZE	15168 DAVID ST	CALDWELL, ID, 83605
26895000 0	HAFEN THANE	16227 S 10TH AVE	CALDWELL, ID, 83607
26896000 0	AKAGI SHIRLEY J	15073 DAVID ST	CALDWELL, ID, 83607
26898000 0	EGUIA JANAE	15095 DAVID ST	CALDWELL, ID, 83607
26894000 0	FELLER EDWARD R	16205 S 10TH AVE	CALDWELL, ID, 83607
26897000 0	ASHTON BRIAN DEAN	16205 SUSAN AVE	CALDWELL, ID, 83607
26893000 0	IHLI PATRICK J	16179 S 10TH AVE	CALDWELL, ID, 83607
26891011 0	HARRIS RICHARD L FAMILY TRUST	15074 DANIEL ST	CALDWELL, ID, 83607
26891000 0	STECHER MUTUAL WATER COMPANY	15074 DANIEL ST	CALDWELL, ID, 83605
26890000 0	SEIP CHARLES	8160 CASA DE MEADOWS	ENGLEWOOD, FL, 34224
26892000 0	HADLOCK LAYNE R	16159 S 10TH AVE	CALDWELL, ID, 83607
26933000 0	KIMERY ERIC	16121 S 10TH AVE	CALDWELL, ID, 83607
26910000 0	BOWLIN FAMILY REVOCABLE TRUST	16121 SUSAN AVE	CALDWELL, ID, 83607
26911000 0	WARD JEANETTE M	15087 DANIEL ST	CALDWELL, ID, 83607
26925000 0	FIFER REBECCA JANE	15066 CHRISTOPHER ST	CALDWELL, ID, 83607
26924000 0	SCHROEDER BRIAN C	15084 CHRISTOPHER ST	CALDWELL, ID, 83607
26934000 0	SIMPSON OLIVIA A	16083 S 10TH AVE	CALDWELL, ID, 83607
26935000 0	BENAVIDES AMITY L	16067 S 10TH AVE	CALDWELL, ID, 83607
26926000 0	SHIPPY CORY	15061 CHRISTOPHER ST	CALDWELL, ID, 83607
26927000 0	AVALOS EVA	15085 CHRISTOPHER ST	CALDWELL, ID, 83607
26936000 0	ALLRED DAVID A	15212 KARCHER RD	CALDWELL, ID, 83605
26937000 0	STATE OF IDAHO TRANSPORTATION DEPARTMENT	3311 W STATE ST	BOISE, ID, 83703
26938000 0	PEREZ ALFREDO	315 EVERETT ST	CALDWELL, ID, 83605
26939000 0	MILLER JOSHUA MICHAEL	15074 KARCHER RD	CALDWELL, ID, 83607
26940000 0	MC INTYRE DANISE D	15090 KARCHER RD	CALDWELL, ID, 83607
21713000 0	ADAMS LAURIE M	15022 FIESTA WAY	CALDWELL, ID, 83607
21714000 0	MC MILLAN LOIS A	15040 FIESTA WAY	CALDWELL, ID, 83605
21715000 0	LAWSON MARK S	15054 FIESTA WAY	CALDWELL, ID, 83607
21716000 0	ROBERTSON DERICK T	15080 FIESTA WAY	CALDWELL, ID, 83607
21717000 0	GRIMES EDWARD J	15096 FIESTA WAY	CALDWELL, ID, 83607
21757000 0	ORTEGA JOSE A ZARAGOZA	15021 FIESTA WAY	CALDWELL, ID, 83607
32859000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS	7777 FAIRVIEW	BOISE, ID, 83704
06182473 0	PEREZ ALFREDO	315 EVERETT ST	CALDWELL, ID, 83605-4029
21740000 0	BROWN DONALD J	15670 CHAPARRAL AVE	CALDWELL, ID, 83607
21766000 0	RANGEL AUSENCIO TALAVERA	15073 FIESTA WAY	CALDWELL, ID, 83607
21767000 0	HAYMES DENNIS J	15091 FIESTA WAY	CALDWELL, ID, 83607
32861010 0	U S DEPT OF INTERIOR	3948 DEVELOPMENT ST	BOISE, ID, 83705
32861000 0	NELSON DEPPE INC	2002 PRIMROSE DR	NAMPA, ID, 83686
32846000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS	7777 FAIRVIEW AVE	BOISE, ID, 83704-8418
06182475 0	GUMMERSALL DAVID S	14441 KERBY CT	CALDWELL, ID, 83607
06182474 0	DESILVA FRANCES	14453 KERBY CT	CALDWELL, ID, 83607
21815501 0	COLLINS PETER	15650 CHAPARRAL AVE	CALDWELL, ID, 83607
21781000 0	JOHNSON DAIN E	15188 HORSESHOE DR	CALDWELL, ID, 83607
32859010 0	RIVERMAN ROCHELL	15554 S MONTANA AVE	CALDWELL, ID, 83607
32860000 0	DAYNES ALLAN AND KAREN LIVING TRUST	15516 S MONTANA AVE	CALDWELL, ID, 83607
32851000 0	AYALA LEOPOLDO	15498 MONTANA AVE	CALDWELL, ID, 83607
06182488 0	RIDER AMI	16550 ANTIGUA AVE	CALDWELL, ID, 83607
32849000 0	FLANAGAN ELISA	15733 S INDIANA AVE	CALDWELL, ID, 83607
32848000 0	CASTILLO BLANCA G HERNANDEZ	14030 TOWERS DR	CALDWELL, ID, 83607
06182476 0	HANSON JACKIE L	16541 ANTIGUA AVE	CALDWELL, ID, 83607

06182489 0	DILULO ANGELO J	16538 ANTIGUA AVE	CALDWELL, ID, 83607
21815502 0	BUNN MARK F	15640 CHAPARRAL AVE	CALDWELL, ID, 83607
06182477 0	THURMAN HOLLY	16529 ANTIGUA AVE	CALDWELL, ID, 83607
06182490 0	GORR DARRELL F	16526 ANTIGUA AVE	CALDWELL, ID, 83607
06182478 0	RAMIREZ RODOLFO ROSAS	16515 ANTIGUA AVE	CALDWELL, ID, 83607
06182491 0	WHITEHEAD JOHN	16514 ANTIGUA AVE	CALDWELL, ID, 83607
27349000 0	ACREE KYLEE N	14110 TOWERS DR	CALDWELL, ID, 83607
27348000 0	LEHMAN LARRY M	14138 TOWERS DR	CALDWELL, ID, 83607
27351000 0	EDGINTON KELLY A	14167 TOWERS DR	CALDWELL, ID, 83607
27352000 0	MYERS ROBERT C	14139 TOWERS DR	CALDWELL, ID, 83607
27350000 0	ANDREWS DARREN	14082 TOWERS DR	CALDWELL, ID, 83607
21815500 0	CALKINS DONALD C	15660 CHAPARRAL AVE	CALDWELL, ID, 83607
27353000 0	WILLIAMSON LISA MARIE	14111 TOWERS DR	CALDWELL, ID, 83607
27354000 0	WILSON ANDREW S	14079 TOWERS DR	CALDWELL, ID, 83607
27355000 0	BISHOP JEFFREY P	14063 TOWERS DR	CALDWELL, ID, 83607
27356000 0	TUCKNESS TIMOTHY AND SHARON FAMILY TRUST	14033 TOWERS DR	CALDWELL, ID, 83607
32847118 0	GREENLEE SHANE	15738 BLUE SKY AVE	CALDWELL, ID, 83607
32847119 0	DEROCHER CRAIG L	15739 BLUE SKY AVE	CALDWELL, ID, 83607
32863010 0	SAGE TREE CONSTRUCTION LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
32863000 0	SAGE TREE CONSTRUCTION LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
32864000 0	SAGE TREE CONSTRUCTION LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
32867000 0	WEATHERFORD MARTIN JAY	15895 S 10TH AVE	CALDWELL, ID, 83607
32847116 0	WEBB KILEY EMMA FAMILY TRUST	15694 CUMULUS WAY	CALDWELL, ID, 83607
32847120 0	JOHNSON KEVIN	15721 BLUE SKY AVE	CALDWELL, ID, 83607
32847117 0	SCOTT BRIAN	15702 CUMULUS WAY	CALDWELL, ID, 83607
32866000 0	HERNANDEZ ROSALIO A	15877 S 10TH AVE	CALDWELL, ID, 83607
32865000 0	MCDONNELL CINDY A	15871 S 10TH AVE	CALDWELL, ID, 83607
32868000 0	ANDERSON GREGORY SHANE	15847 S 10TH ST	CALDWELL, ID, 83607
32868010 0	LAKE LOWELL WATER LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
32847115 0	FLANIK THOMAS W	15686 CUMULUS WAY	CALDWELL, ID, 83607
32847121 0	FREEBURG THOMAS J	15703 BUE SKY AVE	CALDWELL, ID, 83607
32847114 0	WATSON AMY LINETTE	15672 CUMULUS WAY	CALDWELL, ID, 83607
32847122 0	WRIGHT MICHAEL	15685 BLUE SKY AVE	CALDWELL, ID, 83607
32847137 0	BARD MARK L	15682 BLUE SKY AVE	CALDWELL, ID, 83607
32847113 0	HUNTER GENE G JR	15660 CUMULUS WAY	CALDWELL, ID, 83607
27649502 0	ROBINSON KEITH AND CARA TRUST	2011 TERRACE DR	CALDWELL, ID, 83605
27649503 0	MARTINEZ EVERARDO LOPEZ	15890 ALVERTA AVE	CALDWELL, ID, 83607
27610020 0	MAI WENDE L	13540 PAOLETTI ST	CALDWELL, ID, 83607
32847136 0	WATSON ROBERT A	15675 CUMULUS WAY	CALDWELL, ID, 83607
32847123 0	STUCKEY TERRAN G	15667 BLUE SKY AVE	CALDWELL, ID, 83607
32847112 0	WARR FREDERICK K	14549 WING SPREAD CT	CALDWELL, ID, 83607
32847138 0	SAWMILLER MARK W	15664 BLUE SKY AVE	CALDWELL, ID, 83607
32847135 0	PICKREL SANDRA	15663 CUMULUS WAY	CALDWELL, ID, 83607
32847111 0	MCCARLEY FAMILY LIVING TRUST	15634 CUMULUS WAY	CALDWELL, ID, 83607
32847124 0	GRANT DONALD G	15651 BLUE SKY AVE	CALDWELL, ID, 83607
32847139 0	REEVE AND PEARSON FAMILY ESTATE TRUST	15650 BLUE SKY AVE	CALDWELL, ID, 83607
32847134 0	LUDWIG CHRISTOPHER J	15651 CUMULUS WAY	CALDWELL, ID, 83607
27612000 0	OROZCO BARTOLA OROZCO	15842 ALVERTA AVE	CALDWELL, ID, 83607
27610010 0	BIDDLE ASHLYN	15828 ALVERTA AVE	CALDWELL, ID, 83607
27614000 0	PETERSON RUTHANN	15815 S 10TH AVE	CALDWELL, ID, 83607
27602000 0	MORRISON MICHAEL R	15034 VISTA DR	CALDWELL, ID, 83607
32846010 0	IDAHO CONFERENCE OF SEVENTH-DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32841010 0	CARRIAGE CEMETERY SERV OF ID	3040 POST OAK BLVD SUITE 300	HOUSTON, TX, 77056
32719000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32847125 0	ELSNER JOE L	15635 BLUE SKY AVE	CALDWELL, ID, 83607
32847140 0	LOPEZ MELANIE	15634 BLUE SKY AVE	CALDWELL, ID, 83607
32847141 0	CARLSON MARK S	14188 SILVER LINING DR	CALDWELL, ID, 83607
32847142 0	COOK BENJAMIN C	14176 SILVER LINING DR	CALDWELL, ID, 83607
32717012 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704

32847143 0	DAVIS MITCHEL E	14162 SILVER LINING DR	CALDWELL, ID, 83607
32847166 0	WALTON JAY A	15603 BLUE SKY AVE	CALDWELL, ID, 83607
27602010 0	SOLIS MARCO A	15048 VISTA DR	CALDWELL, ID, 83607
27601000 0	CRUZ ROSA E	15064 VISTA DR	CALDWELL, ID, 83607
27613000 0	LITZ DIANE K	15082 VISTA DR	CALDWELL, ID, 83607
27649522 0	LINDEMANN GARY	13830 ORCHARD AVE	CALDWELL, ID, 83607
32847159 0	MARTINEZ ISIDORO	15604 BLUE SKY AVE	CALDWELL, ID, 83607
32847158 0	RAMSEY CECIL LEON III	14179 SILVER LINING DR	CALDWELL, ID, 83607
27649520 0	WAHL DORIS	13466 CHICKEN DINNER RD	CALDWELL, ID, 83605
27649519 0	RICE LEE	13466 CHICKEN DINNER RD	CALDWELL, ID, 83607
27649518 0	SIMMONS JOHN R	15053 VISTA DR	CALDWELL, ID, 83607
27649517 0	MOSS BOB AND VIVIAN LIV TRUST	15065 VISTA DR	CALDWELL, ID, 83605
27649516 0	RODRIGUEZ DOMINGO R	15087 VISTA DR	CALDWELL, ID, 83605
27649515 0	HUNTSINGER RHETT K	15107 VISTA DR	CALDWELL, ID, 83607
32847100 0	HOMEOWNERS ASSOCIATION INC	1629 W SILVER CREST DR	BOISE, ID, 83703-7009
32847167 0	SHANNON GENE	15587 BLUE SKY AVE	CALDWELL, ID, 83607
32710206 0	JUAREZ NORMA CECILIA FLORES	10901 LAKE SHORE DR	NAMPA, ID, 83686
32847157 0	PASCHKOV MARK JOHN	14163 SILVER LINING DR	CALDWELL, ID, 83607
32847156 0	LOVETT ERIC S	14151 SILVER LINING DR	CALDWELL, ID, 83607
32847160 0	HENRY JOSEPH III	15570 BLUE SKY AVE	CALDWELL, ID, 83607
32847168 0	MUGISHA CHRISTINE M	15571 BLUE SKY AVE	CALDWELL, ID, 83607
27608000 0	STATE OF IDAHO TRANSPORTATION DEPARTMENT	3311 W STATE ST	BOISE, ID, 83703
27605000 0	SAGE TREE CONSTRUCTION LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
27606000 0	SAGE TREE CONSTRUCTION LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
32847155 0	SELTZER FAMILY TRUST	12820 S ORENCO WAY	NAMPA, ID, 83686
32847169 0	KLINE PATRICIA	15553 BLUE SKY AVE	CALDWELL, ID, 83607
32847161 0	RICKS MORGAN L	14204 CORONA DR	CALDWELL, ID, 83607
32847162 0	SOMMER KATHLEEN M	14190 CORONA DR	CALDWELL, ID, 83607
32847163 0	GORDON FAMILY LIVING TRUST 1994	14178 CORONA DR	CALDWELL, ID, 83607
32847170 0	MILBURN CODY	15537 BLUE SKY AVE	CALDWELL, ID, 83607
27622014 0	DEER FLAT MANOR HO ASSN INC	24604 EMMETT RD	CALDWELL, ID, 83605
27609000 0	BELMER DONALD D	15050 VANITA CT	CALDWELL, ID, 83607
27609010 0	LASHER GREGG	3406 SADDLEHORN WAY	CALDWELL, ID, 83605
32847164 0	HICKMAN MARY FAMILY TRUST	14164 CORONA DR	CALDWELL, ID, 83607
32847171 0	PITCHER LANCE	15519 BLUE SKY AVE	CALDWELL, ID, 83607
27622015 0	LUDWIG AMBER L	15070 VANITA CT	CALDWELL, ID, 83607
27610000 0	BERNAL MARIBEL	15061 VANITA CT	CALDWELL, ID, 83607
32681000 0	ELEMENT RIDGE LLC	339 W 13490 S	DRAPER, UT, 84020
32713000 0	VULCAN ADELA	16500 S MONTANA AVE	CALDWELL, ID, 83607
32719010 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32717010 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32847177 0	COX JOSEPH R	14197 CORONA AVE	CALDWELL, ID, 83607
32847176 0	FORGNONE DAN	14175 CORONA DR	CALDWELL, ID, 83607
32710157 0	ASHMORE DEBRA L	16265 LEWERS WAY	CALDWELL, ID, 83607
32847172 0	JACKSON KYLER S	15495 BLUE SKY AVE	CALDWELL, ID, 83607
32847175 0	LOPEZ JOHN AND THIDA LOPEZ FAMILY TRUST	14161 CORONA DR	CALDWELL, ID, 83607
32847173 0	HARWARD DOUG	14248 SKYS END DR	CALDWELL, ID, 83607
32847179 0	ELCO ENTERPRISES LLC	5098 FOOTHILLS BLVD STE 3-350	ROSEVILLE, CA, 95747
32847174 0	MCFARLAND KEVIN W	14147 CORONA DR	CALDWELL, ID, 83607
32847180 0	FORKAS JAMES A	14233 SKYS END DR	CALDWELL, ID, 83607
32847181 0	MILLAN CARLOS HERNANDEZ	14245 SKYS END DR	CALDWELL, ID, 83607
32847182 0	ENDICOTT NATHANAEL M	14259 SKYS END DR	CALDWELL, ID, 83607
32717011 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32718000 0	VALLIVUE SCHOOL DIST NO 139	5207 S MONTANA AVE	CALDWELL, ID, 83607-1583
32716000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32710207 0	DOCK TYREILL	16147 LEWERS WAY	CALDWELL, ID, 83607
32712000 0	PAINE JOHN L	16488 MONTANA AVE	CALDWELL, ID, 83607

32710156 0	COTSENMOYER JOHN L AND LISETTE REVOCABLE LIVING TRUST	16277 LEWERS WAY	CALDWELL, ID, 83607
32711000 0	TAULBEE DANIEL H @@	16458 S MONTANA AVE	CALDWELL, ID, 83607
32710104 0	ROOT DAVID M	16434 DIETZ WAY	CALDWELL, ID, 83607
32710103 0	COOK ROBERT JASON	16446 DIETZ WAY	CALDWELL, ID, 83607
32710102 0	PETERSON ELLSWORTH H AND DARLENE M FAMILY TRUST	16458 DIETZ WAY	CALDWELL, ID, 83607
32710159 0	QUAIL RIDGE HOMEOWNERS ASSOCIATION INC	289 SW 5TH AVE	MERIDIAN, ID, 83642
32710101 0	ALBJERG LESLEY E	16470 DIETZ WAY	CALDWELL, ID, 83607
32710105 0	BANKS ROBERT M	16420 DIETZ WAY	CALDWELL, ID, 83607
32847251 0	LEE JEFFREY B	14240 FRACTUS DR	CALDWELL, ID, 83607
32710106 0	BEARD STEPHEN L	16406 DIETZ WAY	CALDWELL, ID, 83607
32710121 0	JENSEN BEAU	16437 DIETZ WAY	CALDWELL, ID, 83607
32847249 0	ROSARIO VINCENT ANTHONY	14206 FRACTUS DR	CALDWELL, ID, 83607
32847248 0	PATTERSON CAROL L	14184 FRACTUS DR	CALDWELL, ID, 83607
32847250 0	HARRISON MARK	14222 FRACTUS DR	CALDWELL, ID, 83607
32710120 0	WESTERBERG STEIG	16461 DIETZ WAY	CALDWELL, ID, 83607
32710122 0	BEARD SHELLEY M @@	16409 DIETZ WAY	CALDWELL, ID, 83607
32847247 0	DONAHUE RUSSELL	14168 FRACTUS DR	CALDWELL, ID, 83607
32847264 0	FOMIN KIRILL	14278 FRACTUS DR	CALDWELL, ID, 83607
32847252 0	CIRRUS POINTE HOA INC	PO BOX 968	MERIDIAN, ID, 83680
32710119 0	SMITH DAVID L	16473 DIETZ WAY	CALDWELL, ID, 83607
27649500 0	LAMBETH JOSHUA	15065 VANITA CT	CALDWELL, ID, 83607
27649501 0	OCANO DIANA	15069 VANITA CT	CALDWELL, ID, 83607
32710123 0	COUGHLIN RICHARD M	14404 FEWKES ST	CALDWELL, ID, 83607
32710126 0	ORTIZ JOSEPH AND CAROL LEE ORTIZ REVOCABLE TRUST	16368 LEWERS WAY	CALDWELL, ID, 83607
32710127 0	FLAKE BRANICK HANKS	16380 LEWERS WAY	CALDWELL, ID, 83607
32710124 0	BALIGNASAY LIVING TRUST	14416 FEWKES ST	CALDWELL, ID, 83607
32710125 0	ROBLES SUSANNA MARIA	14428 FEWKES ST	CALDWELL, ID, 83607
32710136 0	HYER KEVIN D	14405 FEWKES ST	CALDWELL, ID, 83607
32710135 0	CASTANEDA MARK A	4715 LEXINGTON SKY LN APT 108	CALDWELL, ID, 83605
32710128 0	CARLISLE JOHN MILTON	16373 LEWERS WAY	CALDWELL, ID, 83607
32839410 0	SIENNA HILLS DEVELOPMENT CORPORATION	1586 N HONALEE AVE	EAGLE, ID, 83616
32710134 0	RUHL JUSTIN BRIAN	14429 FEWKES ST	CALDWELL, ID, 83607
32710129 0	SAWYER LARRY S	16345 LEWERS WAY	CALDWELL, ID, 83607
32710139 0	THOMPSEN BRIAN ROBERT	14386 MORENO DR	CALDWELL, ID, 83607
32710140 0	RAMOS MIKAELA	14398 MORENO DR	CALDWELL, ID, 83607
32710130 0	HETTIGER ROSS	16331 LEWERS WAY	CALDWELL, ID, 83607
32710131 0	ESCARZAGA ERIC H	16317 LEWERS WAY	CALDWELL, ID, 83607
32710132 0	SANDOVAL REGINO	16303 LEWERS WAY	CALDWELL, ID, 83607
32710133 0	PETERSON STEVEN R	16289 LEWERS WAY	CALDWELL, ID, 83607-5229
32710100 0	QUAIL RIDGE HOMEOWNERS ASSOC INC	890 E FRANKLIN RD STE 205	MERIDIAN, ID, 83680
32708000 0	HUCKLEBERRY HOME BUYERS LLC	5900 BALCONES DR STE 100	AUSTIN, TX, 78731
06182479 0	WHISPERING PINES SUB #1 HOMEOWNERS ASSN	PO BOX 1090	MERIDIAN, ID, 83680
06182471 0	HAMILTON ROBERT R	14452 KERBY CT	CALDWELL, ID, 83607
32717010B0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32717000 0	VALLIVUE SCHOOL DIST NO 139	5207 S MONTANA AVE	CALDWELL, ID, 83607-1583
06182472 0	NELSON ETHAN J	14456 KERBY CT	CALDWELL, ID, 83607
32717013 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32839468 0	BEST MAKAYLA	13967 LEVENDI CT	CALDWELL, ID, 83607
32839471 0	FENTZKE KEITH A	13934 LEVENDI CT	CALDWELL, ID, 83607
32721156 0	HEARTLEAF HOMEOWNERS ASSOCIATION INC	3140 W BELLTOWER DR	MERIDIAN, ID, 83646
32839470 0	SIMEON FAMILY TRUST @@	13958 LEVENDI CT	CALDWELL, ID, 83607
32839469 0	DILLWITH JACOB	13975 LEVENDI CT	CALDWELL, ID, 83607
32839473 0	KELLEY DANICA K	15695 REVANA PL	CALDWELL, ID, 83607
32839475 0	MINAUDO WILLIAM	15757 REVANA PL	CALDWELL, ID, 83607
32839476 0	THOMAS JOSEPH R	15768 REVANA PL	CALDWELL, ID, 83607
32839474 0	RIGEZ PAUL	15723 REVANA PLACE	CALDWELL, ID, 83607
32839483 0	THOMAS MORGAN	15702 REVANA PL	CALDWELL, ID, 83607

32839482 0	CARLSON HAROLD R	15716 REVANA PLACE	CALDWELL, ID, 83607
32839477 0	SIENNA HILLS NEIGHBORHOOD ASSOC INC	PO BOX 1090	MERIDIAN, ID, 83680
32839479 0	COOK FAMILY LIVING TRUST	15752 REVANA PL	CALDWELL, ID, 83607
32839480 0	EWERT CRAIG DARRELL	15738 REVANA PL	CALDWELL, ID, 83607
32841000 0	CARRIAGE CEMETERY SERV OF ID	3040 POST OAK BLVD SUITE 300	HOUSTON, TX, 77056
32839481 0	BURBANK BRADLEY PHILIP	15724 REVANA PLACE	CALDWELL, ID, 83607
32839478 0	BARTLETT JESSICA	15760 REVANA PLACE	CALDWELL, ID, 83607
32847349 0	GREYSTONE NEVADA LLC	408 S EAGLE RD STE 100	EAGLE, ID, 83616
32714000 0	LCM WIND PROPERTIES LLC	10430 RANDALL LN	CALDWELL, ID, 83607
32847363 0	HAAGENSON TROY E	14356 FRACTUS DR	CALDWELL, ID, 83607
32847379 0	DONOVAN THOMAS RYAN	15401 NIMBUS WAY	CALDWELL, ID, 83607
32847368 0	HERNANDEZ-LOPEZ ESTEBAN	15402 NIMBUS WAY	CALDWELL, ID, 83607
32847362 0	MAGUIRE MICHAEL A	14340 FRACTUS DR	CALDWELL, ID, 83607
32847361 0	COLO DIANNA LYNN	14326 FRACTUS DR	CALDWELL, ID, 83607
32847369 0	MCQUISTON NANCY LEE	15416 NIMBUS WAY	CALDWELL, ID, 83607
32847378 0	PIZZOLO MARK AND MARGARET 1993 FAMILY TRUST	15415 NIMBUS WAY	CALDWELL, ID, 83607
32847360 0	WHALEN LEVI	14312 FRACTUS DR	CALDWELL, ID, 83607
32847359 0	BOJORQUEZ MICHAEL EVAN	14296 FRACTUS DR	CALDWELL, ID, 83607
32847375 0	ZUMWALT MAICEE AEOLA	14423 SKYS END CT	CALDWELL, ID, 83607
32847356 0	VARHAUG VALERIE ANN	14369 SKYS END DR	CALDWELL, ID, 83607
32847376 0	WHITE MICHAEL EUGENE	14409 SKYS END CT	CALDWELL, ID, 83607
32847355 0	GILLAM ROSANNA FRANCINE	14353 SKYS END DR	CALDWELL, ID, 83607
32847377 0	CERAGIOLI DAVID PAUL	14393 SKYS END CT	CALDWELL, ID, 83607
32847354 0	LOTT ALEXANDER	14337 SKYS END DR	CALDWELL, ID, 83607
32847353 0	GODINEZ OCTAVIO MIRELES	14321 SKYS END DR	CALDWELL, ID, 83607
32847352 0	BRAY TERRY	14305 SKYS END DR	CALDWELL, ID, 83607
32847351 0	BECK ETHAN CJ	14289 SKYS END DR	CALDWELL, ID, 83607
32847350 0	GUERRERO HEATHER E	14273 SKYS END DR	CALDWELL, ID, 83607
32847374 0	PACHECO JOSE GUADALUPE BRISENO	14437 SKYS END CT	CALDWELL, ID, 83607
32720012 0	TOLL WEST INC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32847373 0	JONES MOLLIANN MAKENZIE	14430 SKYS END CT	CALDWELL, ID, 83607
32847348 0	WESTOVER FAMILY LIVING TRUST	3056 WILLIAMS RD	SAN JOSE, CA, 95128
32847372 0	IRELAND BETH ANN	14412 SKYS END CT	CALDWELL, ID, 83607
32847347 0	BRADFORD MICHELLE D	14352 SKYS END DR	CALDWELL, ID, 83607
32847371 0	BLAKE RANDON	14394 SKYS END CT	CALDWELL, ID, 83607
32847346 0	PEREZCHICA MIGUEL ALEJANDRO	14334 SKYS END DR	CALDWELL, ID, 83607
32856191 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856192 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856199 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32847345 0	SHARBONO JAY	14318 SKYS END DR	CALDWELL, ID, 83607
32847344 0	SOTELO JACKELINE YESENIA	14302 SKYS END DR	CALDWELL, ID, 83607
32847343 0	HEINE ALAN AND TERESA HEINE 2005 REVOCABLE TRUST	14286 SKYS END DR	CALDWELL, ID, 83607
32856198 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856197 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856196 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856195 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856194 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856193 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856229 0	LINNEY JOSEPH	14605 WING SPREAD CT	CALDWELL, ID, 83607
32856230 0	GOMEZ ISRAEL M	14597 WING SPREAD CT	CALDWELL, ID, 83607
32856231 0	BOOTH DAVID AND SCOTTI TRUST	14591 WING SPREAD CT	CALDWELL, ID, 83607
32856232 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856233 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856234 0	OLONO MAYRA	14569 WING SPREAD CT	CALDWELL, ID, 83607
32720010 0	TOLL WEST INC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856000 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856235 0	JONES SARA ELIZABETH	14563 WING SPREAD CT	CALDWELL, ID, 83607
32856236 0	PADOUR RICHARD D	14600 COOPER SUNRISE DR	CALDWELL, ID, 83607
32856237 0	WARR FREDERICK KORTH	14549 WING SPREAD CT	CALDWELL, ID, 83607
32856238 0	MCBRIDE KEYAN S	14541 WING SPREAD CT	CALDWELL, ID, 83607

32856239 0	D AND K BROWN 2011 FAMILY TRUST	28976 DAVENPORT	TEMECULA, CA, 92591
32856240 0	BROWN BRANDON RICHARD	14525 WING SPREAD CT	CALDWELL, ID, 83607
32856269 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856249 0	KALINOVSKAYA ELVERA V	14606 WING SPREAD CT	CALDWELL, ID, 83607
32856248 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856247 0	EMLY JASON	14592 WING SPREAD CT	CALDWELL, ID, 83607
32856246 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856245 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856244 0	RISCH RAYMOND AND JUNE LIVING TRUST	14570 WING SPREAD CT	CALDWELL, ID, 83607
32856243 0	AUERBACH RAY AND JUDY FAMILY TRUST	1377 W EIGER DR	NAMPA, ID, 83686
32856242 0	MONREAL CINTHIA B	14556 WING SPREAD CT	CALDWELL, ID, 83607
32856241 0	GULKER MERRICK	14550 WING SPREAD CT	CALDWELL, ID, 83607
32856259 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856258 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856257 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856256 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856255 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856254 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856253 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856252 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856251 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856250 0	TEJEDA SHELBY	14636 WING SPREAD DR	CALDWELL, ID, 83607
32856268 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856278 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856266 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856265 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856264 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856263 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856262 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856261 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856260 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856267 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856277 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856276 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856275 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856274 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856273 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856272 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856271 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856270 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856279 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856284 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856283 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856282 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32847342 0	FOX PAUL	14270 SKYS END DR	CALDWELL, ID, 83607
32744000 0	FLORIDA-KARCHER LLC	339 W 13490 S	DRAPER, UT, 84020
32856000 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856281 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856280 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856228 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32709011 0	ENDURANCE HOLDINGS LLC	1977 E OVERLAND RD	MERIDIAN, ID, 83642
32709011B0	ENDURANCE HOLDINGS LLC	1977 E OVERLAND RD	MERIDIAN, ID, 83642
32856314 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856315 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856316 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856317 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856313 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856291 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856288 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856286 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856168 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856289 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034

32856290 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856287 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32720011 0	TOLL WEST INC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
26941000 0	DENNIS TIMOTHY M	15104 KARCHER RD	CALDWELL, ID, 83607

NEIGHBORHOOD MEETING FORM

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

Sagebrush Mixed-Use Development

Start Time of Neighborhood Meeting: **6:30 pm**

End Time of Neighborhood Meeting: **7:30 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.	Donald G. Grant	15651 Blue Sky, Caldwell, ID 83607
2.	MIKE WRIGHT	15665 BLUE SKY " " "
3.	[illegible]	15664 Blue Sky Ln
4.	Eric & Kelly Edgington	14167 Towers Dr, Caldwell, ID 83607
5.	Butch & Tony Myers	14135 Towers DR CALDWELL
6.	Ross & LISA	14111 TOWER DR
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NEIGHBORHOOD MEETING FORM

City of Caldwell Planning and Zoning Department
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Phone: (208) 455-3021

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Start Time of Neighborhood Meeting: **6:30 pm**

End Time of Neighborhood Meeting: **7:30 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.	Johna Carol Patterson	14184 Fractus Dr Caldwell, ID
2.	Brandon Ihli	16179 S 10th Ave Caldwell ID
3.	Jan Ihli	16179 S 10th Ave Caldwell ID
4.	Pat Ihli	16179 S. 10th Ave Caldwell, ID
5.	Louisa Bradford	14352 Skys End Dr Caldwell
6.	MARK CARLSON	14188 SILVER LINING DR. CALDWELL
7.	MIKE - SUSAN LEHMAN	14138 TOWERS DR
8.	Lance Pitcher	15519 Blue Sky Ave Caldwell, ID
9.	Amity Benavides	16067 S. 10th Ave. Caldwell, ID
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NEIGHBORHOOD MEETING FORM

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

Sagebrush Mixed-Use Development

Start Time of Neighborhood Meeting: **6:30 pm**

End Time of Neighborhood Meeting: **7:30 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.	DARREN ANDREWS	14082 TOWERS DR, Caldwell, ID 83607
2.	MIKOLE ANDREWS	14082 TOWERS DR. Caldwell, ID 83607
3.	Layne Hadlock	1659 S. 10th Ave Caldwell ID 83607
4.	Mike + Susan Lehman	14138 Towers Drive Caldwell 83607
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Neighbor Comments
Sagebrush Mixed Use Development
Neighborhood Meeting 7/9/2025.

1. Fence around the perimeter of single-family homes to divide form existing homes.
2. The amount of dust from new construction blowing into existing homes.
3. Please consider a park area directly across from the Towers Dr houses.
4. Please consider single level homes directly behind/ across from the Towers Dr houses.
5. Thank you for not making the road go through at Towers Dr.
6. Please build a fence along the edge of the property with existing houses before construction starts.
7. Single-story family homes bordering Towers Dr and Fence along Tower.
8. Fence needs to go in prior to build to help control dirt and dust.
9. Commercial areas are good with neighbors
10. Concerns with traffic and no crossing at the intersection of S Montana Ave and Karcher Rd (HWY 55).
11. Limit the height of homes on the SE outside border of subdivision,
12. TIS for Cirrus Dr and round-about at S Montana Ave and Cirrus Dr
13. Exclude or limit Construction traffic
14. Where are main Construction entrances for Primary and sub-contractors/ deliveries?
15. Traffic backs up on S Indiana Ave and spine will back up
16. Do not agree with design at the intersection of S Indiana Ave and Karcher Rd (HWY 55).
17. Cut-through will be used to get into north bound traffic and avoid queue.
18. TIS for cut through at Cirrus Dr and S Indiana Ave.
19. Concerns regarding individual wells and if development will affect water levels.
20. Concerns regarding preservation of gravity irrigation
21. Multi – Family housing across 10th Ave from County Subdivision
22. Appreciate open space and planned pathways.

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:

Mixed-use development of approximately 271 acres on six (6) parcels.

Refer to attached neighborhood meeting notice letter for additional details.

Date of Round Table meeting: May 8, 2025

Notice sent to neighbors on: December 15, 2025

Date & time of the neighborhood meeting: January 6, 2026 from 6:30pm to 7:30pm

Location of the neighborhood meeting: Gem State Academy, Library Room

16115 S Montana Ave, Caldwell, ID 83607

Developer/Applicant:

Name: Caleb LaClair, J-U-B Engineers, Inc. (c/o M3 Companies)

Address, City, State, Zip: 2760 W Excursion Ln, Ste 400, Meridian, ID 83642

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

DEVELOPER/APPLICANT SIGNATURE

DATE 1/7/2026

J-U-B ENGINEERS, INC. | THE LANGDON GROUP | GATEWAY MAPPING INC.
J-U-B FAMILY OF COMPANIES

NOTICE OF NEIGHBORHOOD MEETING

December 15, 2025

RE: NEIGHBORHOOD MEETING NOTICE FOR PROJECT IN YOUR NEIGHBORHOOD

To whom it may concern,

You are invited to an open-house style neighborhood meeting to discuss a project we are proposing near your property. A neighborhood meeting was previously held for the project on July 9, 2025. The project is generally consistent with what was presented previously; however, we wanted to provide another opportunity for community dialogue prior to public hearings.

Meeting Date: January 06, 2026

Meeting Time: Open house from 6:30 pm to 7:30 pm

Meeting Location: Gem State Adventist Academy

16115 S Montana Ave, Caldwell, ID 83607

Project Summary: The project site comprises approximately 271-acres located north and south of Karcher Rd between S 10th Ave and S Indianna Ave (Canyon County parcel numbers R3285900000, R3284600000, R3284601000, R3271900000, R3271901000, and R3271701300). The proposed project is a mixed-use community that includes commercial space and multi-family residential near the highway along with single-family residential detached homes primarily away from the highway along with various amenities including parks, pathways and pools to create a vibrant and cohesive neighborhood. The project will include approximately 47.5-acres of commercially zoned property ("H-C" zoning, Highway Corridor), 28.8-acres of high-density residential ("R-3" zoning), and 194.6-acres of medium-density residential ("R-2" zoning). In addition, the parcels south of Karcher Rd are proposed to be subdivided to include 655 single-family detached residential lots (~103.0-acres), one (1) multi-family residential lot proposed with 336 units (~15.0-acres), 13 commercial lots (~22.6-acres), 95 common lots (~34.6-acres), plus public right-of-way (~44.9-acres). A vicinity map is included with this invitation with the project area highlighted in blue. The applications to the City of Caldwell will include Annexation/Zoning, Preliminary Plat, Development Agreement and potential Special Use Permit.

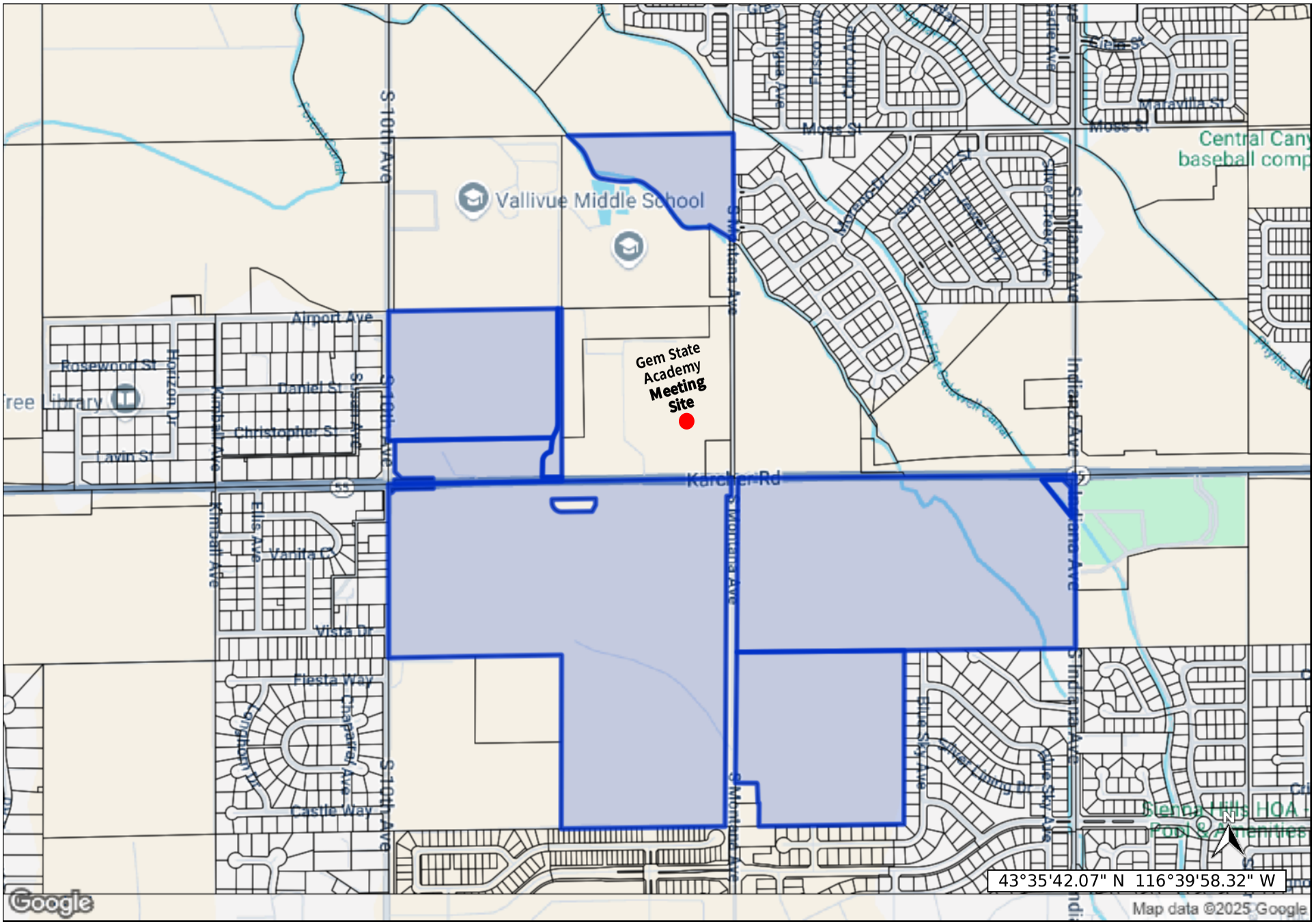
If you would like to contact us ahead of the meeting, please feel free to reach us by phone at (208) 376-7330 or by email at claclair@jub.com.

Thank you,

Caleb LaClair, P.E.
J-U-B Engineers, Inc

Caldwell SDA Property

Vicinity Map



Jun 19, 2025 - landproDATA.com
Scale: 1 inch approx 1000 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

CANYON COUNTY LISTING - R32859, R32846, R32846010, R32719, R32719010, R32717013 -

December 12, 2025

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.

PIN	Owner Name	Address	City, State, Zip
32682000 0	TODD ZE	15168 DAVID ST	CALDWELL, ID, 83605
26895000 0	HAFEN THANE	16227 S 10TH AVE	CALDWELL, ID, 83607
26896000 0	AKAGI SHIRLEY J	15073 DAVID ST	CALDWELL, ID, 83607
26898000 0	EGUIA JANAE	15095 DAVID ST	CALDWELL, ID, 83607
26894000 0	FELLER EDWARD R	16205 S 10TH AVE	CALDWELL, ID, 83607
26897000 0	ASHTON BRIAN DEAN	16205 SUSAN AVE	CALDWELL, ID, 83607
26893000 0	IHLI PATRICK J	16179 S 10TH AVE	CALDWELL, ID, 83607
26891011 0	HARRIS RICHARD L FAMILY TRUST	15074 DANIEL ST	CALDWELL, ID, 83607
26891000 0	STECHER MUTUAL WATER COMPANY	15074 DANIEL ST	CALDWELL, ID, 83605
26890000 0	SEIP CHARLES	8160 CASA DE MEADOWS	ENGLEWOOD, FL, 34224
26892000 0	HADLOCK LAYNE R	16159 S 10TH AVE	CALDWELL, ID, 83607
26933000 0	KIMERY ERIC	16121 S 10TH AVE	CALDWELL, ID, 83607
26910000 0	BOWLIN FAMILY REVOCABLE TRUST	16121 SUSAN AVE	CALDWELL, ID, 83607
26911000 0	WARD JEANETTE M	15087 DANIEL ST	CALDWELL, ID, 83607
26925000 0	FIFER REBECCA JANE	15066 CHRISTOPHER ST	CALDWELL, ID, 83607
26924000 0	SCHROEDER BRIAN C	15084 CHRISTOPHER ST	CALDWELL, ID, 83607
26934000 0	SIMPSON OLIVIA A	16083 S 10TH AVE	CALDWELL, ID, 83607
26935000 0	BENAVIDES AMITY L	16067 S 10TH AVE	CALDWELL, ID, 83607
26926000 0	SHIPPY CORY	15061 CHRISTOPHER ST	CALDWELL, ID, 83607
26927000 0	AVALOS EVA	15085 CHRISTOPHER ST	CALDWELL, ID, 83607
26936000 0	ALLRED DAVID A	15212 KARCHER RD	CALDWELL, ID, 83605
26937000 0	STATE OF IDAHO TRANSPORTATION DEPARTMENT	3311 W STATE ST	BOISE, ID, 83703
26938000 0	PEREZ ALFREDO	315 EVERETT ST	CALDWELL, ID, 83605
26939000 0	MILLER JOSHUA MICHAEL	15074 KARCHER RD	CALDWELL, ID, 83607
26940000 0	MC INTYRE DANISE D	15090 KARCHER RD	CALDWELL, ID, 83607
21713000 0	ADAMS LAURIE M	15022 FIESTA WAY	CALDWELL, ID, 83607
21714000 0	MC MILLAN LOIS A	15040 FIESTA WAY	CALDWELL, ID, 83605
21715000 0	LAWSON MARK S	15054 FIESTA WAY	CALDWELL, ID, 83607
21716000 0	ROBERTSON DERICK T	15080 FIESTA WAY	CALDWELL, ID, 83607
21717000 0	GRIMES EDWARD J	15096 FIESTA WAY	CALDWELL, ID, 83607
21757000 0	ORTEGA JOSE A ZARAGOZA	15021 FIESTA WAY	CALDWELL, ID, 83607
32859000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS	7777 FAIRVIEW	BOISE, ID, 83704
06182473 0	PEREZ ALFREDO	315 EVERETT ST	CALDWELL, ID, 83605-4029
21740000 0	BROWN DONALD J	15670 CHAPARRAL AVE	CALDWELL, ID, 83607
21766000 0	RANGEL AUSENCIO TALAVERA	15073 FIESTA WAY	CALDWELL, ID, 83607
21767000 0	HAYMES DENNIS J	15091 FIESTA WAY	CALDWELL, ID, 83607
32861010 0	U S DEPT OF INTERIOR	3948 DEVELOPMENT ST	BOISE, ID, 83705
32861000 0	NELSON DEPPE INC	2002 PRIMROSE DR	NAMPA, ID, 83686
32846000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS	7777 FAIRVIEW AVE	BOISE, ID, 83704-8418
06182475 0	GUMMERSALL DAVID S	14441 KERBY CT	CALDWELL, ID, 83607
06182474 0	DESILVA FRANCES	14453 KERBY CT	CALDWELL, ID, 83607
21815501 0	COLLINS PETER	15650 CHAPARRAL AVE	CALDWELL, ID, 83607
21781000 0	JOHNSON DAIN E	15188 HORSESHOE DR	CALDWELL, ID, 83607
32859010 0	RIVERMAN ROCHELL	15554 S MONTANA AVE	CALDWELL, ID, 83607
32860000 0	DAYNES ALLAN AND KAREN LIVING TRUST	15516 S MONTANA AVE	CALDWELL, ID, 83607
32851000 0	AYALA LEOPOLDO	15498 MONTANA AVE	CALDWELL, ID, 83607
06182488 0	RIDER AMI	16550 ANTIGUA AVE	CALDWELL, ID, 83607
32849000 0	FLANAGAN ELISA	15733 S INDIANA AVE	CALDWELL, ID, 83607
32848000 0	CASTILLO BLANCA G HERNANDEZ	14030 TOWERS DR	CALDWELL, ID, 83607
06182476 0	HANSON JACKIE L	16541 ANTIGUA AVE	CALDWELL, ID, 83607
06182489 0	DILULO ANGELO J	16538 ANTIGUA AVE	CALDWELL, ID, 83607
21815502 0	BUNN MARK F	15640 CHAPARRAL AVE	CALDWELL, ID, 83607
06182477 0	THURMAN HOLLY	16529 ANTIGUA AVE	CALDWELL, ID, 83607
06182490 0	GORR DARRELL F	16526 ANTIGUA AVE	CALDWELL, ID, 83607
06182478 0	RAMIREZ RODOLFO ROSAS	16515 ANTIGUA AVE	CALDWELL, ID, 83607
06182491 0	WHITEHEAD JOHN	16514 ANTIGUA AVE	CALDWELL, ID, 83607
27349000 0	ACREE KYLEE N	14110 TOWERS DR	CALDWELL, ID, 83607
27348000 0	LEHMAN LARRY M	14138 TOWERS DR	CALDWELL, ID, 83607
27351000 0	EDGINTON KELLY A	14167 TOWERS DR	CALDWELL, ID, 83607
27352000 0	MYERS ROBERT C	14139 TOWERS DR	CALDWELL, ID, 83607
27350000 0	ANDREWS DARREN	14082 TOWERS DR	CALDWELL, ID, 83607
21815500 0	CALKINS DONALD C	15660 CHAPARRAL AVE	CALDWELL, ID, 83607
27353000 0	WILLIAMSON LISA MARIE	14111 TOWERS DR	CALDWELL, ID, 83607
27354000 0	WILSON ANDREW S	14079 TOWERS DR	CALDWELL, ID, 83607
27355000 0	BISHOP JEFFREY P	14063 TOWERS DR	CALDWELL, ID, 83607
27356000 0	TUCKNESS TIMOTHY AND SHARON FAMILY TRUST	14033 TOWERS DR	CALDWELL, ID, 83607
32847118 0	GREENLEE SHANE	15738 BLUE SKY AVE	CALDWELL, ID, 83607

32847119 0	DEROCHER CRAIG L	15739 BLUE SKY AVE	CALDWELL, ID, 83607
32863010 0	SAGE TREE CONSTRUCTION LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
32863000 0	SAGE TREE CONSTRUCTION LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
32864000 0	SAGE TREE CONSTRUCTION LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
32867000 0	WEATHERFORD MARTIN JAY	15895 S 10TH AVE	CALDWELL, ID, 83607
32847116 0	WEBB KILEY EMMA FAMILY TRUST	15694 CUMULUS WAY	CALDWELL, ID, 83607
32847120 0	JOHNSON KEVIN	15721 BLUE SKY AVE	CALDWELL, ID, 83607
32847117 0	SCOTT BRIAN	15702 CUMULUS WAY	CALDWELL, ID, 83607
32866000 0	HERNANDEZ ROSALIO A	15877 S 10TH AVE	CALDWELL, ID, 83607
32865000 0	MCDONNELL CINDY A	15871 S 10TH AVE	CALDWELL, ID, 83607
32868000 0	ANDERSON GREGORY SHANE	15847 S 10TH ST	CALDWELL, ID, 83607
32868010 0	LAKE LOWELL WATER LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
32847115 0	FLANIK THOMAS W	15686 CUMULUS WAY	CALDWELL, ID, 83607
32847121 0	FREEBURG THOMAS J	15703 BUE SKY AVE	CALDWELL, ID, 83607
32847114 0	WATSON AMY LINETTE	15672 CUMULUS WAY	CALDWELL, ID, 83607
32847122 0	WRIGHT MICHAEL	15685 BLUE SKY AVE	CALDWELL, ID, 83607
32847137 0	BARD MARK L	15682 BLUE SKY AVE	CALDWELL, ID, 83607
32847113 0	HUNTER GENE G JR	15660 CUMULUS WAY	CALDWELL, ID, 83607
27649502 0	ROBINSON KEITH AND CARA TRUST	2011 TERRACE DR	CALDWELL, ID, 83605
27649503 0	MARTINEZ EVERARDO LOPEZ	15890 ALVERTA AVE	CALDWELL, ID, 83607
27610020 0	MAI WENDE L	13540 PAOLETTI ST	CALDWELL, ID, 83607
32847136 0	WATSON ROBERT A	15675 CUMULUS WAY	CALDWELL, ID, 83607
32847123 0	STUCKEY TERRAN G	15667 BLUE SKY AVE	CALDWELL, ID, 83607
32847112 0	WARR FREDERICK K	14549 WING SPREAD CT	CALDWELL, ID, 83607
32847138 0	SAWMILLER MARK W	15664 BLUE SKY AVE	CALDWELL, ID, 83607
32847135 0	PICKREL SANDRA	15663 CUMULUS WAY	CALDWELL, ID, 83607
32847111 0	MCCARLEY FAMILY LIVING TRUST	15634 CUMULUS WAY	CALDWELL, ID, 83607
32847124 0	GRANT DONALD G	15651 BLUE SKY AVE	CALDWELL, ID, 83607
32847139 0	REEVE AND PEARSON FAMILY ESTATE TRUST	15650 BLUE SKY AVE	CALDWELL, ID, 83607
32847134 0	LUDWIG CHRISTOPHER J	15651 CUMULUS WAY	CALDWELL, ID, 83607
27612000 0	OROZCO BARTOLA OROZCO	15842 ALVERTA AVE	CALDWELL, ID, 83607
27610010 0	BIDDLE ASHLYN	15828 ALVERTA AVE	CALDWELL, ID, 83607
27614000 0	PETERSON RUTHANN	15815 S 10TH AVE	CALDWELL, ID, 83607
27602000 0	MORRISON MICHAEL R	15034 VISTA DR	CALDWELL, ID, 83607
32846010 0	IDAHO CONFERENCE OF SEVENTH-DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32841010 0	CARRIAGE CEMETERY SERV OF ID	3040 POST OAK BLVD SUITE 300	HOUSTON, TX, 77056
32719000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32847125 0	ELSNER JOE L	15635 BLUE SKY AVE	CALDWELL, ID, 83607
32847140 0	LOPEZ MELANIE	15634 BLUE SKY AVE	CALDWELL, ID, 83607
32847141 0	CARLSON MARK S	14188 SILVER LINING DR	CALDWELL, ID, 83607
32847142 0	COOK BENJAMIN C	14176 SILVER LINING DR	CALDWELL, ID, 83607
32717012 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32847143 0	DAVIS MITCHEL E	14162 SILVER LINING DR	CALDWELL, ID, 83607
32847166 0	WALTON JAY A	15603 BLUE SKY AVE	CALDWELL, ID, 83607
27602010 0	SOLIS MARCO A	15048 VISTA DR	CALDWELL, ID, 83607
27601000 0	CRUZ ROSA E	15064 VISTA DR	CALDWELL, ID, 83607
27613000 0	LITZ DIANE K	15082 VISTA DR	CALDWELL, ID, 83607
27649522 0	LINDEMANN GARY	13830 ORCHARD AVE	CALDWELL, ID, 83607
32847159 0	MARTINEZ ISIDORO	15604 BLUE SKY AVE	CALDWELL, ID, 83607
32847158 0	RAMSEY CECIL LEON III	14179 SILVER LINING DR	CALDWELL, ID, 83607
27649520 0	WAHL DORIS	13466 CHICKEN DINNER RD	CALDWELL, ID, 83605
27649519 0	RICE LEE	13466 CHICKEN DINNER RD	CALDWELL, ID, 83607
27649518 0	SIMMONS JOHN R	15053 VISTA DR	CALDWELL, ID, 83607
27649517 0	MOSS BOB AND VIVIAN LIV TRUST	15065 VISTA DR	CALDWELL, ID, 83605
27649516 0	RODRIGUEZ DOMINGO R	15087 VISTA DR	CALDWELL, ID, 83605
27649515 0	HUNTSINGER RHETT K	15107 VISTA DR	CALDWELL, ID, 83607
32847100 0	HOMEOWNERS ASSOCIATION INC	1629 W SILVER CREST DR	BOISE, ID, 83703-7009
32847167 0	SHANNON GENE	15587 BLUE SKY AVE	CALDWELL, ID, 83607
32710206 0	JUAREZ NORMA CECILIA FLORES	10901 LAKE SHORE DR	NAMPA, ID, 83686
32847157 0	PASCHKOV MARK JOHN	14163 SILVER LINING DR	CALDWELL, ID, 83607
32847156 0	LOVETT ERIC S	14151 SILVER LINING DR	CALDWELL, ID, 83607
32847160 0	HENRY JOSEPH III	15570 BLUE SKY AVE	CALDWELL, ID, 83607
32847168 0	MUGISHA CHRISTINE M	15571 BLUE SKY AVE	CALDWELL, ID, 83607
27608000 0	STATE OF IDAHO TRANSPORTATION DEPARTMENT	3311 W STATE ST	BOISE, ID, 83703
27605000 0	SAGE TREE CONSTRUCTION LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
27606000 0	SAGE TREE CONSTRUCTION LLC	1775 W STATE ST STE 201	BOISE, ID, 83702
32847155 0	SELTZER FAMILY TRUST	12820 S ORENCO WAY	NAMPA, ID, 83686
32847169 0	KLINE PATRICIA	15553 BLUE SKY AVE	CALDWELL, ID, 83607
32847161 0	RICKS MORGAN L	14204 CORONA DR	CALDWELL, ID, 83607
32847162 0	SOMMER KATHLEEN M	14190 CORONA DR	CALDWELL, ID, 83607
32847163 0	GORDON FAMILY LIVING TRUST 1994	14178 CORONA DR	CALDWELL, ID, 83607
32847170 0	MILBURN CODY	15537 BLUE SKY AVE	CALDWELL, ID, 83607
27622014 0	DEER FLAT MANOR HO ASSN INC	24604 EMMETT RD	CALDWELL, ID, 83605
27609000 0	BELMER DONALD D	15050 VANITA CT	CALDWELL, ID, 83607
27609010 0	LASHER GREGG	3406 SADDLEHORN WAY	CALDWELL, ID, 83605
32847164 0	HICKMAN MARY FAMILY TRUST	14164 CORONA DR	CALDWELL, ID, 83607

32847171 0	PITCHER LANCE	15519 BLUE SKY AVE	CALDWELL, ID, 83607
27622015 0	LUDWIG AMBER L	15070 VANITA CT	CALDWELL, ID, 83607
27610000 0	BERNAL MARIBEL	15061 VANITA CT	CALDWELL, ID, 83607
32681000 0	ELEMENT RIDGE LLC	339 W 13490 S	DRAPER, UT, 84020
32713000 0	VULCAN ADELA	16500 S MONTANA AVE	CALDWELL, ID, 83607
32719010 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32717010 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32847177 0	COX JOSEPH R	14197 CORONA AVE	CALDWELL, ID, 83607
32847176 0	FORGNONE DAN	14175 CORONA DR	CALDWELL, ID, 83607
32710157 0	ASHMORE DEBRA L	16265 LEWERS WAY	CALDWELL, ID, 83607
32847172 0	JACKSON KYLER S	15495 BLUE SKY AVE	CALDWELL, ID, 83607
32847175 0	LOPEZ JOHN AND THIDA LOPEZ FAMILY TRUST	14161 CORONA DR	CALDWELL, ID, 83607
32847173 0	HARWARD DOUG	14248 SKYS END DR	CALDWELL, ID, 83607
32847179 0	ELCO ENTERPRISES LLC	5098 FOOTHILLS BLVD STE 3-350	ROSEVILLE, CA, 95747
32847174 0	MCFARLAND KEVIN W	14147 CORONA DR	CALDWELL, ID, 83607
32847180 0	FORKAS JAMES A	14233 SKYS END DR	CALDWELL, ID, 83607
32847181 0	MILLAN CARLOS HERNANDEZ	14245 SKYS END DR	CALDWELL, ID, 83607
32847182 0	ENDICOTT NATHANAEL M	14259 SKYS END DR	CALDWELL, ID, 83607
32717011 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32718000 0	VALLIVUE SCHOOL DIST NO 139	5207 S MONTANA AVE	CALDWELL, ID, 83607-1583
32716000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32710207 0	DOCK TYREILL	16147 LEWERS WAY	CALDWELL, ID, 83607
32712000 0	PAINE JOHN L	16488 MONTANA AVE	CALDWELL, ID, 83607
32710156 0	COTSENMOYER JOHN L AND LISETTE REVOCABLE LIVING TRUST	16277 LEWERS WAY	CALDWELL, ID, 83607
32711000 0	TAULBEE DANIEL H @@	16458 S MONTANA AVE	CALDWELL, ID, 83607
32710104 0	ROOT DAVID M	16434 DIETZ WAY	CALDWELL, ID, 83607
32710103 0	COOK ROBERT JASON	16446 DIETZ WAY	CALDWELL, ID, 83607
32710102 0	PETERSON ELLSWORTH H AND DARLENE M FAMILY TRUST	16458 DIETZ WAY	CALDWELL, ID, 83607
32710159 0	QUAIL RIDGE HOMEOWNERS ASSOCIATION INC	289 SW 5TH AVE	MERIDIAN, ID, 83642
32710101 0	ALBJERG LESLEY E	16470 DIETZ WAY	CALDWELL, ID, 83607
32710105 0	BANKS ROBERT M	16420 DIETZ WAY	CALDWELL, ID, 83607
32847251 0	LEE JEFFREY B	14240 FRACTUS DR	CALDWELL, ID, 83607
32710106 0	BEARD STEPHEN L	16406 DIETZ WAY	CALDWELL, ID, 83607
32710121 0	JENSEN BEAU	16437 DIETZ WAY	CALDWELL, ID, 83607
32847249 0	ROSARIO VINCENT ANTHONY	14206 FRACTUS DR	CALDWELL, ID, 83607
32847248 0	PATTERSON CAROL L	14184 FRACTUS DR	CALDWELL, ID, 83607
32847250 0	HARRISON MARK	14222 FRACTUS DR	CALDWELL, ID, 83607
32710120 0	WESTERBERG STEIG	16461 DIETZ WAY	CALDWELL, ID, 83607
32710122 0	BEARD SHELLEY M @@	16409 DIETZ WAY	CALDWELL, ID, 83607
32847247 0	DONAHUE RUSSELL	14168 FRACTUS DR	CALDWELL, ID, 83607
32847264 0	FOMIN KIRILL	14278 FRACTUS DR	CALDWELL, ID, 83607
32847252 0	CIRRUS POINTE HOA INC	PO BOX 968	MERIDIAN, ID, 83680
32710119 0	SMITH DAVID L	16473 DIETZ WAY	CALDWELL, ID, 83607
27649500 0	LAMBETH JOSHUA	15065 VANITA CT	CALDWELL, ID, 83607
27649501 0	OCANO DIANA	15069 VANITA CT	CALDWELL, ID, 83607
32710123 0	COUGHLIN RICHARD M	14404 FEWKES ST	CALDWELL, ID, 83607
32710126 0	ORTIZ JOSEPH AND CAROL LEE ORTIZ REVOCABLE TRUST	16368 LEWERS WAY	CALDWELL, ID, 83607
32710127 0	FLAKE BRANICK HANKS	16380 LEWERS WAY	CALDWELL, ID, 83607
32710124 0	BALIGNASAY LIVING TRUST	14416 FEWKES ST	CALDWELL, ID, 83607
32710125 0	ROBLES SUSANNA MARIA	14428 FEWKES ST	CALDWELL, ID, 83607
32710136 0	HYER KEVIN D	14405 FEWKES ST	CALDWELL, ID, 83607
32710135 0	CASTANEDA MARK A	4715 LEXINGTON SKY LN APT 108	CALDWELL, ID, 83605
32710128 0	CARLISLE JOHN MILTON	16373 LEWERS WAY	CALDWELL, ID, 83607
32839410 0	SIENNA HILLS DEVELOPMENT CORPORATION	1586 N HONALEE AVE	EAGLE, ID, 83616
32710134 0	RUHL JUSTIN BRIAN	14429 FEWKES ST	CALDWELL, ID, 83607
32710129 0	SAWYER LARRY S	16345 LEWERS WAY	CALDWELL, ID, 83607
32710139 0	THOMPSEN BRIAN ROBERT	14386 MORENO DR	CALDWELL, ID, 83607
32710140 0	RAMOS MIKAELA	14398 MORENO DR	CALDWELL, ID, 83607
32710130 0	HETTIGER ROSS	16331 LEWERS WAY	CALDWELL, ID, 83607
32710131 0	ESCARZAGA ERIC H	16317 LEWERS WAY	CALDWELL, ID, 83607
32710132 0	SANDOVAL REGINO	16303 LEWERS WAY	CALDWELL, ID, 83607
32710133 0	PETERSON STEVEN R	16289 LEWERS WAY	CALDWELL, ID, 83607-5229
32710100 0	QUAIL RIDGE HOMEOWNERS ASSOC INC	890 E FRANKLIN RD STE 205	MERIDIAN, ID, 83680
32708000 0	HUCKLEBERRY HOME BUYERS LLC	5900 BALCONES DR STE 100	AUSTIN, TX, 78731
06182479 0	WHISPERING PINES SUB #1 HOMEOWNERS ASSN	PO BOX 1090	MERIDIAN, ID, 83680
06182471 0	HAMILTON ROBERT R	14452 KERBY CT	CALDWELL, ID, 83607
32717010B0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32717000 0	VALLIVUE SCHOOL DIST NO 139	5207 S MONTANA AVE	CALDWELL, ID, 83607-1583
06182472 0	NELSON ETHAN J	14456 KERBY CT	CALDWELL, ID, 83607
32717013 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32839468 0	BEST MAKAYLA	13967 LEVENDI CT	CALDWELL, ID, 83607
32839471 0	FENTZKE KEITH A	13934 LEVENDI CT	CALDWELL, ID, 83607
32721156 0	HEARTLEAF HOMEOWNERS ASSOCIATION INC	3140 W BELLTOWER DR	MERIDIAN, ID, 83646
32839470 0	SIMEON FAMILY TRUST @@	13958 LEVENDI CT	CALDWELL, ID, 83607
32839469 0	DILLWITH JACOB	13975 LEVENDI CT	CALDWELL, ID, 83607
32839473 0	KELLEY DANICA K	15695 REVANA PL	CALDWELL, ID, 83607

32839475 0	MINAUDO WILLIAM	15757 REVANA PL	CALDWELL, ID, 83607
32839476 0	THOMAS JOSEPH R	15768 REVANA PL	CALDWELL, ID, 83607
32839474 0	RIGEZ PAUL	15723 REVANA PLACE	CALDWELL, ID, 83607
32839483 0	THOMAS MORGAN	15702 REVANA PL	CALDWELL, ID, 83607
32839482 0	CARLSON HAROLD R	15716 REVANA PLACE	CALDWELL, ID, 83607
32839477 0	SIENNA HILLS NEIGHBORHOOD ASSOC INC	PO BOX 1090	MERIDIAN, ID, 83680
32839479 0	COOK FAMILY LIVING TRUST	15752 REVANA PL	CALDWELL, ID, 83607
32839480 0	EWERT CRAIG DARRELL	15738 REVANA PL	CALDWELL, ID, 83607
32841000 0	CARRIAGE CEMETERY SERV OF ID	3040 POST OAK BLVD SUITE 300	HOUSTON, TX, 77056
32839481 0	BURBANK BRADLEY PHILIP	15724 REVANA PLACE	CALDWELL, ID, 83607
32839478 0	BARTLETT JESSICA	15760 REVANA PLACE	CALDWELL, ID, 83607
32847349 0	GREYSTONE NEVADA LLC	408 S EAGLE RD STE 100	EAGLE, ID, 83616
32714000 0	LCM WIND PROPERTIES LLC	10430 RANDALL LN	CALDWELL, ID, 83607
32847363 0	HAAGENSON TROY E	14356 FRACTUS DR	CALDWELL, ID, 83607
32847379 0	DONOVAN THOMAS RYAN	15401 NIMBUS WAY	CALDWELL, ID, 83607
32847368 0	HERNANDEZ-LOPEZ ESTEBAN	15402 NIMBUS WAY	CALDWELL, ID, 83607
32847362 0	MAGUIRE MICHAEL A	14340 FRACTUS DR	CALDWELL, ID, 83607
32847361 0	COLO DIANNA LYNN	14326 FRACTUS DR	CALDWELL, ID, 83607
32847369 0	MCQUISTON NANCY LEE	15416 NIMBUS WAY	CALDWELL, ID, 83607
32847378 0	PIZZOLO MARK AND MARGARET 1993 FAMILY TRUST	15415 NIMBUS WAY	CALDWELL, ID, 83607
32847360 0	WHALEN LEVI	14312 FRACTUS DR	CALDWELL, ID, 83607
32847359 0	BOJORQUEZ MICHAEL EVAN	14296 FRACTUS DR	CALDWELL, ID, 83607
32847375 0	ZUMWALT MAICEE AEOLA	14423 SKYS END CT	CALDWELL, ID, 83607
32847356 0	VARHAUG VALERIE ANN	14369 SKYS END DR	CALDWELL, ID, 83607
32847376 0	WHITE MICHAEL EUGENE	14409 SKYS END CT	CALDWELL, ID, 83607
32847355 0	GILLAM ROSANNA FRANCINE	14353 SKYS END DR	CALDWELL, ID, 83607
32847377 0	CERAGIOLI DAVID PAUL	14393 SKYS END CT	CALDWELL, ID, 83607
32847354 0	LOTT ALEXANDER	14337 SKYS END DR	CALDWELL, ID, 83607
32847353 0	GODINEZ OCTAVIO MIRELES	14321 SKYS END DR	CALDWELL, ID, 83607
32847352 0	BRAY TERRY	14305 SKYS END DR	CALDWELL, ID, 83607
32847351 0	BECK ETHAN CJ	14289 SKYS END DR	CALDWELL, ID, 83607
32847350 0	GUERRERO HEATHER E	14273 SKYS END DR	CALDWELL, ID, 83607
32847374 0	PACHECO JOSE GUADALUPE BRISENO	14437 SKYS END CT	CALDWELL, ID, 83607
32720012 0	TOLL WEST INC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32847373 0	JONES MOLLIANN MAKENZIE	14430 SKYS END CT	CALDWELL, ID, 83607
32847348 0	WESTOVER FAMILY LIVING TRUST	3056 WILLIAMS RD	SAN JOSE, CA, 95128
32847372 0	IRELAND BETH ANN	14412 SKYS END CT	CALDWELL, ID, 83607
32847347 0	BRADFORD MICHELLE D	14352 SKYS END DR	CALDWELL, ID, 83607
32847371 0	BLAKE RANDON	14394 SKYS END CT	CALDWELL, ID, 83607
32847346 0	PEREZCHICA MIGUEL ALEJANDRO	14334 SKYS END DR	CALDWELL, ID, 83607
32856191 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856192 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856199 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32847345 0	SHARBONO JAY	14318 SKYS END DR	CALDWELL, ID, 83607
32847344 0	SOTELO JACKELINE YESENIA	14302 SKYS END DR	CALDWELL, ID, 83607
32847343 0	HEINE ALAN AND TERESA HEINE 2005 REVOCABLE TRUST	14286 SKYS END DR	CALDWELL, ID, 83607
32856198 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856197 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856196 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856195 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856194 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856193 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856229 0	LINNEY JOSEPH	14605 WING SPREAD CT	CALDWELL, ID, 83607
32856230 0	GOMEZ ISRAEL M	14597 WING SPREAD CT	CALDWELL, ID, 83607
32856231 0	BOOTH DAVID AND SCOTTI TRUST	14591 WING SPREAD CT	CALDWELL, ID, 83607
32856232 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856233 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856234 0	OLONO MAYRA	14569 WING SPREAD CT	CALDWELL, ID, 83607
32720010 0	TOLL WEST INC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856000 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856235 0	JONES SARA ELIZABETH	14563 WING SPREAD CT	CALDWELL, ID, 83607
32856236 0	PADOUR RICHARD D	14600 COOPER SUNRISE DR	CALDWELL, ID, 83607
32856237 0	WARR FREDERICK KORTH	14549 WING SPREAD CT	CALDWELL, ID, 83607
32856238 0	MCBRIDE KEYAN S	14541 WING SPREAD CT	CALDWELL, ID, 83607
32856239 0	D AND K BROWN 2011 FAMILY TRUST	28976 DAVENPORT	TEMECULA, CA, 92591
32856240 0	BROWN BRANDON RICHARD	14525 WING SPREAD CT	CALDWELL, ID, 83607
32856269 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856249 0	KALINOVSKAYA ELVERA V	14606 WING SPREAD CT	CALDWELL, ID, 83607
32856248 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856247 0	EMLY JASON	14592 WING SPREAD CT	CALDWELL, ID, 83607
32856246 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856245 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856244 0	RISCH RAYMOND AND JUNE LIVING TRUST	14570 WING SPREAD CT	CALDWELL, ID, 83607
32856243 0	AUERBACH RAY AND JUDY FAMILY TRUST	1377 W EIGER DR	NAMPA, ID, 83686
32856242 0	MONREAL CINTHIA B	14556 WING SPREAD CT	CALDWELL, ID, 83607
32856241 0	GULKER MERRICK	14550 WING SPREAD CT	CALDWELL, ID, 83607

32856259 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856258 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856257 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856256 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856255 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856254 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856253 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856252 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856251 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856250 0	TEJEDA SHELBY	14636 WING SPREAD DR	CALDWELL, ID, 83607
32856268 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856278 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856266 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856265 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856264 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856263 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856262 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856261 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856260 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856267 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856277 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856276 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856275 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856274 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856273 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856272 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856271 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856270 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856279 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856284 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856283 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856282 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32847342 0	FOX PAUL	14270 SKYS END DR	CALDWELL, ID, 83607
32744000 0	FLORIDA-KARCHER LLC	339 W 13490 S	DRAPER, UT, 84020
32856000 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856281 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856280 0	TOLL SOUTHWEST LLC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
32856228 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32709011 0	ENDURANCE HOLDINGS LLC	1977 E OVERLAND RD	MERIDIAN, ID, 83642
32709011B0	ENDURANCE HOLDINGS LLC	1977 E OVERLAND RD	MERIDIAN, ID, 83642
32856314 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856315 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856316 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856317 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856313 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856291 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856288 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856286 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856168 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856289 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856290 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32856287 0	BHEG PASSERO RIDGE LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA, 19034
32720011 0	TOLL WEST INC	3103 W SHERYL DR STE 100	MERIDIAN, ID, 83642
26941000 0	DENNIS TIMOTHY M	15104 KARCHER RD	CALDWELL, ID, 83607

NEIGHBORHOOD MEETING FORM

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

Silverleaf Subdivision

Start Time of Neighborhood Meeting: **January 6, 2026 at 6:30 PM**

End Time of Neighborhood Meeting: **January 6, 2026 at 7:30 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.	Blanca Hernandez.	14030 Towers Dr.
2.	Joan Crampton	15386 Blue Horizon Ave
3.	Ed Crampton	" " "
4.	Graden G Smith	14430 Skys End
5.	Leandro Jones	14664 Wing Spread Dr.
6.	Paul Schenck	14674 Port Royal St
7.	Joseph & Sandra Thomas	15768 Havana Pl
8.	David & Linda Allen	15094 Star Chard Ave.
9.	Grady Sapp	15248 Nimbus Way Caldwell ID 83607
10.	Jay & Bonnie Weatherford	15895 S 7th 10th Ave. Cald.
11.	Jason & Anita Ewing	14592 Wingspread Ct Caldwell
12.	Amity & Manny Benavides	11001 S. 10th Ave Caldwell ID
13.	Eric & Kelly Edgerton	14167 Towers Dr, Caldwell, ID 83607
14.	Nancy Murphy	14734 Wing Spread Caldwell 83607
15.	TOM FREEBURG	15703 BLUE SKY
16.	MARK CARLSON	14188 SILVER LINING CALDWELL ID.
17.	Robert Myers	14139 Towers Dr. Caldwell, ID.
18.	Thelma Montgomery	15107 Vista Dr Caldwell ID.
19.		
20.		

NEIGHBORHOOD MEETING FORM

City of Caldwell Planning and Zoning Department
621 E. Cleveland Blvd., Caldwell, ID 83605
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	PRINTED NAME	ADDRESS, CITY, STATE, ZIP
1.	M. Plescia	15400 Blue Pinion Caldwell
2.	MBWRIGHT	15655 BLUE SKY AVE
3.	Nicole Kizer	15083 Steel Cloud Ave
4.		
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HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

February 4, 2026

City of Caldwell Planning & Zoning
Commission and City Council
621 Cleveland Blvd
Caldwell, Idaho 83605

JUB Engineers
2760 W. Excursion Lane Suite 400
Meridian, Idaho
Attention: Caleb LaClair, P.E.

RE: ANN25-00010/SPP25-00014 Silverleaf Subdivision
Canyon Co Parcels R32719010, R238486010, R32717013, R32719, R32846, R32859
10th Ave, Montana Ave, & Indiana Ave Frontage & Traffic Impacts

Dear Council Members and Commissioners:

Highway District No. 4 (HD4) has reviewed the application for annexation and preliminary plat for Silverleaf Subdivision, approximately 270 acres located north and south of SH 55 between 10th Avenue and Indiana Avenue. The project includes approximately 195 acres of single family residential units (710 lots), 29 acres of multi-family residential (670 units), and 48 acres of commercial area. HD4 provides the following comments on the proposed development:

1. By agreement with the City, (Exchange Maintenance Agreement, 2008) HD4 operates and maintains 10th Avenue, Montana Avenue, and Indiana Avenue south of SH 55. HD4 also maintains 10th Ave north of SH 55, but the City has agreed to accept 10th Ave for maintenance between SH 55 and Homedale Rd in response to approvals of the Element Ridge and Verbana Estates subdivisions. Under this agreement, HD4 is responsible for access permitting and utility permitting on those roadways which we maintain, and is provided opportunity to review and comment on development plans as they may impact the operation and maintenance of the highways.

2. HD4 requests that the City include as part of any development agreement for the project a clause requiring dedication of public right-of-way for 10th Ave, Montana Ave, and Indiana Ave (or for any existing public street) upon written request of the City, to facilitate construction of public roadway improvements independent of the timing of the proposed development.

3. Portions of the Tower View Subdivision, including the culdesac of Tower Drive near the southeast portion of the proposed development, drain onto the development property. There appears to be approximately 1/2 acre, largely impervious area including public right-of-way and private property, that drain north from the culdesac. The Tower View subdivision was platted in Canyon County in 1973, prior to formation of the highway district, and no provisions for drainage were provided. The Silverleaf Subdivision plans should include provisions for continuation and attenuation of this stormwater drainage.

4. No Traffic Impact Study was provided with the agency packet, and HD4 has not reviewed any TIS for the project. Using typical averages for commercial development, the proposed land uses are expected to generate more than 30,000 daily vehicle trips at buildout. These new trips will have a significant impact on the operations and capacity of the nearby roadway network. The City should, through exactions or other fees, determine and require a proportionate share of the costs necessary to improve capacity at local intersections affected by new traffic from the development.

5. The proposed development should be compared to the land use assumptions used in establishing the CATS Capital Improvement Plan. Development densities or changes in land use assumptions that exceed those in the CATS Plan should be mitigated through additional construction requirements. Improvements already included on the CATS CIP that are made necessary by traffic from the development should be constructed by the developer, who would be eligible for reimbursement from impact fee revenues.

6. HD4 recommends the City include in its requirements a pedestrian and/or multi-modal plan for access within the site and to the public schools or other public amenities that will serve the development, and require necessary improvements to be constructed by the developer. Multi-modal facilities do not exist on the existing roadways, and are not funded through impact fees or property tax levies available to the highway district.

7. Due to the impacts from this development and other growth within the City, HD4 will request that the city accept for maintenance 10th Avenue between SH 55 (Karcher Rd) and Homedale Rd; 10th Avenue between SH 55 and Orchard Aveune; Montana Avenue between SH 55 and Orchard Ave; and Indiana Ave between SH 55 and Orchard Ave including the public road intersections of those roadways. This will best allow the city to oversee approval of improvement plans (including utility extensions and traffic safety or capacity projects) affecting these roadways, and remove an overlapping and unnecessary layer of permitting and inspection by the highway district.

Highway District No. 4 appreciates the opportunity to review this development application, and requests that the Commission and Council consider these comments in their deliberations and condition and approval to address the recommendations provided above. Please feel free to contact me with any questions on these comments.

Respectfully,



Chris Hopper, P.E.
District Engineer

CC: Hallie Hart, P.E. Caldwell City Engineer
File: Caldwell_10th Avenue_Indiana- Silverleaf Subdivision

Vallivue School District #139

Lisa Boyd, Superintendent

5207 S. Montana Avenue
Caldwell, ID 83607
Phone (208) 454-0445
Fax (208) 454-0293

January 6, 2026

Re: Silverleaf Subdivision - ANN25-000010, ANN25-000013, ANN25-000014, SPP25-000014

Dear Caldwell Planning and Zoning and City Council,

If approved, students living in the proposed subdivision would attend Falcon Ridge Elementary School, Vallivue Middle School, and Vallivue High School.

Although Falcon Ridge Elementary is a new school, we are concerned that it will soon be at capacity before 2030. Falcon Ridge has capacity for 700 students, and in its first year, it is at 647 students.

Below is a list of current and proposed developments—at various stages of approval and construction—that will continue to add enrollment pressure to Falcon Ridge Elementary:

- **Arrowrock Farm:** 75 single family detached
- **Caine Center:** 124 residential units
- **Passero Ridge:** 142 single family detached
- **Verbena Ranch:** 560 single family detached
- **West Bilt:** 194 single family residential lots

Silverleaf Subdivision would add another 655 single-family residential units and 336 multi-family units into the Falcon Ridge Elementary attendance boundary. Vallivue School District will find it increasingly challenging to sustain appropriate enrollment levels in the years ahead if developments continue to be approved.

Additionally, the district has ongoing infrastructure concerns related to nearby properties associated with Idaho Conference of Seventh Day Adventists Inc, the property owners of this application. Specifically, we are seeking clarification on whether they have reached out to the City of Caldwell regarding connecting the homes on Montana Avenue, north of their campus, to city water. Currently, these homes are served by a private water line originating from the Gem State Adeventist Academy campus and routed under the Vallivue School District's private roadway (Academic Lane). This configuration is not ideal.

District staff have contacted the Idaho Conference of Seventh Day Adventists and Gem State Academy multiple times to discuss the importance and timeline of transitioning

Vallivue School District #139

Lisa Boyd, Superintendent

5207 S. Montana Avenue
Caldwell, ID 83607
Phone (208) 454-0445
Fax (208) 454-0293

these properties to city water service, recognizing that such connections take time to initiate and complete. To date, we have not received specific information about when they will resolve this waterline issue. The Vallivue School District Board has significant concerns about the long-term implications of maintaining infrastructure that the district does not own, does not control, and which serves the Idaho Conference of Seventh Day Adventists rental properties. There is also concern that any future sale of these properties could result in conflicts related to access, maintenance responsibilities, or liability.

We appreciate the opportunity to share these enrollment and infrastructure considerations and respectfully request that they be taken into account as the City evaluates the proposed Silverleaf Subdivision.

Thank you for your consideration.

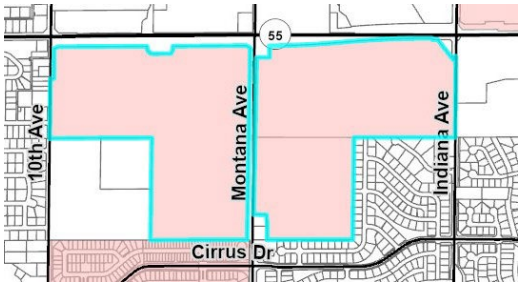
Sincerely,



Joseph Palmer
Assistant Superintendent

Communities in Motion (CIM) Development Review Checklist

Development Name:	Silverleaf Subdivision
CIM Vision Category:	Existing Neighborhood
Consistent with CIM Vision?	NO
New Households:	991
New Jobs:	±490





Safety

How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

State Highway 55 (Karcher Road)

Pedestrian level of stress	✗
Bicycle level of stress	✗



Economic Vitality

To what extent does the project enable people, government, and businesses to prosper?

Economic Activity Center Access	✗
Impact on Existing Surrounding Farmland	✓
Net Fiscal Impact	✓



Convenience

What services are available within 0.5 miles (green) or 1 mile (yellow) of the project?

Nearest bus stop	✗
Nearest public school	✓
Nearest public park	✓



Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation	✓
Automobile Transportation	✓
Public Transportation	
Roadway Projects	✓

✓ **Improves performance** ✓ **Does not improve or reduce performance** ✗ **Reduces performance**

Comments:
A bicycle/pedestrian crossing is listed as Project C-25 in the *Caldwell Area Transportation System Plan*. Work with Caldwell staff to complete this project. Consider crossing enhancements as suggested in the *Regional Safety Action Plan*. Coordinate with Caldwell staff to address roadway spacing between State Highway 55 and the proposed collector. The improvements to State Highway 55 (Karcher Road), listed in the project below, will decrease the "Pedestrian" and "Bicycle level of stress" to a green "Improves performance" checkmark.

Who we are: *The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization for Ada and Canyon Counties. This review evaluates whether land developments are consistent with Communities in Motion, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document. Past checklists are available online. See the Development Review User Guide* for more information on the red, yellow, and green checklist thresholds.

https://compassidaho.org/
info@compassidaho.org

COMPASS
COMMUNITY PLANNING ASSOCIATION of Southwest Idaho

Sent: 1/27/26

Complete Network Appendix

Checkmarks (✓) below indicate suggested changes to a site plan, based on the COMPASS Complete Network Policy (No. 2022-01). Both the Complete Network Policy and site-specific suggestions are intended to better align land use with identified transportation uses in the corridor. Please see the Complete Network map for primary and secondary uses for roadways (minor arterial and above) in Ada and Canyon Counties.

Corridor Name:	State Highway 55 (Karcher Road)
Primary Use:	Freight
Secondary Use:	N/A

Bicycle and Pedestrian Infrastructure

- ✓ Provide sidewalks, crosswalks, and micropaths to connect destinations
- ✓ Provide an improved pathway along a canal as a transportation and recreational option
- ✓ Apply traffic calming measures to discourage speeding on local roads
- ✓ Reduce street lengths to discourage speeding on local roads

Access Management

- ✓ Space access points (driveways or cross streets) to increase the distance between potential conflict points
- ✓ Provide more access on lower functionally classified roads, such as collectors, and less on arterials, to facilitate efficient and safe through movement
- ✓ Provide cross or shared access to reduce the need for excessive access on major roads

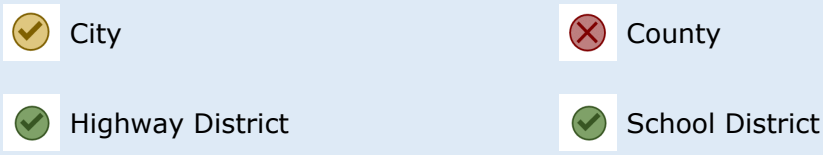
More information is available in the *COMPASS Access Management Toolkit* and the *COMPASS Access Management Business Guide*.

Fiscal Impact Analysis

Below are the expected revenues and costs to local governments from this project. The purpose of this analysis is to help the public, stakeholders, and the decision-makers better manage growth.

Capital and operating expenditures are determined based on service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

Net Fiscal Impact by Agency



Breakeven point across all agencies: 13 Years

Disclaimer*: This tool only looks out 20 years and does not include replacement costs for infrastructure, public utilities, or unfunded transportation needs in the project area. More information about the COMPASS Fiscal Impact Tool is available at: https://compassidaho.org/fiscal-impact-tool/*

Short-Term Funded Capital Projects

SH-55 (Karcher Road), Farmway Road to Middleton Road, Canyon County



Regionally Significant: ☑ ☑ **Inflated**

Key # : 22715

Requesting Agency: ITD

Project Year: 2024-2027

Total Previous Allocations: $176,462

Total Programmed Budget: $55

Total Cost (Prev. + Prog.): $176,517

TIP Achievement:

System Performance

NHS-LOTTR

Bridge

Safety

Project Description

Widen State Highway 55 (Karcher Road) from Farmway Road to Middleton Road in Canyon County to two travel lanes in each direction and installing a continuous median traffic separator from 10th Avenue to Middleton Road. Signalized intersections will be included at each mile. Right-in-right-out-left-in turning movements will be allowed at the mid-mile. Work includes bridge replacements, culvert extensions, separated multi-use pathways, sound walls, and significant utility relocations.

Funding Source NHPP — **Program** State Hwy - Safety & Capacity (Capacity) — **Local Match** 7.34%

Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2026	0	0	0	0	800	8,600	9,400	8,710	690
2027	0	0	0	0	0	2,803	2,803	2,597	206
Fund Totals:	0	0	0	0	**800**	**11,403**	**12,203**	**11,307**	**896**

Funding Source TECM — **Program** State Hwy - Safety & Capacity (Capacity) — **Local Match** 100.00%

Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2026	0	0	0	0	1,500	0	1,500	0	1,500
Fund Totals:	0	0	0	0	**1,500**	0	**1,500**	0	**1,500**

Funding Source AC (State) — **Program** Advanced Construction — **Local Match** 100.00%

Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2026	0	0	0	0	-2,300	-8,600	-10,900	0	-10,900
2027	0	0	0	0	0	-2,748	-2,748	0	-2,748
Fund Totals:	0	0	0	0	**-2,300**	**-11,348**	**-13,648**	0	**-13,648**

Source: *The* COMPASS Transportation Improvement Program (TIP)*. The TIP is a short-range (seven-year) budget of transportation projects for which federal funds are anticipated, along with non-federally funded projects that are regionally significant and is available at:*
https://compassidaho.org/transportation-improvement-program/

From: Emily Bunn
To: Joe Dodson
Subject: RE: [External] Request for Agency Comments - Silverleaf Sub.
Date: Monday, January 5, 2026 1:02:48 PM
Attachments: image002.png
image003.png
CU2025-0005 FCOs.pdf

Hello,

Canyon County does not have any opposition to the request, but wanted the City of Caldwell to be aware that Knife River recently had a conditional use permit for a staging area and contractor shop approved on Parcel R32861 (found south of the proposal). As you can see on the attached Findings of Fact, Conclusions of Law, and Order of Decision, hauling operations may take place 24 hours a day, seven days per week to support construction activity that requires nighttime operations.

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

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From: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Sent: Monday, January 5, 2026 11:42 AM
To: Alan Perry <aperry@cityofcaldwell.org>; Angelica Gomez <agomez@cityofcaldwell.org>; Anita Means (Caldwell Transportation Co) <anita@ctcbus.com>; Bill Pastoor <wpastoor@republicservices.com>; Black Canyon Irrigation Dist. (bcid@blackcanyonirrigation.com) <bcid@blackcanyonirrigation.com>; Black Canyon Irrigation District <developmentreview@blackcanyonirrigation.com>; Boise Project Board of Control (tritthaler@boiseproject.org) <tritthaler@boiseproject.org>; Boise River Food Control Dist. #10 (projectmgr@boiseriver.org) <projectmgr@boiseriver.org>; 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>; Jennifer Almeida <Jennifer.Almeida@canyoncounty.id.gov>; Deann Gerthung <Deann.Gerthung@canyoncounty.id.gov>; Canyon Hill Irrigation District (office@idcpas.com) <office@idcpas.com>; Chris Hopper HD4 <chopper@hwydistrict4.org>; Christine 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>; '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 Power (easements@idahopower.com) <easements@idahopower.com>; Idaho Transportation Department (d3development.services@itd.idaho.gov) <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>; Michael Comeskey (nmid@nmid.org) <nmid@nmid.org>; 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: [External] Request for Agency Comments - Silverleaf Sub.

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,

CALDWELL™
COMMUNITY DEVELOPMENT
Planning & Zoning Division
Morgan Bessaw, AICP, CFM
Deputy Director
205 S 6th Ave • Caldwell, Idaho 83605
www.cityofcaldwell.org • (208) 455-4594

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HEARING EXAMINER

FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:
Knife River Corp. - Mountain West – CU2025-0005
The Canyon County Examiner considers the following:

1) A conditional use permit for a contractor shop and staging area. The subject property is located at 744 S. 10th Avenue, Caldwell (Parcel R32861), also referenced as a portion of the NW¼ of Section 15, T3N, R3W, BM, Canyon County, Idaho. (CU2025-0005).

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CU2025-0005.

Applicable Law

(1) The following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-07 (Conditional Use Permits), Canyon County Code §07-02-03 (Definitions), Canyon County Code §07-10-27 (Land Use Regulations (Matrix), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures), and Canyon County Code 09-03.

a. Notice of the public hearing was provided pursuant to CCZO §07-05-01, Idaho Code §67-6509 and 67-6512.

b. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Idaho Code §67-6512.

c. Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the Hearing Examiner to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. See CCZO §07-03-07.

d. Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those: (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development;(6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. *See* Idaho Code §67-6512, CCZO §07-07-17, and 07-07-19.

(2) The hearing examiner appointed by the board shall perform such duties as assigned by the board pursuant to Idaho Code section 67-6520. See CCZO §07-03-07.

(3) There are no mandates in the Local Planning Act as to when conditional permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm'rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).

(4) The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCZO §07-05-03.

(5) Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

(6) The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCZO 07-05-03(1)(I).

The application CU2025-0005, was presented at a public hearing before the Canyon County Hearing Examiner on May 19, 2025. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Canyon County Hearing Examiner decides as follows:

CONDITIONAL USE PERMIT HEARING CRITERIA – CCZO §07-07-05

1. **Is the proposed use permitted in the zone by conditional use permit?**

   Conclusion: The proposed uses are permitted in the "A" (Agricultural) zone by conditional use permit.

   Findings:

   (1) The proposed uses are permitted in the "A" (Agricultural) zone by conditional use permit, pursuant to the Canyon County Code of Ordinance (CCCO §07-10-27).

   (2) The proposed use consists of a contractor shop and staging area on a 30.332-acre parcel.

   (3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0005.

   (4) Evidence includes associated findings and evidence supported within this document.

2. **What is the nature of the request?**

   Conclusion: The request consists of a conditional use permit for a staging area.

   Findings:

   (1) The nature of the request consists of a contractor shop and a staging area to perform roadway improvement on SH-55 between Farmway Road and Middleton Road. The applicant is leasing the land from the property owner, Nelson-Deppe, also to assist in the reclamation of the gravel pit onsite, which still has an approved reclamation plan with the Idaho Department of Lands and is covered by the original condition use permit (**Exhibit A.7**).

   (2) The conditional use permit application for a complete application was submitted for a staging area on March 20, 2025. The application was updated on April 4, 2025, to include the contractor shop use (**Exhibit A**).

   (3) The use includes a temporary office trailer for project management operations and necessary equipment and materials for the projects. Equipment will be stored in two 85,000 square foot areas. One of the areas is located at the bottom of the existing gravel pit.

(4) Approximately 10 employees are expected to be on-site at any given point (**Exhibit A.3**).

(5) Vehicle fueling and minor maintenance will be performed on-site.

(6) Hours of operation will be 7 am-7 pm seven days a week. Hauling construction materials may take place 24 hours a day, seven days a week, to support construction activity that requires nighttime operations (**Exhibit A.3**).

(7) Dust impacts will be controlled by keeping the site clean and watering roads and fill/stockpile material via water trucks. Stormwater will be controlled through site grading, ditches, and berms, and will meet the Idaho Dept. of Environmental Quality requirements.

(8) All fuel and pollutants will be controlled by spill control equipment and double-walled/secondary containment fuel tanks.

(9) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0005.

(10) Evidence includes associated findings and evidence supported within this document.

3. Is the proposed use consistent with the comprehensive plan?

Conclusion: The proposed use is generally consistent with the 2030 Comprehensive Plan.

Findings:

(1) The proposed use is consistent with the 2030 Comprehensive Plan. The future land use is "residential" (**Exhibit B.2c**). The use will (1) contribute to the SH-55 improvements from Farmway to Middleton Road to address transportation needs for a growth area, and (2) contribute to the reclamation of the existing pit so the parcel can be developed per plan (Exhibit A.2).

(2) The parcel is located in Caldwell's Impact Area, where residential growth is also promoted (Exhibit D.3).

(3) The request aligns with, but is not limited to, the following goals and policies:

Property Rights Goals and Policies:

- Goal No. 1.1: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."
- Policy No. 1.1.1: "No person shall be deprived of private property without due process of law."
- Policy No. 1.3: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals."
- Goal No. 1.2: "Acknowledge the responsibilities of each applicant as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance."

Population Component Goals:

- Policy No. 2.1.1: "Plan for anticipated population and households that the community can support with adequate services and amenities."
- Goal No. 2.2: "Promote housing, business, and service types needed to meet the demand of the future and existing population."

Economic Development Goals and Policy:

- Goal No. 3.1: "Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations."
- Policy No. 3.1.1: "Direct business development to locations that can provide necessary services and infrastructure."

Land Use & Community Design Goals:

- Goal No. 4.1: "Support livability and high quality of life as the community changes over time."
- Policy No. 4.1.2: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."
- Goal No. 4.2: "Ensure that growth maintains and enhances the unique character throughout the County."
- Policy No. 4.2.1: "Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.
- Goal No. 4.3: "Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning."
- Policy No. 3.2: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns."
- Goal No. 4.4: "Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character."
- Policy No. 4.5: "Encourage buffering and/or transitional uses between residential and more impactful uses to promote the health and well-being of existing and future residents."

Natural Resources and Hazards:

- Goal No.5.1: "Protect, enhance, and steward natural resources."
- Policy No. 5.1.3: "Encourage the protection of groundwater and surface water quality and quantity in land use through drought-tolerant design and community systems."
- Goal No. 5.6: "Encourage downward-facing lighting to improve public safety."
- Policy No. 5.6.1: "Lighting design should reduce the negative impact of light pollution, including sky glow, glare, impacts on public health and safety, disruption of ecosystems and hazards to wildlife."

Public Services, Facilities, & Utilities

- Goal No. 7.1: "Endeavor to continue providing reliable public services, public safety facilities, & public utilities that support existing developed areas and future growth."
- Policy No. 7.1.3: "New developments should not increase stormwater runoff from the site."

(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0005.

(5) Evidence includes associated findings and evidence supported within this document.

4. **Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**

Conclusion: The proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.

Findings:

(1) As conditioned, the proposed use will not be injurious to other property in the immediate vicinity or change the character of the area.

(2) The request is on a parcel zoned "A" (Agricultural) (**Exhibit 2.Be**). Although the parcel and area in the county are zoned "A", the area is predominantly residential. Within a one-mile radius, there are 53 residential subdivisions with an average lot size of 0.43 acres. Within a 600-foot radius, the average lot size is 1.67 acres (**Exhibit 2.Bf**). Recent land use decisions in the area have been to support residential growth (**Exhibit 2.Bg**).

(3) The applicant states that dust impacts will be controlled by keeping the site clean and watering roads and fill/stockpile material via water trucks. Stormwater will be controlled through site grading, ditches, and berms, and will meet the Idaho Department of Environmental Quality (DEQ) requirements. All fuel and pollutants will be controlled by spill control equipment and double-walled/secondary containment fuel tanks (**Exhibit A.2**).

(4) The property has an existing and permitted gravel pit in the process of being reclaimed per the approved reclamation plan (**Exhibit A.7 & B.2i**). Temporary impacts, such as noise, are anticipated during the reclamation process. The requested uses are also temporary and are only being requested for the SH-55 improvements from Farmway to Middleton Road.

(5) The City of Caldwell is concerned about the use being near existing and future residential uses. The city does not oppose, subject to recommended conditions addressing operation hours, noise, dust, and visual impacts to the surrounding residential uses (**Exhibit D.3**).

(6) Two comments were submitted by residents of the area, not opposing the request but concerned about the truck route for the SH-55 improvements (**Exhibit E**).

(7) Conditions of approval, including hours of operation, screening, truck routes, and duration, will minimize potential impacts

(8) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0005.

(9) Evidence includes associated findings and evidence supported within this document.

5. **Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**

Conclusion: The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein.

Findings:

(1) **Water:** Water trucks will be used as an on-site water source (**Exhibit A.2 & A.3**).
(2) **Sewer:** Portable restrooms will be provided (**Exhibit A.3**). Southwest District Health sees no concerns or impacts regarding the requested use (**Exhibit D.1**).

(3) **Irrigation:** No irrigation (**Exhibit A.3**)

(4) **Stormwater Drainage:** Stormwater will be controlled through site grading, ditches, and berms, and will meet the Idaho Department of Environmental Quality requirements (**Exhibit A.2 & A.3**).

(5) **Utilities:** Utility connections will not be necessary for staging yard/contractor shop operations (**Exhibit A.2**).

(6) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0005.

(7) Evidence includes associated findings and evidence supported within this document.

6. Does legal access to the subject property for the development exist or will it exist at the time of development?

Conclusion: The subject property has legal access to the proposed development.

Findings:

(1) An existing stabilized construction entrance is accessible from S. 10th Avenue at the northwestern section of the site and will serve as the only access point (**Exhibit A.2**).

(2) The existing access was initially used for mineral extraction established on the property in 1976 and expanded in 1980 (**Exhibit A.7**).

(3) No comment was received from Highway District #4 (**Exhibit A.5**). An access/approach permit is required before the commencement of use. ITD has no comments or concerns regarding the request (**Exhibit D.2**).

(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0005.

(5) Evidence includes associated findings and evidence supported within this document.

7. Will there be undue interference with existing or future traffic patterns?

Conclusion: There may not be undue interference with the existing or future traffic patterns.

Findings:

(1) Approximately 10 employees are expected to be on-site at any given point. All affiliated traffic will be traveling from SH-55 to the construction entrance on S. 10th Avenue (**Exhibit A.2 & A.3**).

(2) Two comments were submitted by residents of the area, not opposing the request but concerned about the truck route for the SH-55 improvements (**Exhibit E**).

(3) No comment was received from Highway District #4 (**Exhibit A.5**). An approach permit is required before the commencement of use, at which time the highway district can request a

study or improvements if a traffic impact is identified. ITD has no comments or concerns regarding the request (**Exhibit D.2**).

(4) Conditions of approval, including hours of operation, screening, truck routes, and duration, will minimize potential impacts

(5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0005.

(6) Evidence includes associated findings and evidence supported within this document.

8. **Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**

Conclusion: Essential services are not anticipated to be impacted by the requested uses.

Findings:

(1) **School:** Vallivue School District. No comment received.

(2) **Police:** Canyon County Sheriff's Department. No comment received.

(3) **Emergency Services:**
- Canyon County Ambulance/EMT. No comment received.
- Caldwell Rural Fire Department provided a letter approving the request, subject to meeting access road conditions (**Exhibit D.4**).

(4) **Irrigation District:** Wilder Irrigation District and Boise Project Board of Control (**Exhibit A.5**). No comment received.

(5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0005.

(6) Evidence includes associated findings and evidence supported within this document.

9. **Does the proposed project comply with the specific use standards for a staging area per CCCO §07-14-29?**

Conclusion: The proposed project complies with the specific use standards for a contractor shop and staging area per CCCO §07-14-09.

Findings:

(1) **All work shall be conducted off-site.** Per the applicant's letter of intent (**Exhibit A.2**), the applicant requests a contractor shop and a staging area to perform roadway improvement on SH-55 between Farmway Road and Middleton Road.

(2) **Business vehicles shall be operable and parked on site, not on a public or private road.** The applicant proposes a parking area for employees near the temporary office trailer (**Exhibit A.2**). Vehicle fueling and minor maintenance will be performed on site.

(3) **Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or**

transferring equipment and/or materials to other vehicles. Approximately 10 employees are expected to be on-site at any given point (**Exhibit A.3**). The applicant proposes a parking area for employees near the temporary office trailer (**Exhibit A.2**).

(4) **Employees may meet on the premises to share rides to and from job sites.** Per the applicant's letter of intent (**Exhibit A.2**), the applicant requests a contractor shop and a staging area to perform roadway improvement on SH-55 between Farmway Road and Middleton Road. Employees may meet on the premises to share rides to and from job sites.

(5) **Employees' vehicles shall be parked on-site and not on a public or private road.** The applicant proposes a parking area for employees near the temporary office trailer (**Exhibit A.2**).

(6) **The use shall be contained within a building or behind a sight-obscuring fence**: The applicant does not propose a sight-obscuring fence (**Exhibit A.2**). As a condition of approval, all uses, if not stored in the existing gravel pit, must be contained.

(7) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0005.

(8) Evidence includes associated findings and evidence supported within this document.

Canyon County Code §09-03 (Area of City Impact Agreement) - AREA OF CITY IMPACT AGREEMENT ORDINANCE

Conclusion: Parcel R32861is located within the City of Caldwell Area of City Impact.

Findings:

(1) The south boundary of the property abuts city jurisdiction.

(2) Per CCCO Section 09-01-21, a notice was provided to the City of Caldwell on March 24, 2025, and April 16, 2025. The City of Caldwell submitted a letter dated April 22, 2025 (**Exhibit D.3**), with the following information and recommendation:

- The city's comprehensive plan designates the parcel as "Neighborhood 2, 2-8 dwelling units an acre range". The property is directly north of residential development zoned "R-1" approved for the Passero Ridge Subdivision. The requested use would not be allowed in the designation/zone if located in the city.
- If the use was allowed in the city, street/landscape buffer, sight-obscuring fencing, and restricted hours of operation would be required.
- The city does not oppose, subject to recommended conditions addressing operation hours, noise, dust, and visual impacts to the surrounding residential uses:
  - i. Buffering/Screening along the south boundary where new single-family dwellings are being developed. Buffering to include six-foot-tall fencing with dense landscaping.
  - ii. City street/landscape requirements shall be met along 10th Avenue.
  - iii. Limit hours of operations to prohibit 24/7 operations.

(3) Based on the applicant's site plan (**Exhibit A.2**), the requested use will either be located at the bottom of the existing pit or the northwest area of the parcel in an 85,000 square foot area over 900 feet from the south boundary and Passero Ridge Subdivision. As a condition, site-obscuring fencing is required around the use, not the property boundary.

(4) The staging area/contractor shop use is required to complete the SH-55 improvements and reclaim the gravel pit onsite. The use will expire once SH-55 improvements are completed (approximately three years). Therefore, potential impacts are temporary.

(5) Conditions of approval, including hours of operation, screening, and duration, will minimize potential impacts.

(6) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0005.

(7) Evidence includes associated findings and evidence supported within this document.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Canyon County Hearing Examiner **approves** Case # CU2025-0005, a conditional use permit for a staging area subject to the following conditions as enumerated:

Conditions of Approval

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
    a. Noise emissions shall follow the regulations and standards of OSHA and MSHA.
    b. Water surface and groundwater shall be discharged in accordance with state, federal, and local standards and/or regulations.
    c. Onsite parking shall comply with CCCO Section 07-13-01 and 03.
    d. Idaho Department of Environmental Quality (DEQ) review and approval are required prior to the commencement of use. Evidence shall be submitted to DSD.
        i. Idaho Pollutant Discharge Elimination System (IPDES) Permit requirements to be reviewed by DEQ before the commencement of use (**Exhibit D.5**). Construction BMPs to be reviewed for projects near a source of surface water. Erosion and non-point pollution shall be minimized by careful design of the site access and implementation of BMPs.
        ii. Storage of diesel fuel, petroleum products, and any other hazardous materials, dust control, and stormwater pollution prevention shall comply with all standards and requirements of the Idaho Department of Environmental Quality (**Exhibit D.5**).
2. This conditional use permit shall follow land use time limitation as stated in CCCO §07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
3. The operator shall be in substantial conformance with the letter of intent and site plan (**Exhibit A.2**), subject to the following:
    a. Hours of operation are 7 am to 7 pm, seven days a week.
    b. With advance notice to DSD, hauling construction materials may take place 24 hours a day, seven days per week to support construction activity that requires nighttime operations.

c. The duration of the staging area/contractor shop operation on the subject property shall expire when the SH-55 improvement from Farmway Road to Middleton Road is completed.

d. The temporary office trailer requires a building permit (**Exhibit D.6**). A permit shall be approved prior to the commencement of use.

e. A temporary six (6) foot sight-obscuring fence as defined in CCCO §07-02-03 shall be installed prior to the commencement of use, obscuring the use, including the office, parking, and storage of materials and equipment. A fence is not required for equipment storage in the existing gravel pit.

f. All exterior lighting, if installed, shall be downward facing and directed away from surrounding properties.

4. Prior to the commencement of use, an approach permit is required by Highway District #4. Evidence shall be provided to DSD.
5. Prior to the commencement of use, a fire access permit is required by the Caldwell Rural Fire Department to ensure the site meets access requirements (**Exhibit D.4**). Evidence shall be provided to DSD.
6. Prior to commencement of use, a routing plan for the SH-55 improvements shall be submitted to DSD demonstrating the least impactful truck route for the required improvements.

DATED this 3rd day of June, 2025.

HEARING EXAMINER
CANYON COUNTY, IDAHO

Leon Letson
Leon Letson

State of Idaho)

SS

County of Canyon County)

On this 3rd day of June, in the year 2025, before me CaitHin Ross, a notary public, personally appeared Leon Letson, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

CAITLIN ROSS
COMMISSION #20251885
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/07/2031

Notary: CaitlinRoss

My Commission Expires: 5/7/2031

To: Joe Dodson, Principal Planner
Caldwell P & Z Department

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

Re: ANN25-000010, ANN25-000013, ANN25-000014, SPP25-000014 – Silverleaf Sub.

Date: March 23, 2026

The Engineering Department provides the following comments on a request by 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, and R3284600000 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 and R3284600000 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.

Development Plans

1. Development Plans – Prior to commencing construction and applying for building permits, plans must be prepared by the developer's engineer and approved by the City Engineering Department which shall include the following items:

    a. Street section and alignment (including curb and gutter);

    b. Sidewalk (sidewalk width based on street classification);

    c. Sanitary sewer (per City and DEQ requirements);

    d. Potable water (per City and DEQ requirements);

    e. Pressure Irrigation (per CMID requirements);

    f. Stormwater facilities (per City requirements/storm water manual);

    g. Street lighting (per City standards);

    h. Street signage (per City and MUTCD requirements);

    i. Vertical Datum based on NAVD 88 Datum.

General

1. Applicant shall follow the requirements and processes of the subdivision ordinance for the development of this project. For the purposes of this project, all conditions outlined in the subdivision ordinance pertaining to receiving the City Engineers signature on, or the recordation of, a final plat shall be applied to the submission of building permits.

2. The proportionate share of frontage improvements along classified roadways adjacent to the preliminary plat shall be completed prior to the signature of the final plat for each phase development regardless of the location of the phase being developed or bonding. To be determined at the time of civil construction drawing approval.

3. Easements for public utilities outside of the public right-of-way shall be as listed below. Easements will be required to be larger if deemed necessary by the City Engineer in order to facilitate future maintenance operations of utilities.
    a. 10 feet wide minimum.
    b. Domestic water only,15 feet wide minimum
    c. Sanitary sewer only, 20 feet wide minimum
    d. Sewer and water combined; 30 feet wide minimum

4. Appropriate easements for emergency access, transmission lines and/or other utilities shall be clearly indicated, with recorded instrument numbers provided for said easements, on the construction drawings.

5. All utilities on and within the boundaries of the subdivision shall be located and/or relocated underground.

6. All public streets, sewer, water, pressure irrigation fire protection, and street light facilities must be dedicated to the City. Some conveyance facilities for stormwater drainage may be eligible for dedication to the City.

7. Construction of facilities to be dedicated and/or within public right-of-way shall be performed by an appropriately licensed Idaho public works contractor and shall be inspected by and constructed to City of Caldwell specifications.

8. Prior to commencement of construction in any dedicated right-of-way, or construction of any improvement intended for dedication to the City or connected to a City facility, the City Engineering staff is to be notified. This preferably will take place in a pre-construction conference scheduled by the engineer of record in which all appropriate personnel and utilities are present. Appropriate City personnel are to be notified in advance of all testing (including compaction, pressure and coliform, etc.) and given opportunity to be present during conduct of the testing. The engineer of record or his designated representative is to witness all tests (not covered by City inspectors) and a log of inspection visits and testing results is to be kept by the engineer of record or his representative.

9. The developer is to employ a responsible design professional, preferably the engineer of record, to oversee and inspect construction, to perform and/or observe all requisite testing of completed facilities, and to certify that improvements have been constructed according to approved plans and in compliance with applicable City, State, and Federal standards.

10. The engineer of record shall be held responsible to ensure that improvements are in compliance with said engineer's design. Following the construction of the improvements, the developers engineer shall provide the City of Caldwell Engineering Department with electronic (.dwg) format record drawings spatially referenced to the Idaho State Plane Coordinate System-West Zone, North America Datum (NAD) 83. Vertical control shall be referenced to the North America Datum (NAVD) 88 for future reference and to establish that the engineer of record has caused construction to occur in substantial compliance with the design of said engineer of record.

11. Any note, item or drawing element on the plats, construction drawings, engineering drawings and/or design drawings related to the property inconsistent with City Codes, Policies and/or Ordinances shall not be construed as approved unless specifically addressed and granted by City Council.

Rights-of-Way

1. St. Highway 55/Karcher Rd. is classified as Principal Arterial roadway. The applicant shall dedicate necessary right-of-way as determined by Idaho Transportation Department (ITD) along the entire frontage of the development. Applicant shall provide the City with any comments from ITD for improvements or access requirements for the proposed development prior to civil construction drawing approvals.

2. S. 10th Ave. is classified as a Minor Arterial roadway. The applicant shall dedicate as public right-of-way a minimum of Forty (40') foot half width right-of-way along the entire S. 10th Ave. alignment (per City Standard Detail R-810 B).
    a. Applicant shall dedicate necessary right-of-way for the construction of a northbound right-hand on 10th Ave. at the intersection of Vista Dr.
    b. Applicant shall dedicate the necessary right-of-way for the construction of a northbound right-hand turn lane on 10th at the intersection of Karcher Rd.

3. S. Indiana Ave. is classified as a Minor Arterial roadway. The applicant shall dedicate as public right-of-way a minimum of Forty (40') foot half width right-of-way along the entire S. Indiana Ave. alignment (per City Standard Detail R-810 B).
    a. Applicant shall dedicate necessary right-of-way for the construction of a southbound right-hand turn lane on Indiana at the intersection of Vista Dr.

4. S. Montana Ave. is classified as a Collector roadway. The applicant shall dedicate as public right-of-way a minimum of Thirty-five (35') foot half width right-of-way along the entire S. Montana Ave. alignment (per City Standard Detail R-810 C).
    a. Applicant shall dedicate necessary right-of-way for the construction of a southbound and northbound right-hand turn lane on Montana at the intersection of Vista Dr.
    b. Applicant shall dedicate necessary right-of-way for the construction of a northbound right-hand turn lane on Montana Ave. at the intersection of Karcher Rd.

5. All interior local streets classified as residential shall be dedicated to the City. The applicant shall dedicate as public right-of-way a minimum fifty-three (53') foot full width right-of-way (per City Standard R-810-E).

6. Applicant shall dedicate to the City of Caldwell any required right-of-way along all classified roadways within 30 days of written request from the City of Caldwell.

7. *All right-of-way details and street exhibits provided as part of the preliminary plat that do not meet current City code standards are not approved as part of the preliminary plat entitlements process. This shall be determined at the time of civil construction drawing review.*

Street

1. Full half street frontage improvements shall be completed to all classified roads adjacent to the proposed project including (S 10th Ave. Montana Ave. Hwy 55/Karcher Rd., and Indiana Ave.) in accordance with all City of Caldwell, Highway District 4, and ITD 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. The proportionate share of frontage improvements along classified roadways adjacent to the preliminary plat shall be completed prior to the signature of the final plat for each phase development regardless of the location of the phase being developed or bonding. To be determined at the time of civil construction drawing approval.

3. ITD is to approve and control access locations within their area of influence. Access points 'C', 'E', 'J', and 'K' per the TIS will not be approved until ITD is in agreement and an updated report shows more specificity to the type of commercial proposed.

4. Applicant shall construct a northbound right-hand on 10th Ave. at the intersection of Vista Dr.

5. Applicant shall construct a northbound right-hand turn lane on 10th at the intersection of Karcher Rd.

6. Applicant shall construct a southbound right-hand turn lane on Indiana at the intersection of Vista Dr.

7. Applicant shall construct a southbound and northbound right-hand turn lane on Montana at the intersection of Vista Dr.

8. Applicant shall construct a northbound right-hand turn lane on Montana Ave. at the intersection of Karcher Rd.

9. All left turn lanes at the intersections within 10th Ave, Indiana Ave. Montana Ave, and Vista Ave. shall be reviewed and may be required at time of Civil construction drawing review.

10. All private driveways, alleys or internal circulation routes shall fully comply with City of Caldwell standards and be approved by the Caldwell Fire Marshall.

11. Applicant shall be responsible for the west half of the bridge widening surface improvements and understructure on Indiana Ave. at the Deer Flat Canal crossing.

12. No lot/building shall have direct access to/from S. 10th Ave., Karcher Rd., Montana Ave., Indiana Ave., and Vista Dr.

13. Applicant shall meet all emergency access requirements for each phase of development to be determined by the Fire Dept. at the time of civil plan review.

14. Applicant shall coordinate with the United States Postal System to determine a cluster mailbox unit locations. Said locations shall be interior to the site and shall be located in a manner that will not impact, or cause queuing onto S. 10th Ave, Montana Ave., Karcher Rd., Indiana Ave. and Vista Dr.

Outparcels

1. 15554 S. Montana Ave. (R3285901000)
    a. If the City is able to obtain sufficient right-of-way along the frontage of this out parcel located at the south boundary of the development the applicant shall complete the road widening improvements referenced in the Street section, item 1, across the S. Montana Ave. frontage of said out parcel. If the City is not able to acquire the right-of-way, lesser improvements may still be required that fall within the prescriptive right-of-way on those out parcels.
    b. Applicant shall provide an all weather driveway access internal to the site with sewer, domestic water and pressure irrigation services for future connections.

2. 15516 S. Montana Ave (R3286000000)
    a. If the City is able to obtain sufficient right-of-way along the frontage of this out parcel located at the south boundary of the development the applicant shall complete the road widening improvements referenced in the Street section, item 1, across the S. Montana Ave. frontage of said out parcel. If the City is not able to acquire the right-of-way, lesser improvements may still be required that fall within the prescriptive right-of-way on those out parcels.
    b. Applicant shall provide an all weather driveway access internal to the site with sewer, domestic water and pressure irrigation services for future connections.

3. 15498 S. Montana Ave (R3286000000)
    a. If the City is able to obtain sufficient right-of-way along the frontage of this out parcel located at the south boundary of the development the applicant shall complete the road widening improvements referenced in the Street section, item 1, across the S. Montana Ave. frontage of said out parcel. If the City is not able to acquire the right-of-way, lesser improvements may still be required that fall within the prescriptive right-of-way on those out parcels.
    b. Applicant shall provide an all weather driveway access internal to the site with sewer, domestic water and pressure irrigation services for future connections.

Traffic Impact Fees

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

All accesses proposed within this preliminary plat shall meet City Of Caldwell, Idaho Transportation Dept. and Highway District 4 spacing requirements. Any deviations proposed within this development shall be reviewed and approved on a case by case basis to be determined by the governing agency at time of plan review.

Any proposed traffic mitigation as proposed adjacent to the site by the traffic impact study shall be evaluated for required improvements or access by the governing agency at the time of plan review.

Water

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

1. All on site water mains will need to be looped into existing mains for fire flow and water quality purposes. Internal main sizing and construction plan approval, will be dependent upon the availability of fire flow. This development will be required to comply with the most current Water Master Plan.
    a. Applicant shall construct a 12" master planned water mainline within S. Montana Ave. through the entire frontage improvement requirements of this development and make the tie in to the existing line at the south end of the project.
    b. Applicant shall construct an 18" master planned water mainline within Karcher Rd from S 10th Ave to S Montana Ave.
    c. Applicant shall construct a 20" master planned water mainline within Karcher Rd from S Montana Ave to S Indiana Ave.

2. Each buildable lot shall be supplied with potable water. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately

3. Each phase of development shall have a redundant/secondary supply of domestic water.

4. The location of water service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans.

Sanitary Sewer

1. It shall be the responsibility of the applicant's engineer to verify that connection to existing sewer mainlines will not exceed the functional capacity of said mainlines. Provision for connectivity by future developments shall be met in accordance with current City standards.

2. The location of sewer service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans.

3. The Developer will be required (where applicable) to extend all sewer and water mainlines to the center of adjacent roadways for connectivity by future developments. Locations of said extensions will be decided during the review of the improvement plans.

4. Each buildable lot shall be supplied with a sewer service. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately

5. Any easements for sewer lines not in the right-of-way should be at a width sufficient to construct same and not less than 20 feet in width. Easements for adjacent sewer and water lines separated by 12' not in the right-of-way shall be at a width sufficient to construct the same and shall be no less than 30 feet in width.

6. A 20' wide all-weather surfaces may be required to be constructed over mainlines that fall outside the public right-of-way. All weather surfaces shall be constructed sufficiently to support heavy equipment necessary to construct and maintain sewer under all seasonal weather conditions.

Irrigation

1. Existing easements and/or rights-of-way for any irrigation facility shall be determined and clearly indicated on the construction plans. Construction across or re-routing of these facilities is subject to approval by the governing irrigation district and at their discretion or their assigns.

2. The Developer shall maintain any existing upstream drainage rights and downstream irrigation rights across the property. During the design phase of this project, the developer or his engineer is to contact the appropriate irrigation district to help ascertain these rights. Appropriate facilities shall be provided by the developer to convey irrigation and drainage water across the property to take care of these offsite needs. There is to be no discharge of gravity/pressure irrigation return water into the projects storm water system.

2. The development is to include a non-potable water pressure irrigation system. The design of this pressure irrigation system is to be reviewed and approved by the Caldwell Municipal Irrigation District prior to construction plan approval. It shall be required that the system will be operated and maintained by the Caldwell Municipal Irrigation District.

3. Each lot, or building area, shall be provided with a pressure irrigation service in compliance with Caldwell Municipal Irrigation District standards.

4. All pressure irrigation mainlines shall be located in the public right-of-way or within a public utility easement, with a minimum width of 10 feet, centered over said mainlines as per current City standards.

5. Applicant shall place the pump station in an area that is easily accessible with a recorded perpetual easement sufficient for convenient access and maintenance of said pump station. The lot shall be owned and maintained by the homeowners association.

6. The applicant shall ensure that an adequate continuous irrigation supply flow is available to meet the pressure irrigation system requirements of CMID.

7. The applicant shall transfer a proportionate share of any existing water right(s), except those held in trust by an irrigation district, to the City of Caldwell for both irrigation and domestic water supply for the subject development. If this should occur, The City shall assist in registering the transfer.

8. Applicant shall pipe the pump station delivery ditch from the source point (head gate) to the pump station. Pump station overflow shall be piped from the pump station to the point of discharge into an irrigation facility/canal/drain/etc. maintained by an irrigation district.

9. Upon Applicants connection to or use of the existing irrigation pump station, should they choose to do so and CMID deems it appropriate to connect to, the applicant shall:
    a) Supply the City of Caldwell with a water model of the whole pressurized irrigation system including the piped overflow showing the system design meets all Caldwell Municipal Irrigation District standards.
    b) Applicant shall complete all upgrades to the system as required by CMID. Said upgrades will be determined during plan review"

10. All plans and construction drawings submitted to the City of Caldwell for review and approval for any out-of-season irrigation work to be performed within or across facilities located within (or owned by) irrigation districts other than CMID shall be submitted to the Caldwell Engineering Department no later than August 15th. Submittal of plans after this date may result in Applicant not receiving plan approval in time to complete out-of-season work.

Storm Drain

1. As noted previously, provision is to be made for the disposal of stormwater drainage in accordance with the City Stormwater Management Manual and any updates adopted subsequent to this application. A copy of this policy is available upon request. The engineer of record is to provide calculations, which indicate that the assumptions in his stormwater

drainage plan comply with the requirements of the stormwater manual. In this case, if a storm water system is existing, the burden of proof is on the developer to verify the capacity is sufficient for the proposed development.

2. The applicant shall identify and retain all historical drainage discharge points from the property for the purpose of draining on-site storm water detention facilities.

3. Storm water detention basins are required to remain on-site outside any roadways or proposed private streets consistent with public roadways to be operated and maintained by the Homeowners Association/etc.

4. There is to be no discharge of storm water overflow into any irrigation water return/discharge facility/ditch/pipe/etc.

Plat

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

2. A note shall be added to the final plat stating that no lot shall have direct access to/from S. 10th Ave., Karcher Rd., Montana Ave., Indiana Ave and Vista Dr.

3. Upon recordation of the plat, the Engineering Department is to be provided with a PDF copy of the recorded final plat.

4. An electronic (dwg.) copy of the Final Plat suitable for mapping and addressing purposes will be required with Final Plat application submittal.

CITY OF
Caldwell, Idaho

ERIC PHILLIPS
Mayor

208.455.3011
(f) 208.455.3003

City Hall
205 South 6th Ave.
Caldwell, Idaho 83605

Post Office Box
P.O. Box 1179
Caldwell, Idaho 83606

For a list of the City Council members, visit:
Website
www.cityofcaldwell.org

February 2, 2026

To: Liz Kaniecki
Kittelson & Associates, Inc.

From: City of Caldwell Engineering Department

Subject: Traffic Impact Study Acceptance – SDA Property

Dear Liz,

The City of Caldwell Engineering Department has completed its review of the Traffic Impact Study (TIS) submitted for the SDA Property**.** This letter is intended to inform you of the status of your submittal and outline the next steps in the review process.

1. TIS Acceptance by the Engineering Department
The City of Caldwell Engineering Department has reviewed and determined that the submitted Traffic Impact Study (TIS) meets the City's submittal requirements and is complete**.** This determination allows the project to move forward to the next stage of review.

2. Project Requirements
Following acceptance, the TIS will be provided to the City's Land Development Manager for a detailed analysis of transportation system impacts associated with your development.

a) During this stage, the Land Development Manager will:
- Evaluate whether the TIS recommendations are adequate and acceptable, based on City standards and engineering judgment; and
- Identify whether additional or revised measures may be required, depending on the results of the full impact review and development phasing.
- Final transportation-related requirements will be documented in the applicable Staff Report or during the building permit process.

Please note that this step may result in further conditions or requirements beyond those identified in the submitted TIS, based on the Caldwell Area Transportation System Plan (CATS) and City of Caldwell City Code Chapter 11 Subdivisions.

3. Transportation Impact Fees
Your development will be subject to the City's transportation impact fees. Final impact fee amounts may vary based on the City's adopted fee schedule in effect at the time of payment.

Thank you,
Niki Benyakhlef
Project Manager

Memorandum

To: Joe Dodson, Principal Planner
Caldwell P & Z Department

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

Re: ANN25-000010, ANN25-000013, ANN25-000014, SPP25-000014- Silverleaf Sub

Date: February 17th, 2026.

The Mapping Department provides the following comments on a request by 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, and R3284600000 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 and R3284600000 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.

Address Number

1. Please contact the Mapping Department prior to permitting.

Subdivision Name

1. Approved

Lots & Blocks

1. Adjust blocks in phase 3 so blocks increase as introduced by phase.
2. All other phases will need to be adjusted as well.

Street Names

1. Approved.

Phase Lines

1. Approved.

Other comments:

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

Date 02/05/2026

City of Caldwell, Planning & Zoning Department
Re: Case Number: ANN25-000010 Silverleaf Subdivision

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

Details:

- Nearest Fire Station:
- Station 12 724 E Ustick Rd. Caldwell,
- Distance: 2.4 Miles
- Estimated response time: 6 minutes

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

Date 02/05/2026

Caldwell City – Planning and Zoning
Re: Case Number: SPP25-000014

Dear, Planning & Zoning

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

Caldwell Fire Department Details

Nearest Fire Station:
Station 12 724 E Ustick Rd. Caldwell,
Distance: 2.4
Estimated response time: 6 Minutes

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
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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.

Conditions:

1. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).
2. **All driveways serving more than one home shall be signed "No Parking Fire Lane" per the 2018 IFC.**
3. Roadway serving a fire hydrant shall be a minimum of 26-feet in width. (IFC D103.1)
4. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)
5. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
6. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
7. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)
8. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 80,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1)
9. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
10. For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking

restriction prior to signing of the final plat. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)

11. Approved secondary access roads shall be provided per section D106 of the 2018 IFC.

12. A phasing plan shall be included in documentation to city at time of submittal in accordance with infrastructure 2018 IFC.

13. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles in accordance with (IFC Section 505.2.

14. **SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS D107.1** One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

    Exceptions: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.

15. D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

16. When bollards are required they should be MaxiForce Collapsible Bollards

General Requirement:

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

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

Regards,



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

TO: CALDWELL POLICE DEPARTMENT AND FIRE DEPARTMENT

FROM: CALDWELL PLANNING AND ZONING

DATE: 2/23/2026

DUE DATE: **3/13/2026**

REQUEST FOR INFORMATION

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

SUBJECT: **Silverleaf Subdivision**

REQUEST SUMMARY: 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, and R3284600000 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 and R3284600000 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.

Population Impact:

# of new residential units:	991
Projected population created by development: ***(# of SF units X 3) and (# of MF units X 2)***	2637
Proposed commercial acreage:	0

FIRE DEPARTMENT ANALYSIS AND SERVICE IMPACT:

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

Emergency Response Time Analysis and Service Impact:

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

Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Closest fire station (in miles) to site:	2.4 miles
Approximate response time to site:	6 min.
~~Adequate fire flow capacity to serve proposed development?~~	☐ Yes ☐ No
Will this development have other significant impacts on the ability to provide services?	☒ Yes ☐ No
Will this development necessitate additional fire resources and/or equipment beyond current levels? *If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".*	☒ Yes ☐ No

Adverse Impact Comments, Recommendations and Fiscal Impact:

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

The addition of population and growth will directly impact services until CFD can increase services expanding our capabilities.

TO: CALDWELL POLICE DEPARTMENT AND FIRE DEPARTMENT

FROM: CALDWELL PLANNING AND ZONING

DATE: 2/23/2026

DUE DATE: **3/13/2026**

REQUEST FOR INFORMATION

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Population Impact:

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Proposed commercial acreage:	0

POLICE DEPARTMENT ANALYSIS AND SERVICE IMPACT:

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

Development Analysis and Impacts:

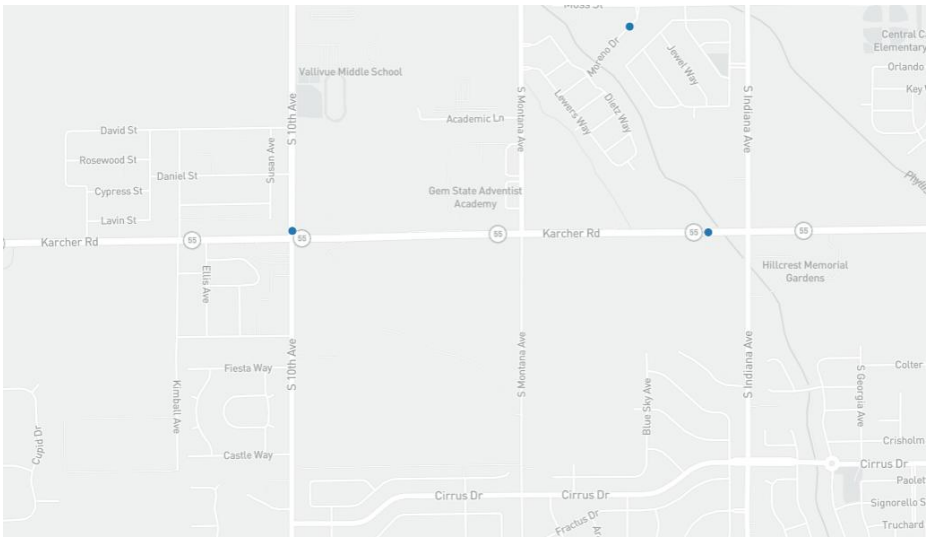
<table>
<tr><td>Demand for Service in this area
(Total calls for service YTD)</td><td>Nearby adjacent reporting districts have an average of 123 calls for service each year to date. The nearby RD's (3J, 3K, 2I, 2N) have a combined total of 492 reactive CFS from January 1st to March 2nd, 2026.</td></tr>
<tr><td>Call types within this area</td><td>
<table>
<tr><th colspan="3">Top 20 Reactive Calls for Service in the Area</th></tr>
<tr><th>Nature</th><th>#</th><th>%</th></tr>
<tr><td>Follow Up</td><td>18</td><td>8.82%</td></tr>
<tr><td>AC Animal at Large</td><td>13</td><td>6.37%</td></tr>
<tr><td>Suspicious</td><td>11</td><td>5.39%</td></tr>
<tr><td>Welfare Check</td><td>10</td><td>4.90%</td></tr>
<tr><td>Abandoned Vehicle</td><td>9</td><td>4.41%</td></tr>
<tr><td>Juvenile Problem</td><td>9</td><td>4.41%</td></tr>
<tr><td>Alarm-Commercial</td><td>8</td><td>3.92%</td></tr>
<tr><td>911 Cell Open Line</td><td>7</td><td>3.43%</td></tr>
<tr><td>Alarm-Residence</td><td>7</td><td>3.43%</td></tr>
<tr><td>911 Disconnect Cell</td><td>6</td><td>2.94%</td></tr>
<tr><td>Citizen Assist</td><td>6</td><td>2.94%</td></tr>
<tr><td>Disturbance</td><td>6</td><td>2.94%</td></tr>
<tr><td>Noise Complaint</td><td>4</td><td>1.96%</td></tr>
<tr><td>Threatening</td><td>4</td><td>1.96%</td></tr>
<tr><td>Harassment</td><td>4</td><td>1.96%</td></tr>
<tr><td>Reckless Driver</td><td>4</td><td>1.96%</td></tr>
<tr><td>Agency Assist</td><td>4</td><td>1.96%</td></tr>
<tr><td>AC Barking Dog</td><td>4</td><td>1.96%</td></tr>
<tr><td>Attempt-Locate</td><td>3</td><td>1.47%</td></tr>
<tr><td>AC Stray/Contained</td><td>3</td><td>1.47%</td></tr>
</table>
</td></tr>
<tr><td>Workload saturation in area (%)</td><td>Reporting districts 3J, 3K, 2I, 2N account for 492 (year to date) reactive CFS compared to a total of 4,027 total YTD. These RD's account for 12.22% of all reactive CFS YTD.</td></tr>
<tr><td>Will this development have other significant impacts on the ability to provide services?</td><td>☐ Yes ☒ No</td></tr>
</table>

Will this development necessitate additional police resources and/or equipment beyond current levels? *If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".*	☒ Yes ☐ No

Traffic Crash Data for Area:

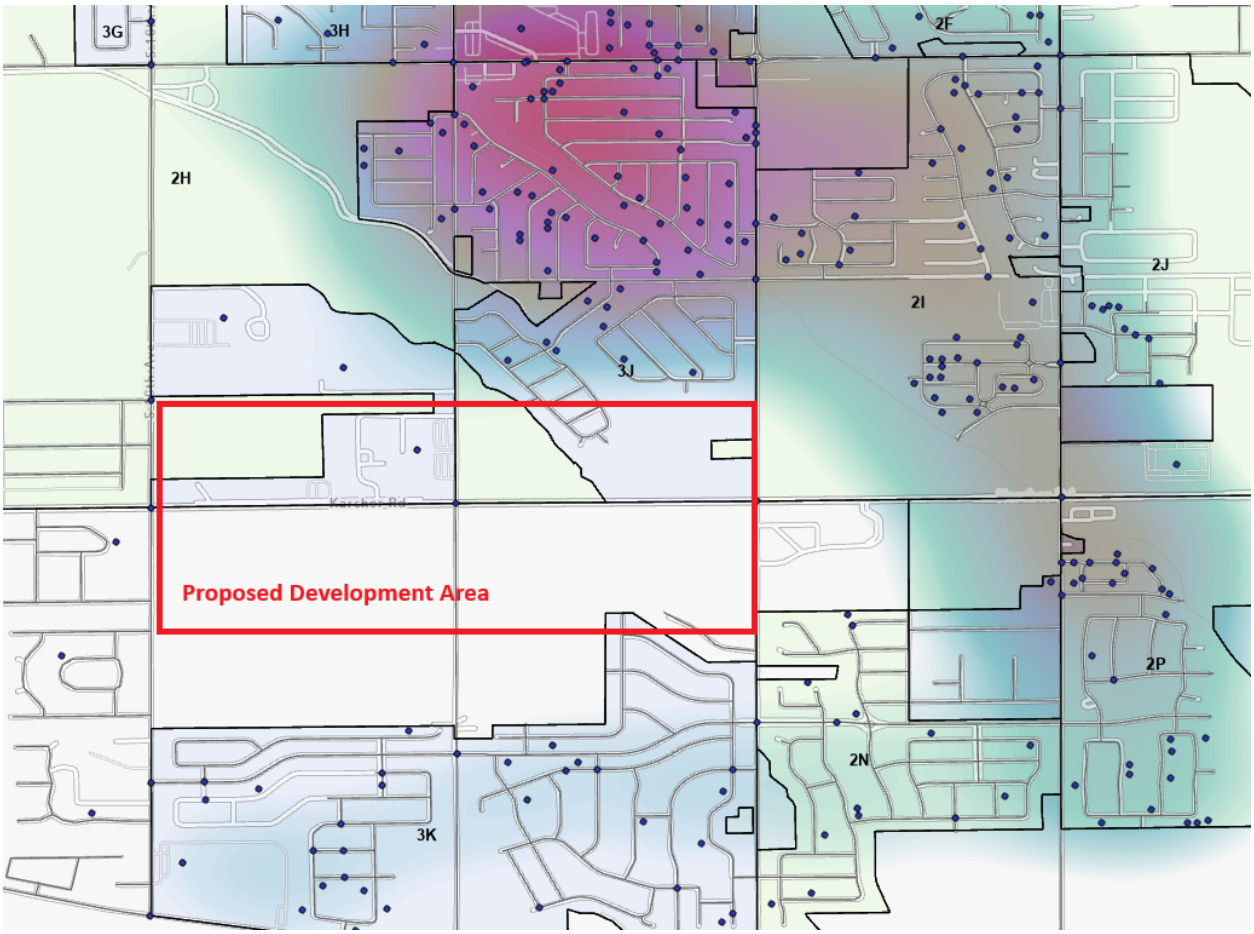
Provide comments below for crash data in area surrounding development.

Year to date (January 1st 2026 to March 2nd 2026) there have been three traffic collisions in the immediate area. Each blue dot representing where a crash happened, in this case the two on Karcher were intersection related, and the single northern crash was with a fixed object. A total of 10 individuals were involved in the below mapped crashes with no injuries. Attached is a breakdown of all the crashes listed.



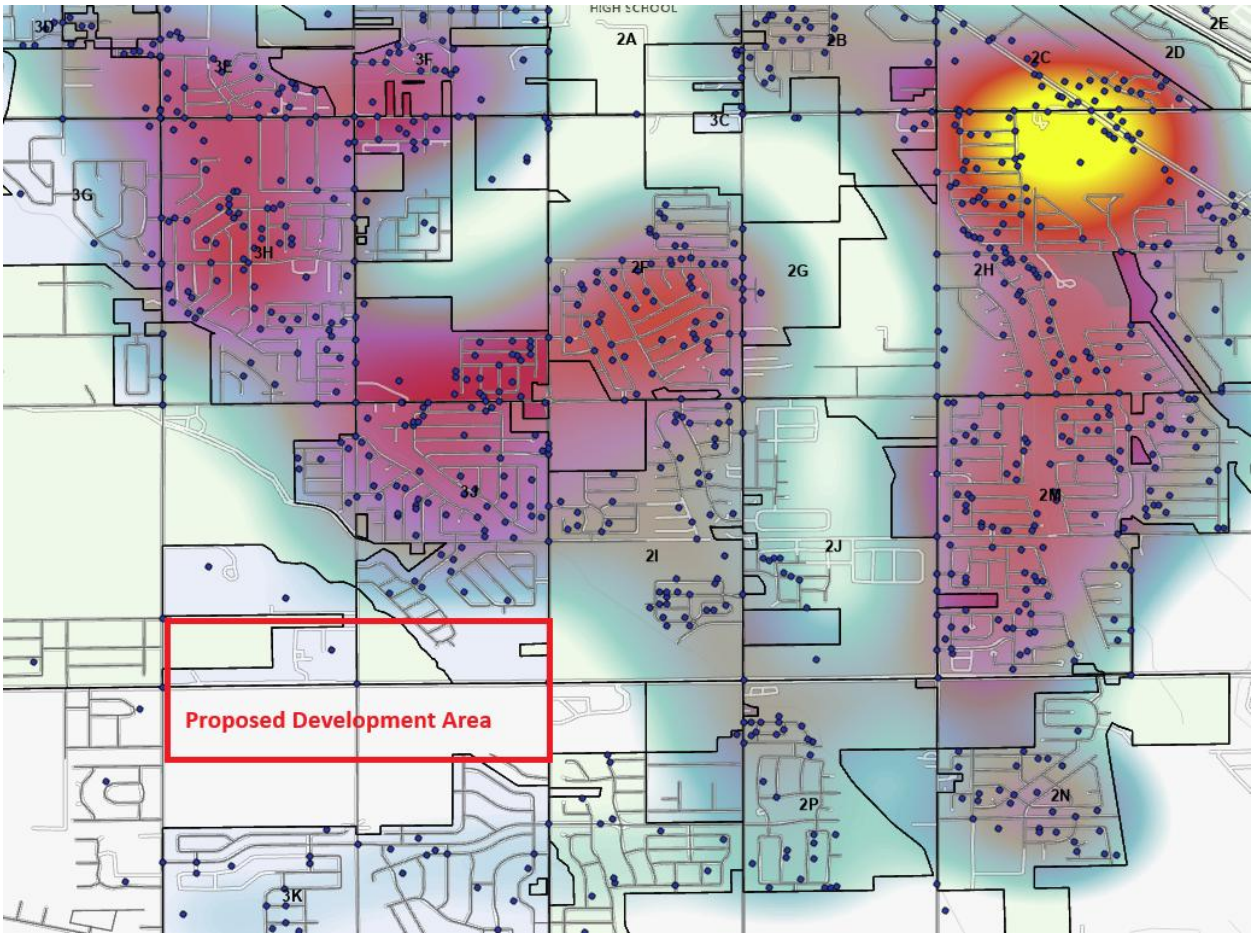
Hot Spot Mapping (if applicable):

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



Each dot represents a reactive call for service, and the darker purple areas represent a higher volume and density of reactive calls for service.

(a slightly more zoomed out map for context)



Adverse Impact Comments, Recommendations and Fiscal Impact:

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

Each of the nearby reporting districts has about a 3% portion of the overall reactive calls for service. Increasing staffing to meet this additional 3% brought in by the new development would necessitate a 3% increase in the patrol officers would mean the addition of 2.73 more patrol officers with a current staffing of 91 sworn officers.

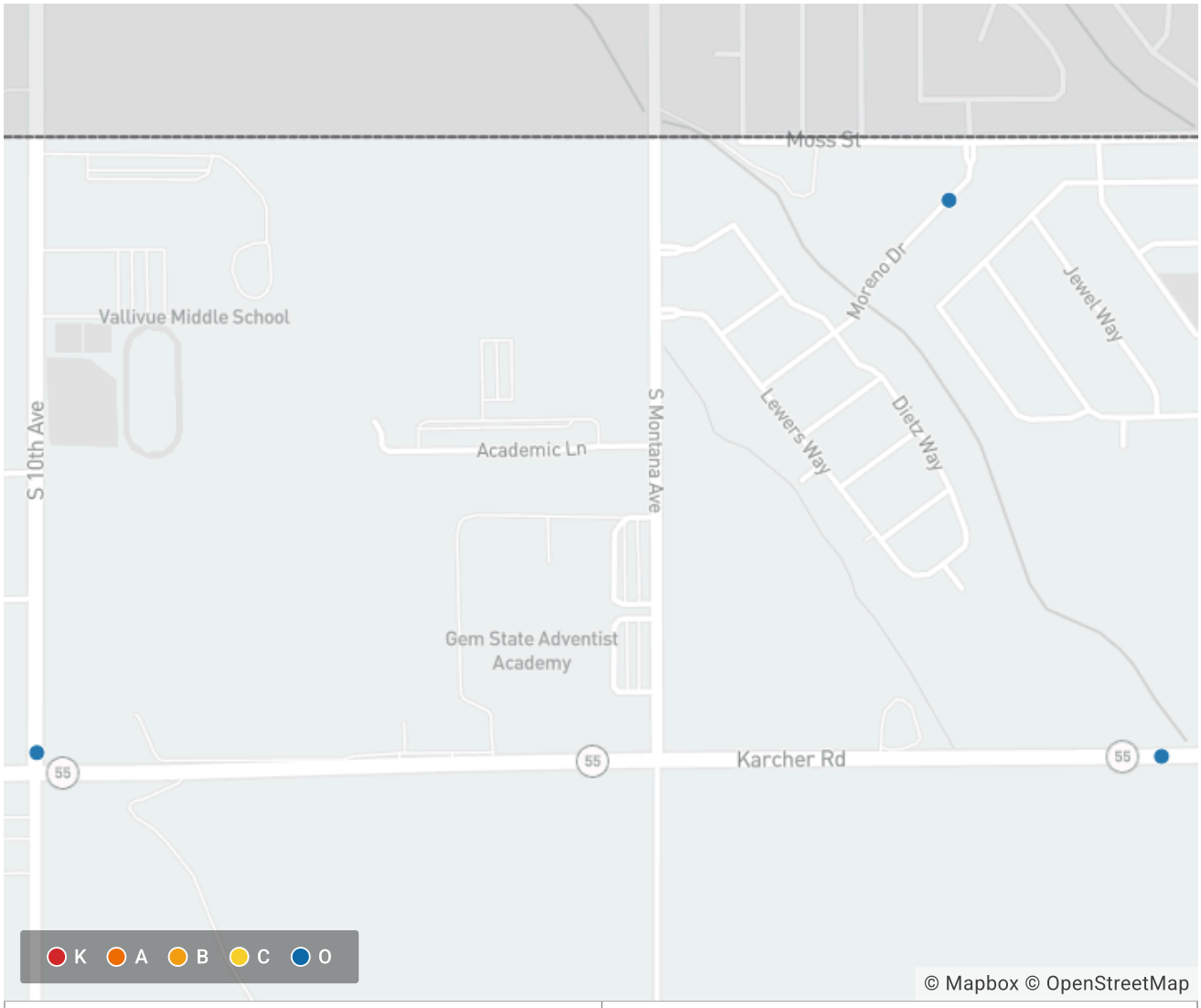
CRASH SUMMARY REPORT

Silverleaf Area Crash Study

Created on March 2, 2026
Created by Marlon Leslie
Data extents: January 1, 2026 to March 2, 2026

Applied Filters

Shape: Polygon



Total Crashes	3	Fatal Crashes	0

ITD Crash Summary	Crash	
Total Crashes	3	100.00%
Intersection Related	2	66.67%
Fixed Object	1	33.33%

+ 10 more	0	0%

Date & Time (Year)		Crash
2026	3	100.00%
+ 18 more	0	0%

Crash Severity (# of Crashes)		Crash
(O) Property Damage Report	3	100.00%
+ 4 more	0	0%

Injury Name		Person
No Apparent Injury	10	100.00%
+ 5 more	0	0%

Intersection Related		Crash
Yes	2	66.67%
No	1	33.33%
N/	0	0.00%

Date & Time (Day of Week)		Crash
Thursday	2	66.67%
Sunday	1	33.33%
+ 5 more	0	0%

County		Crash
Canyon	3	100.00%
+ 43 more	0	0%

Operator Action		Unit
Going Straight	2	40.00%
Negotiating Curve	1	20.00%
Slowing in Traffic	1	20.00%
Stopped in Traffic	1	20.00%
+ 52 more	0	0%

Unit Type		Unit
Pickup	2	40.00%
SUV/Crossover	2	40.00%
Van - 1 to 8 seats	1	20.00%

+ 27 more	0	0%

Urban / Rural		Crash
Urban	3	100.00%
Rural	0	0.00%

Contributing Circumstances (All)		Crash
None	3	100.00%
Asleep, Drowsy, Fatigued	1	33.33%
Emotional – Depressed, Angry, Disturbed	1	33.33%
Exceeded Posted Speed	1	33.33%
Following Too Close	1	33.33%
+ 36 more	0	0%

Most Harmful Event		Crash
Rear-End	2	66.67%
Parked Car - on Private Property	1	33.33%
+ 62 more	0	0%

Joe Dodson

From: Kelly Edginton <kedginton@live.com>
Sent: Wednesday, March 11, 2026 12:34 PM
To: PZ
Cc: Eric Edginton
Subject: Public Testimony for April 8 Hearing – Silverleaf Applications ANN25-000010, ANN25-000013, ANN25-000014, SPP25-000014

Chairperson and Members of the Caldwell Planning & Zoning Commission,

We reside at 14167 Towers Dr, Caldwell, ID 83607. Our home is located at the end of Towers Drive, directly adjacent to the proposed Silverleaf development. We are submitting this written testimony in advance of the April 8, 2026 hearing for cases ANN25-000010, ANN25-000013, ANN25-000014, and SPP25-000014.

First, we want to express our appreciation that the current proposal does not extend Towers Drive into the new subdivision. This decision alleviates what would have been a major traffic issue for our neighborhood, and we are grateful it was considered.

However, we do have several concerns regarding the project as currently designed:

1. Density Along Our Property Line

The site plan places five homes directly along our back property line, with four more extending along the cul-de-sac directly in front of our home. This abrupt shift from an open field to a dense line of homes will significantly impact our privacy, views, peace and quiet, and potentially our property value.
We respectfully request consideration of a buffer, increased setbacks, limiting structures to one story, and/or a reduction in lot density along this eastern boundary.

2. Cumulative Traffic Impacts

Our area has experienced substantial increases in traffic due to the many new subdivisions already constructed nearby. Even without a road connection to Towers Drive, the Silverleaf project will add to this load, and we urge the City to account for cumulative effects on the surrounding roadway network.

3. Loss of Wildlife Habitat

The field behind our home supports a variety of wildlife, including sandhill cranes, foxes, hawks, owls, quail, and more. While development is inevitable, the complete loss of this habitat is significant. We ask that the Commission consider whether any open-space or habitat-friendly design elements can be incorporated to mitigate this impact.

4. Property Value Concerns

High-density development placed immediately against existing rural-edge homes may have consequences for property values. A transitional buffer would help soften this impact.

Thank you for your consideration of these concerns. We appreciate the Commission's work in managing Caldwell's growth while balancing the needs of existing residents. We respectfully request that adjustments be made to the current design to help protect the character and livability of our neighborhood.

Sincerely,

W. Eric and Kelly Edginton
14167 Towers Dr
Caldwell, ID 83607
kedginton@live.com/208-407-8534
eric.edginton@gmail.com/208-313-4526

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division

COVER SHEET

Staff Planner: Katie Wright, Senior Planner

DOCKET NUMBER/CASE NUMBER	PROJECT NAME / TITLE
ANN25-000012 / SPP25-000016	Traverse Landing
PUBLIC HEARING DATE	**PROPERTY /LOCATION**
4/8/2026 Planning and Zoning Commission	On the north side of Marble Front Rd. approximately halfway between Smeed Pkwy and KCID Rd.

BRIEF SUMMARY OF APPLICATION REQUESTS:

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

IMPACT ANALYSIS SUMMARY

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

PROPOSED LAND USE AND ESTIMATED RESIDENT POPULATION INCREASE				
# Proposed Single Family Units:	6		Population = (DU * 3):	18
# Proposed Duplex & Multifamily Units:	-		Population = (DU * 2):	-
Proposed Commercial Acreage:	-		***TOTAL estimated population increase:**	18
*Population projects are based on the average numbers of persons per household listed within Census.				

FIRE SERVICES	
Fire Dept Travel Response Time Goals:	90% within 4 min.
Closest Fire Station (in miles):	1.6 miles
Est. Response Time to Site:	4 minutes
Will this development have other significant impacts on the ability to provide services:	☐ Yes ☒ No
Will this development necessitate additional fire resources and/or equipment beyond current levels:	☒ Yes ☐ No
Will the development pay development impact fees?	☒ Yes ☐ No
Overall Comments, Recommendations & Fiscal Impact:	At this time, any additional rooftop developments or community growth directly impacts our ability to effectively manage with the current, limited fire department resources. Until staffing and resources align with the existing population, any further expansion will continue to strain our operational capabilities.

POLICE SERVICES	
Calls for Service in Area (YTD):	Nearby adjacent reporting districts have an average of 434.5 calls for service each year to date. The nearby RD's (1E, 1F, 1G, 1H) have a combined total of 1738 reactive CFS from January 1st to March 23th, 2026.
Call Types within Area:	**Top 20 Reactive Calls for Service in the Area** **Nature** / **#** / **%** Follow Up 36 5.60% Welfare Check 28 4.35% Attempt to Locate 28 4.35% Suspicious 27 4.20% PD Accident 25 3.89% 911 Cell Open Line 21 3.27% Parking Problem 20 3.11% Theft 19 2.95% 911 Disconnected Cell 18 2.80% Citizen Assist 18 2.80% Alarm-Commercial 18 2.80% AC Animal at Large 17 2.64% Reckless Driver 16 2.49% Juvenile Problem 16 2.49% Abandoned Vehicle 16 2.49% Noise Complaint 14 2.18% AC Barking Dog 13 2.02% VIN Inspection 12 1.87% Report By Mail 12 1.87% Disturbance 11 1.71%
Workload Saturation (%):	Reporting districts 1E, 1F, 1G, 1H account for 1,738 (year to date) reactive CFS compared to a total of 5,565 total YTD. These RD's account for 31.23% of all reactive CFS YTD.
Traffic Crash Data:	**See Exhibits**
Will this development have other significant impacts on the ability to provide services?	☐ Yes ☒ No
Will this development necessitate additional police resources and/or equipment beyond current levels?	☐ Yes ☒ No
Overall Comments, Recommendations & Fiscal Impact:	The projected population added to the city of Caldwell places an almost negligible necessitation for additional officers or resources for this particular development.
PUBLIC SCHOOLS	
School District	Vallivue
Capacity to Serve *(Based on Response from District)*	☐Yes ☐No ☒ School was not specific in their response ☐No response received from District

Schools that will Serve Development Vallivue Map Caldwell Nampa	Ridgevue High School Summitvue Middle School Skyway Elementary
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 ☒ Street Landscape Buffer ☐ 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 | 4/8/2026

Staff Planner: Katie Wright

CASE NO(s): ANN25-000012 / SPP25-000016
Project Name: Traverse Landing

HEARING BODY RECOMMENDATION

The Planning and Zoning Commission at the 4/8/2026 public hearing recommended Choose an item. of the annexation and the preliminary plat subject to the conditions listed herein.

APPLICATION SUMMARY & PROPOSED LAND USE REQUESTS

- Annexation of 1.07 acres with the initial zone of R-2 (Community Residential)
- Preliminary Plat for 6 single family detached lots



Applicant:	Bonnie Layton, Layton Planning & Consulting, LLC
Property Owner:	Endurance Holdings, LLC
Parcel ID Number(s):	R3523601000
School District:	*Vallivue*
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:	Bonnie Layton, Layton Planning & Consulting, LLC
Property Owner(s):	Endurance Holdings, LLC
Application Requests and Development Proposals:	Application for an annexation of parcel R3523601000 (1.07 acres) with the initial zoning of R-2 (Community Residential); and Application for a preliminary plat consisting of 6 single-family detached lots.
Application Submission:	The applicant, Bonnie Layton, on behalf of the property owner, Endurance Holdings, LLC, submitted an application on 11/10/2025.
Proposed Site Location:	The subject site is located 1,425 feet east of Smeet Parkway, on the north side of Marble Front Rd., with a property address of 4825 MARBLE FRONT RD., described as a parcel located in Government Lot 1 of Section 19, T4N, R2W, and a portion of N ½ of the NE ¼ of Section 24, T4N, R3W, B.M.
Parcel Number(s):	R3523601000
Property Size:	Approximately 1.07 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: a. City of Caldwell Zoning Ordinance No. 1451, as amended b. City of Caldwell Subdivision Ordinance, as amended c. City of Caldwell Comprehensive Plan, as amended d. Treasure Valley Tree Selection Guide e. Bicycle and Pedestrian Master Plan f. Caldwell Transportation Master Plan g. Idaho Code
Public Notifications:	The following noticing was completed in accordance with Caldwell City Code Section 10-03-12:

Neighborhood Meeting Held	9/8/2025
Public Agency Notification Sent (See attached exhibit for list of agencies notified)	1/5/2026
(500') Radius Notices Mailed - P&Z Commission Hearing (Min. 15 days prior to hearing)	3/19/2026
Legal Ad Published - P&Z Commission Hearing (Min. 15 days prior to hearing)	3/22/2026
Physical Site Posted - P&Z Commission Hearing (Min. 10 days prior to hearing)	3/24/2026

	Applicant Proof of Posting Received - P&Z Commission Hearing	3/27/2026
	P&Z Commission Public Hearing	4/8/2026

Political Subdivisions Providing Services:

Fire:	Caldwell Fire
Police:	Caldwell Police
School District:	Vallivue
Water Services:	City of Caldwell (Municpal Water)
Sewer:	City of Caldwell (Municipal Sewer)
Trash:	Republic Services
Irrigation Services:	City of Caldwell (Pressurized Irrigation)
Irrigation District:	Franklin Ditch Company and Mason Creek Ditch Company
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 Transportation Department – no comments or concerns.
b. Vallivue School District – The letter received from the district stated the elementary school is not currently at capacity but that continued construction will continue to add enrollment pressure to Skyway Elementary. They did not provide any comments or data about a middle school or high school.
c. City of Caldwell Engineering Department – Provided general conditions for approval for Traverse Landing Subdivision. Specific conditions are provided. **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.**
e. City of Caldwell Mapping Department – Stated the project can be approved and provided general conditions of approval. **See Exhibit 2.**
f. City of Caldwell Police Department – Provided information including calls for service, crash data, and other information for review. **See Exhibit 2.**

Public Comments Received:

In response to the public notices, no public comments were received for this application.

a. Public testimony given at the public hearing will be included in the official minutes of the record.

Site / Project Background and History:

This subject parcel is within Canyon County and does not have any history 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 residential lots noted above
	Streams / Creeks:	None
	Wildlife Habitat:	None
	Riparian Habitat Area:	None
	Steep Slopes / Hillside:	None
	Canals / Ditches / Drains:	None
	Other, Describe:	n/a

Site and Surrounding Zoning Classifications:	*Site:*	Agricultural - County
	North:	R-1 (Neighborhood Residential) - City
	South:	R-1 (Neighborhood Residential) - City
	East:	R-1 (Neighborhood Residential) - City
	West:	R-1 (Neighborhood Residential) – City Agricultural - County

Site and Surrounding Land Uses (existing):	*Site:*	Vacant Single Family Home
	North:	Traverse Creek Single Family Subdivision (approved entitlements)
	South:	Topaz Ranch Subdivision
	East:	Traverse Creek Single Family Subdivision (approved entitlements)
	West:	Traverse Creek Single Family Subdivision (approved entitlements) County Single Family

Site and Surrounding Comprehensive Plan Land Use Designations:	*Site:*	Neighborhood 2
	North:	Neighborhood 2
	South:	Neighborhood 2
	East:	Neighborhood 2
	West:	Neighborhood 2

Approved Developments Within 1-Mile Radius of Subject Site:

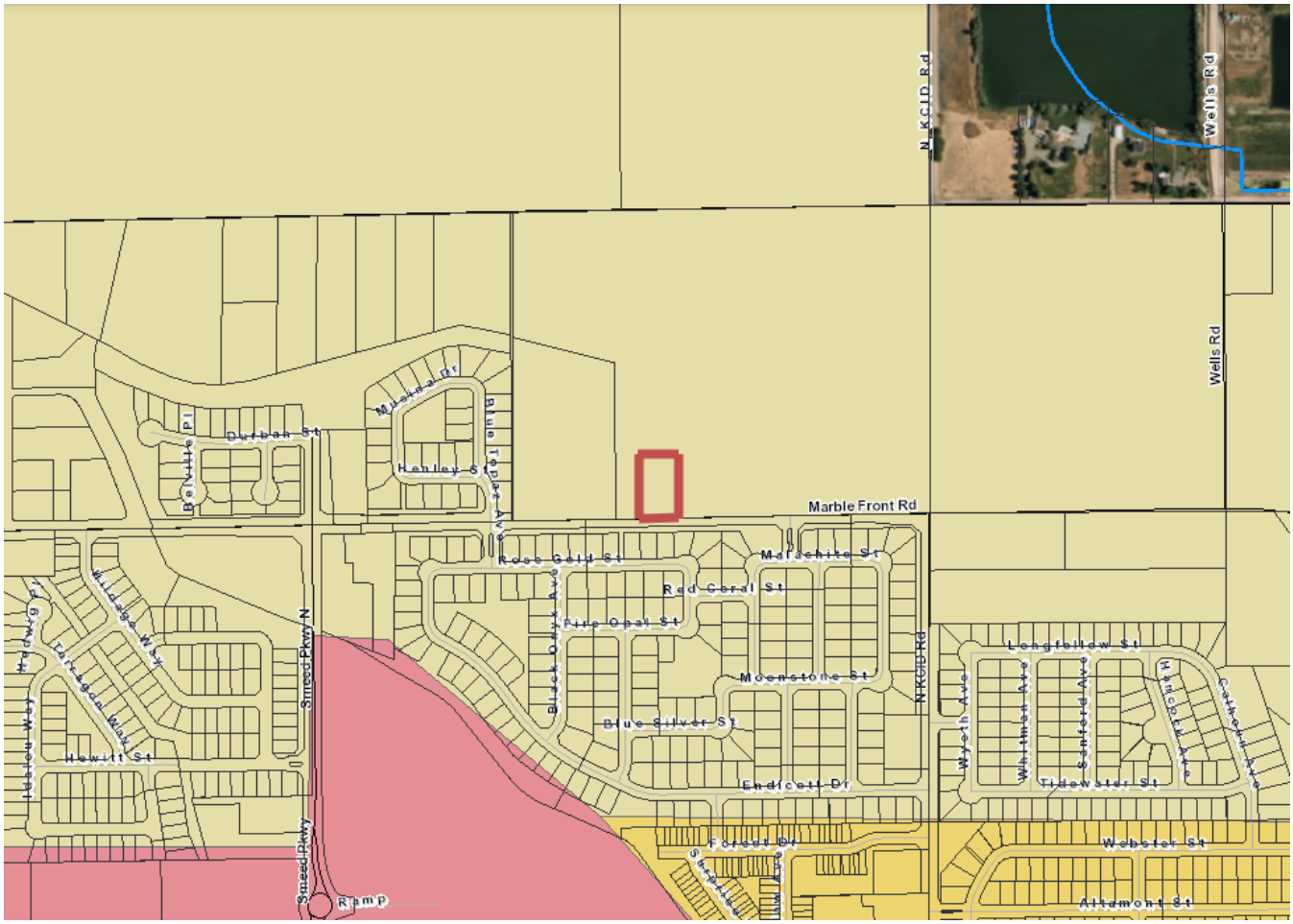
Within a one-mile radius of the subject site, the following entitlements have been approved and are actively being built or have the ability to be built in the future.



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

Map Key	Description
1	Traverse Creek – 265 single family detached and 14 townhomes; CDs for phase 1 have been approved
2	Haystack Ave. Hotel and Apartments – 98 multi-family units and a hotel with 119 rooms; apartment building permit has been submitted
3	Topaz Ranch West – 132 single family homes; phase 3 construction drawings have been approved
4	Home Depot Plat – 4 commercial lots and existing Home Depot; plat recorded
5	Lexington Sky Apartments Phase 2 – 12 multi-family units; submitted building permit
6	Hunters Path Subdivision – 125 single family homes
7	Cougar Crossing – 88 single family; building permits submitted

II. STAFF REVIEW AND ANALYSIS – COMPREHENSIVE PLAN MAP ANALYSIS



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 Neighborhood 2. Surrounding parcels are designated as Neighborhood 2 to the North, South, East, and West.

The Neighborhood 2 Placetype is the primary residential place type in Caldwell. This encompasses residential areas that provide an array of low and mid-density housing options. These neighborhoods are located outside of most commercial centers but should still be well connected to nearby services The residential gross density shall be a minimum of 2 dwelling units per acre and shall not exceed 8 dwelling units per acre.

The applicant is proposing a residential gross density of 5.61 dwelling units per gross acre, where the allowed density is 2 to 8 dwelling units per gross acre.

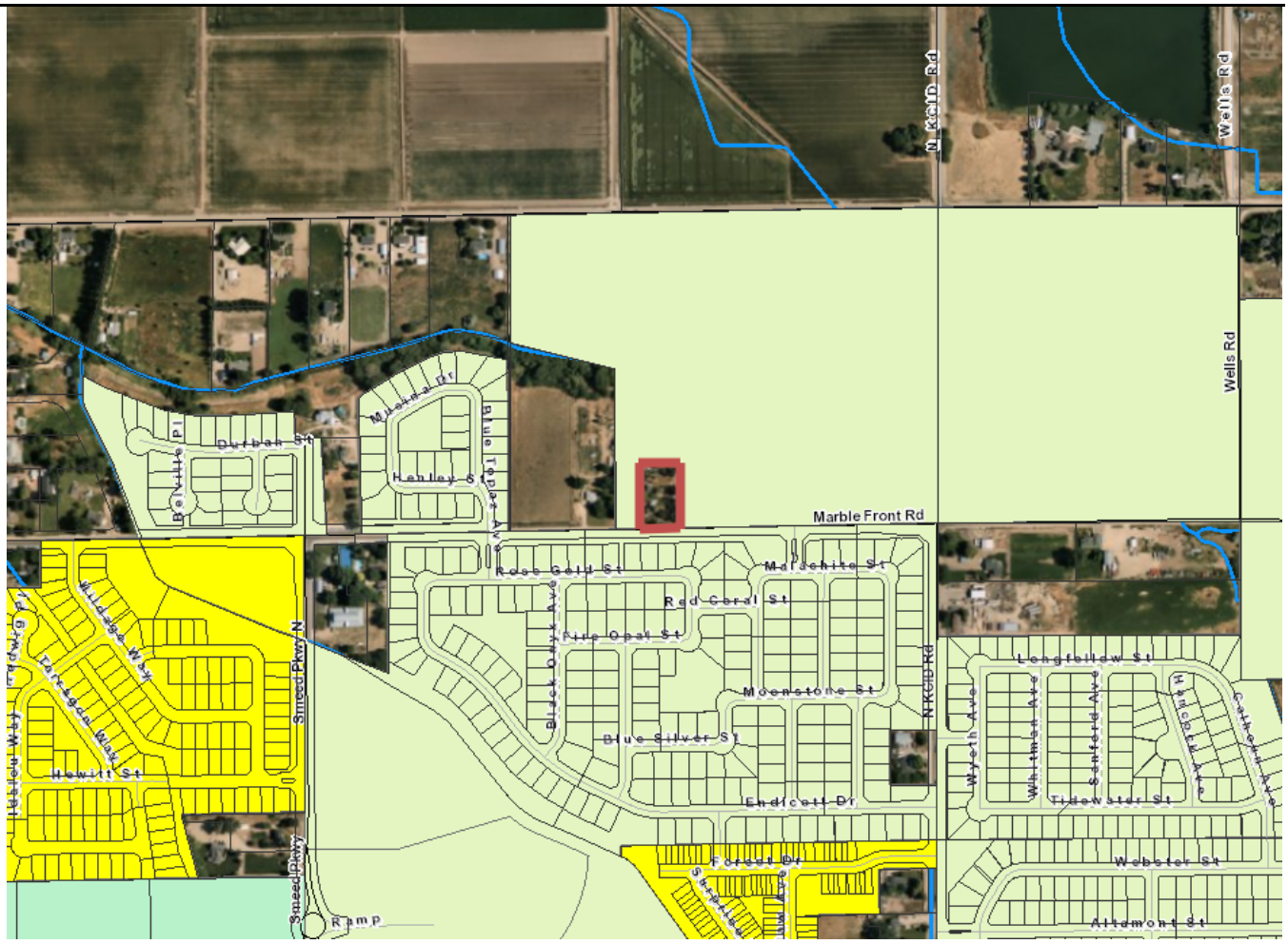
Building Placement is called out in the Comprehensive Plan to have house scale buildings setback from the street and separated from other houses, which this plan is proposing by meeting the street buffer requirement and the

setback requirements. The Comprehensive Plan also calls for residential developments to have access by local roads rather than directly onto arterial or collector roadways, which is being proposed on this site plan where the homes will be taking access through the previously approved Traverse Creek subdivision's local roads. The proposed development will be under 30' in height and will be compatible with the scaling of the surrounding existing uses.

Staff Comment: *Staff finds that this development meets the density within the Comprehensive Plan and meets the Design and Characteristic goals. 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 3: CONNECTED COMMUNITY	
Goal 1:	PROVIDE FOR THE EFFICIENT AND COST-EFFECTIVE MOVEMENT OF PEOPLE AND GOODS.
Policy 1.2:	Design local and collector streets in a manner that provides good circulation as well as connections to adjacent developments
Policy 2.2:	Create alternative access points when developing property along principal arterial and collector roadways, to minimize direct access driveways wherever possible.
Goal 4:	ENSURE SAFE, COMFORTABLE, AND ACCESSIBLE PATHWAYS FOR PEDESTRIANS, CYCLISTS, AND OTHER NON-MOTORIZED USERS.
Policy 4.2:	Develop a continuous sidewalk network with enhanced crosswalks to safely connect residents to nearby destinations such as schools, parks, shopping areas, and other community amenities.
Policy 4.4:	Close gaps in the sidewalk network to provide continuous and accessible pedestrian pathways throughout the city.
CHAPTER 6: QUALITY NEIGHBORHOODS TO CALL HOME	
Goal 3:	CONCENTRATE DEVELOPMENT CLOSER TO THE CITY'S CORE AND PRESERVE A RURAL TRANSITION AT THE CITY'S WESTERN AND NORTHERN BOUNDARIES.
Policy 3.2:	Promote infill housing developments to maximize existing infrastructure and slow the loss of open space.
CHAPTER 7: INTENTIONAL AND DISTICT CENTERS	
Policy 1.1:	Encourage infill development, restoration, and redevelopment of vacant, underutilized, or neglected properties.
Goal 6:	ENSURE THAT NEW DEVELOPMENT PROVIDES ADEQUATE PUBLIC SERVICES AND INFRASTRUCTURE TO MEET CALDWELL'S NEEDS
Policy 6.1:	Provide for the orderly expansion of public services and infrastructure to match population growth and serve new development

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



Map Exhibit (Above): City of Caldwell Zoning Map

R-S-1 Semi-Rural Residential-1	C-1 Neighborhood Commercial	I-P 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	MXC Mixed-Use / Regional Comm.
H-D Healthcare District	Downtown City Center	T-N Downtown Transition Neighborhood
Public District	C-D College District	

The proposed zoning of R-2 (Community Residential) is in compliance with the Comprehensive Plan.

According to Caldwell City Code, the purpose of the Community Residential zone is to "provide areas by zoning procedures in accordance with the comprehensive plan that accommodate single-family residential (including accessory dwelling units), townhomes, and duplexes. Small-scale commercial uses may be found at major intersections of arterial and collector roadways, along highway frontages, or as part of a planned unit development or master planned community, in order to provide greater access of services to the surrounding neighborhoods".

Staff Comment: *The applicant is proposing a single-family development consisting of 6 single family detached lots. Single family detached is a permitted use within the R-2 zone. Traverse Creek was approved in 2023 by City*

Council where this subject site was an outparcel that was unable to be obtained at that time. The applicant is now submitting this application to connect to the previously approved Traverse Creek. Traverse Creek was approved as R-1 with a Planned Unit Development, which allowed them smaller lot sizes than what code required of R-1. These lots will be consistent with the lot sizes within Traverse Creek.

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

The project proposes six (6) single family detached residential lots on 1.07 acres. Single family detached is a permitted use within the R-2 zone. This development will connect to the previously approved Traverse Creek.

Detailed Breakdown of Phasing and Types of Land Uses:

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

Phased Development?	☐ Yes ☒ No	**How Many Phases?**	-
Residential Type	**# of Lots**	**# of Buildings**	**# of Dwelling Units**
Single-Family Detached	6	6	6
Common	1	-	-
TOTAL	**7**	**6**	**6**

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 **R-2 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.)	4,000sqft	4,014sqft
Corner Lot Area (sq. ft.)	5,000sqft	-
Minimum Lot Width / Frontage (ft.)	30’	43’
Setbacks	**Required**	**Proposed**
Front Yard Setback, Garage; Minimum (ft.)	22’	Shall comply with code at time of building permits.
Front Yard Setback, Living Area; Minimum (ft.)	15’	
Interior Side Yard Setback (ft.) (Minimum)	5’	
Street Side Yard Setback (ft.) (Minimum)	15’	
Rear Yard Setback (ft.) (Minimum)	15’	
Alley (Garage/Parking) Setbacks: Minimum (ft.)	5’	
Scale and Massing	**Required**	**Proposed**
Maximum Building Height (ft.) *	40’	Shall comply at time of building permit
Residential Density Range in Gross units /acre	2-8du/acre	5.61 du/acre

* 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:

SINGLE FAMILY / TWO FAMILY DWELLINGS			
Off-Street Parking Spaces	**Required**	**Proposed**	
Off-Street Parking Spaces (Minimum)	2.0 per DU	2 per DU	

Staff Comments: *The project was reviewed for compliance with all parking requirements and was determined to be in compliance with city zoning ordinances.*

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 Mason Creek Ditch Company and the Franklin Ditch Company boundaries. Any issues related to access to a pressurized irrigation system will be addressed in the City of Caldwell Engineering staff report memo.

Stormwater: The applicant proposes retaining storm water on site, per City Code.

Schools: The subject site is located within the Vallivue School District. The letter received from the district stated the elementary school is not currently at capacity but that continued construction will continue to add enrollment pressure to Skyway Elementary. They did not discuss specifics about a middle school or high school.

Police: Emergency police services are provided by the City of Caldwell Police. The nearest police station is approximately 2.7 miles away from the furthest point of the development.

Fire: Emergency fire services are provided by the City of Caldwell Fire. The nearest fire station is Station #3 and is approximately 1.28 miles from the development.

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

Transportation and Connectivity:

Street Frontage: The Traverse Landing Subdivision has 168' of frontage along Marble Front Road. Per the applicant, frontage improvements will be completed at the time of Traverse Creek No. 1 (SFP24-000022).

Street Classifications: Marble Front Road – Collector

Proposed Site Access: The development is proposing to take access through the approved Traverse Creek Subdivision to the east, which will feed out onto Marble Front Road. Traverse Creek was approved with Hollow Grove (a local street) stubbing to the subject parcel's east boundary, providing this parcel internal subdivision access.

Traffic Impact Study (TIS): A TIS was not required for this application due to the number of lots proposed.

Safe Routes to Schools:

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

- The shortest and safest routes.
- Level, ADA accessible sidewalks with minimum cross slope where sidewalks cross driveways. Sidewalk widths shall be determined by the functional classification of the street.
- Curb ramps in accordance with the latest ADA design standards.
- Pathways that connect to schools where needed.
- Crosswalk and/or protected crosswalks, as required by the city.

Staff Comments: *This application would provide sidewalks along Marble Front Rd., providing additional connectivity.* ***Staff has conditioned that a pedestrian beacon be installed at Smeed Parkway and Marble Front Road to provide additional safe connectivity to Summittvue Middle School. Ultimate location and design should be coordinated between the City, the school district, and the developer to ensure it is placed in the safest and most efficient location.***

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**
Marble Front Road – Collector (168 LF):		
Buffer Width:	20' wide	20' wide
Sidewalk:	7' attached	5' wide attached **Conditioned to be 7' attached**
Berms:	No	No
Class I tree:	One per 25 LF No more than 50% of the trees	4 Class I trees
Class II tree:	One per 35 LF	2 Class II trees
Shrubs:	One per 4 LF 168'/4 = 42 shrubs	43.+ shrubs
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	1,665sqft of 3,370sqft = 49.4%
Boulders:	n/a	n/a

Open Space:	**Min. Required**	**Proposed**
Qualifying Open Space (Minimum):	Not required under 11 lots	-

Pathways:	**Required**
(Public Pathways):	
Irrigation/Drain Pathways:	No
Regional Pathway (10' multi-use):	No
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):

This development is proposed to have 6 single family lots, which does not require open space. The applicant is proposing a buffer along Marble Front Road and the previously approved development, Traverse Creek, was approved with additional landscaping and open space that will serve this development.

Regional Pathways:

Staff notes the 2040 Bicycle and Pedestrian Master Plan does not identify any required public pathways across the subject parcel.

Neighborhood and Community Pathways:

Neighborhood Pathways (5'): The applicant is proposing internal sidewalks, which will provide connectivity. Due to the size of the parcel, open space is not required, providing no opportunity or need for additional neighborhood pathways.

Community Pathways (8'): The applicant is not proposing a Community Pathway, as there would be no connections to neighboring parcels. This proposed development shall be apart of the neighboring approved subdivision's (Traverse Creek) HOA, which will allow these homeowners access to the pathways connecting open space within Traverse Creek.

Fencing and Screening:

Although not required by code, 6' vinyl fencing is proposed along the back of the landscape buffer on Marble Front Road.

V. STAFF REVIEW AND ANALYSIS – AREAS OF SPECIAL CONCERN

Staff has no specific concerns with the proposed development.

PLANNING AND ZONING COMMISSION PUBLIC HEARING

A public hearing on the subject application(s) were held before the Planning and Zoning Commission on 4/8/2026, 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 and a Preliminary Plat;

OR

Recommendation for Denial

THEREFORE, the Caldwell Planning and Zoning Commission, hereby **recommends denial** of the request for Annexation and a Preliminary Plat 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. Prior to City Council, the applicant shall update plans to reflect a 7’ attached sidewalk along Marble Front Road.

2. Prior to City Council, the applicant shall update the landscape plan to increase the number of Class II trees to be over 50% of the tree count within the street buffer along Marble Front Road, in accordance with 10-02-09-5.

3. The subject Traverse Landing Subdivision shall be part of the adjacent Traverse Creek Subdivision homeowners association. At the time of Final Plat submittal, a plat note shall be added reflecting this and include the instrument number for the recorded CC&Rs.

4. Prior to final plat signature, the applicant shall work with the City and school district to install a signalized pedestrian crossing across Marble Front Road at Smeed Parkway. The developer shall be responsible for design and construction of said crossing.

B. General Requirements:

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

2. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.

3. Any nuisances existing on the property (weeds, trash, debris, etc) shall be resolved and in compliance with city codes prior to the approval of any construction drawings and/or issuance of building permits.

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

5. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not.

6. Fencing: Fencing must comply with Caldwell City Code Section 10-02-07.

7. Approval: This approval is for the application(s) specified herein only. Additional permits, licenses and approvals may be necessary.

8. Solid Waste Disposal: All solid waste receptacles utilized during development and/or construction shall be provided by the same company with which the City of Caldwell has an exclusive contract.

9. Business Licensing: All businesses operating within the corporate limits of the city shall obtain a business permit/license prior to commencing business operations.

10. Traffic Impact Study: Any changes to the proposed land uses utilized to determine trip generation within the original approved Traffic Impact Study will require the resubmission of an updated TIS to the City for approval.

C. Site Design and Development Standards:

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

2. Concept Site Plan: The concept site plan **(Exhibit 1)** represents the Owner's current concept for completion of the Project. As the site layout evolves, the city understands and agrees that certain changes in that concept may occur or be required. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, a public hearing shall be held on any proposed changes in the Concept Plan and notice shall be provided as may be required by the City. The Owner understands and agrees that any changes or modifications to the site plan must be submitted to the City for review and approval prior to development.

3. Building Elevations: The building elevations **(Exhibit 1)** represent the Owner's current concept for the style of architecture, architectural features, colors, finishes and materials, and surrounding landscaping for the project. As the building design evolves, the city understands and agrees that certain changes in that concept may occur or be required. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the elevations presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as may be required by the City. The Owner understands and agrees that any changes or modifications to the building elevations must be submitted to the City for review and approval prior to construction of such.

4. Stormwater: Strict adherence to the "Caldwell Stormwater Management Manual", as adopted by the city council as well as any subsequent adopted updates, is required. **NOTE:** Any *modifications necessary to the original approved stormwater design where additional stormwater retention or detention facilities are required, or where the approved retention and detention facilities are required to be expanded, still requires adherence to the requirements for minimum open space, landscape buffers, lot sizes and setbacks.*

D. Fire Department Conditions of Approval:

1. Comply with all requirements of the City Fire Department as specified in their memo / email dated 1/8/2026 and shown in **Exhibit 2**. In addition, all fire code requirements for the following must be strictly adhered to:

    a. Access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property.

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

E. Engineering Department Conditions of Approval:

1. Comply with all requirements of the City Engineering Department as specified in their memo dated 3/20/2026 and shown in **Exhibit 2.**

2. Comply with all requirements of the City Mapping Department as specified in their memo / email dated 2/20/2026 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 Plan: The Landscape Plan **(Exhibit 1)** represents the approved landscape plan. Any changes to the landscape plan must be submitted to the City for review and approval prior to installation.

    a. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the landscape plan presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as required by the City.

3. Landscape Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner.

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

4. Parking Lot Landscaping: Linear grouping of parking spaces shall not exceed twelve (12) in a row, without the installation of an interior landscape planter island. All off-street parking lots/parking areas, drive aisles, and other vehicular use areas shall install a perimeter landscape buffer along the property line and/or project boundary. Class 3 trees are prohibited in the interior planter islands and all parking lot landscaping shall

comply with 10-02-09-8.

5. Street Landscape Buffers: The street landscape buffers shall comply with CCC 10-02-09-5 and shall contain a mixture of trees, shrubs, lawn, vegetative and nonvegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

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

G. Subdivision Specific Requirements:

1. Cluster Mailboxes: The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the Planning and Zoning department showing coordination with the United States Postal Services prior to submitting the construction drawings.
2. Subdivision Construction Signage: At the time of development a "rules and regulations" sign shall be posted and maintained at the entryways to the project until it is fully developed and build out is complete. The signs would be intended for subcontractors performing work and should include: a) no dogs; b) no loud music; c) no alcohol or drugs; d) no abusive language; e) disposal of personal trash and site debris; f) daily cleanup of any mud and/or dirt that is deposited from the construction parcel onto streets; g) installation of a temporary construction fence that would keep debris from being blown off site by the wind; h) no burning of construction or other debris on the property.
3. Plat Expirations:
   a. Final plats must be submitted for approval within twenty-four (24) months of the date of signature on the approving order of decision for the preliminary plat;
   b. Final plats must be recorded for a single-phase development or for the first phase of a multi-phase development within twenty-four (24) months of the date of signature on the approving order of decision for the final plat. For phased subdivisions, see 11-02-02 (1).
4. Final Plat Submission: Final plat applications shall be submitted to the planning and zoning department at the same time as the application for review of construction drawings has been submitted to the engineering department.
5. Phased Subdivisions: The subdivider may file and obtain acceptance of successive final plats for continuous segments of the approved preliminary plat without reapplication for preliminary plat approval, provided that final plats are recorded in successive intervals of not more than two (2) years each, as measured from the date of recordation of the prior phase final plat, and provided that "city code", as herein defined, and any subsequent amendments as adopted by the city before, during or after preliminary plat approval, is followed in all design, engineering plans, construction and final plats for all phases, with the exception of lot sizes, lot dimensions, setbacks, number of lots and any exceptions approved at the time of preliminary platting, which shall remain as indicated in the preliminary plat order of decision and/or development agreement.
6. Approved Subdivision Name. No changes to an approved subdivision name shall occur unless a request is initiated through the filing of an application for a “Subdivision Name Change Request”, and subsequently

reviewed and approved the Mapping and Planning and Zoning Department, at an administrative staff level. In making application, the application shall file a completed application with the Planning and Zoning Department on forms prescribed by the department accompanied by such data and information necessary to assure the fullest presentation of facts, as determined by the Planning Director.

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

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

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

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

The recommendation decision listed above is approved and adopted by the Caldwell Planning and Zoning Commission on this 8th day of April 2026.

EXHIBITS

Exhibit 1: Application Documents

- Application(s)
- Project Narrative
- Vicinity Map
- Subdivision Plat
- Landscape Plan
- Neighborhood Meeting Letter
- Neighborhood Meeting Mailing List
- Neighborhood Meeting Sign-In Sheet

Exhibit 2: City Department Conditions of Approval and Comments

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

Exhibit 3: Agency Notification and Comments

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

EXHIBIT 1:

APPLICATION DOCUMENTS

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

Master Land Use Application

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

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

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

APPLICATION LEGEND:

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

I. Application Requests (check all that apply)

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

Footnotes:

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

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

II. General Project / Site Information

Project or Development Name: *(for business licensing, use business name)*	Traverse Landing
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	4825 MARBLE FRONT RD
Suite #s:	
Parcel #s:	R3523601000
Total Acres:	1.07
Prior Use of Property:	Residential/farm
Proposed Use of Property:	Residential

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

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

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

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

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

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

☐ Yes ☑ No

III. Applicant Information

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

Name:	Bonnie Layton
Company Name: *(if applicable)*	NV5
Mailing Address:	690 S. Industry Way Suite 10 Meridian, ID 83642

Phone:	208-724-2624	**Email:**	bonnie.layton@nv5.com
Email Address:	bonnie.layton@nv5.com		

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

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

Name:	Endurance Holdings, LLC
Mailing Address:	1977 E Overland Road Meridian, ID 83642
Phone:	208-991-4931
Email:	

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

Name:	Shawn Brownlee
Company Name: *(if applicable)*	Trilogy Development, Inc.
Mailing Address:	9839 W Cable Care Street Suite 101 Boise, ID 83709
Phone:	208-895-8858
Email:	shawn@trilogyidaho.com

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

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

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

Name:	David Bailey
Company Name: *(if applicable)*	Bailey Engineering, Inc.
Mailing Address:	868 E. Riverside Drive Suite 120 Eagle, ID 83616

Phone:	208-938-0013	**Email:**	dbailey@baileyengineers.com

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

Name:	Kim Siegenthaler
Company Name: *(if applicable)*	Jensen Belts Associates
Mailing Address:	1509 S. Tyrell Lane Suite 130 Boise, ID 83706

Phone:	208-343-7175	**Email:**	kim@jensenbelts.com

IX. Applicant Acknowledgement

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

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

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

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

I certify that I am the:

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

Bonnie Layton _____ 11-6-25 _____

Applicant / Applicant's Representative Printed Name Date

_____

Applicant / Applicant's Representative Signature

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Community Development Department
Planning & Zoning Division
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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
☐	**Master Land Use Application.** Copy of a completed and signed Master Land Use Application.	Application_ProjectName
☐	**Annexation Checklist.** Copy of a completed and signed Annexation checklist.	ANNChecklist_ProjectName
☑	**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
☐	**Property Owner Acknowledgement.** Signed Property Owner Acknowledgement form (if applicable).	OwnerAck_ProjectName

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☐	**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	NeighborhoodMtg_ProjectName
☐	**Legal Description.** • Attach a metes and bounds legal description of the property including 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.	Legals_ProjectName
☐	**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.	
☐	**Site Plan (to scale).** Site plan, drawn to scale, showing: ☐ Location of all property lines and dimensions ☑ All streets with street names ☐ All existing and proposed buildings and structures ☐ All setbacks to the property lines and between buildings ☐ All utilities ☐ All easements	SitePlan_ProjectName
☐	**Vicinity Map.** Showing the boundaries of the subject property with relation to nearby roadways and landmarks.	VicinityMap_ProjectName
☐	**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. • List of all proposed land uses	Narrative_ProjectName
☐	**Conceptual Development Plan.** *If the annexation is not associated with a special use permit, planned unit development or subdivision plat, please submit a concept future development plan.*	ConceptPlan_ProjectName

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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: South of the Site: East of the Site West of the Site:
Type of Access to Subject Parcel(s)	☐ Street Frontage ☐ Easement If easement, list easement width and Instrument # below: Easement Width: Instrument #
Name of Streets Providing Access:	R3523601000 Hollow Grove Street
Existing Domestic Water:	☐ Individual Domestic Well ☐ Centralized Public Water System ☐ City Municipal Water System ☐ Not Applicable

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Nearest Water Line Connection:	Will connect with the Traverse Creek Subdivision improvements.
Existing Sewer:	☐ Individual Septic ☐ City Municipal Sewer ☐ Not Applicable
Nearest Sewer Connection:	Will connect with the Traverse Creek Subdivision improvements.
Existing Irrigation:	☐ Surface ☐ Irrigation Well ☐ Pressurized ☐ Gravity ☐ Not Applicable
Nearest Irrigation Connection:	Traverse Creek Subdivision
Irrigation District:	Suite 10
School District Serving this Location:	☐ Caldwell SD ☐ Nampa SD ☐ Vallivue SD

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IV. PDF Formatting Requirements

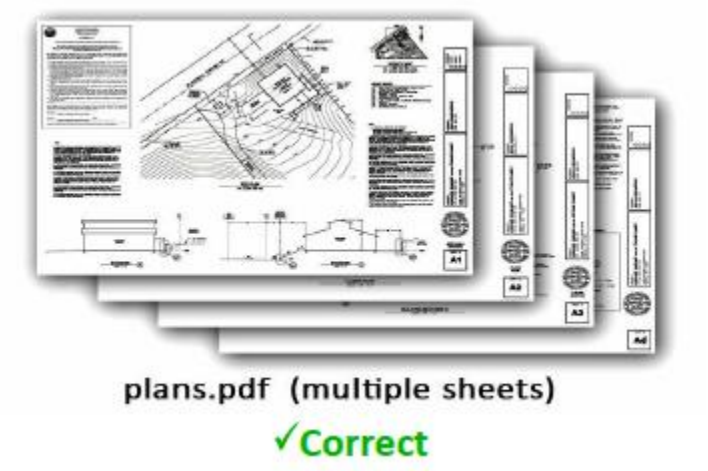
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for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



Labeling:

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

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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

Bonnie Layton _____ 11-6-25 _____

Applicant / Applicant's Representative Printed Name Date

_____

Applicant / Applicant's Representative Signature

City of Caldwell
Planning and Zoning Department
621 Cleveland Blvd., Caldwell, Idaho, 83605
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SUBDIVISION PRELIMINARY PLAT CHECKLIST

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

SECTION I

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

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SECTION II

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

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

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

SECTION III

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

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

SECTION IV

GENERAL PROJECT INFORMATION

Type of land uses within subdivision:	Residential only Commercial only Industrial only Mixed-use *(mix of residential and non-residential uses)*
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	Yes No *If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?* Yes No
Will the subdivision be phased?	Yes No If yes, how many phases are proposed?
Development timeline for full build out?	This out parcel will be developed in coordination with the surrounding Traverse Creek Subdivision.

LAND USE AND ZONING INFORMATION

	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	AG	N2	Residential/farm yard
Proposed (Subject Property)	R-2	N2	Residential
North of Site	R-1 PUD	N2	Residential
South of Site	R-1	N2	Residential
East of Site	R-1 PUD	N2	Residential
West of Site	R-1 PUD	N2	Residential

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PROJECT SPECIFIC INFORMATION

	Number of Lots	Acres	Percent of "Net" Acres *Net acreage is the total acreage minus any public streets and public rights of way*
Residential Lots	6	1.07	.78 (72%)
Commercial Lots	0	0	
Industrial Lots	0	0	
Common Lots	1	0.08	

EXISTING AND PROPOSED BUILDING DATA

	# of EXISTING buildings	# of PROPOSED buildings	# of EXISTING dwelling units	# of PROPOSED dwelling units	Max. Building Height	Total GROSS square footage of buildings
Residential:						
Single-family (detached) homes	0	6	0	6	per code	TBD
Townhomes	0					
Two-family *(duplex)*	0					
Three-family residential *(triplex)*	0					
Four, five and six family *(fourplex, fiveplex, and sixplex)*	0					
Multi-family (7 or > dwelling units) in a single building	0					
Commercial	0		N/A	N/A		
Industrial	0		N/A	N/A		

Type of Commercial or Industrial Buildings:	N/A	Single-tenant building(s) Multi-tenant buildings

DENSITY AND OPEN SPACE (Comprehensive Plan and CCC 10-07-05)

Dwelling units per gross acre (Density):	Max. Allowed	Proposed
	8	6
Total Open Space	% Required	% Proposed
	0	7.48
Total "Qualifying" Open Space	% Required	% Proposed
	0	3.74
Included	**NOTE:** *Attach a separate Open Space Exhibit showing all areas of open space highlighted, all areas highlighted and labeled for qualifying open space, and table with breakdown, square footage, percentage and acreage of all open space vs. qualifying open space.*	

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PARKING, LOADING AND PEDESTRIAN AMENITIES (CCC 10-02-05)		
Description	**Min. Required**	**Proposed**
Electric vehicle parking spaces	0	0
Off-street parking spaces	12	24
Commercial loading spaces	0	0
Industrial loading spaces	0	0
Bicycle parking spaces:	0	0
Describe any public transportation facilities that will be provided in accordance with (CCC 10-02-05 B)		
Public Amenities:	***Provide a description of the type of public amenities proposed***: N/A	

LANDSCAPING AND PATHWAYS (CCC Chapter 10, Article 7)	
Landscaping: (*Please check all locations where landscaping will be provided)*	Parking lot Common areas Street landscape buffers Between different land uses Pathways Around building exterior Other _____
Major Pathways	*Describe location, width, and landscaping:* N/A
Micro Pathways	*Describe location, width, and landscaping* N/A
Public Pathways *(per Bicycles and Pathways Master Plan)*	*Describe location, width, landscaping, and any proposed fencing:* N/A

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STREET LANDSCAPE BUFFERS (CCC 10-07-08)

Location *(Enter Street Name)*	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing *(in feet)*	# of Shrubs Proposed	Min. Shrub Spacing *(in feet)*
Marble Front Road	20'	20'	49.4	9	18.67	43	3.9

BUFFERS BETWEEN LAND USES (CCC 10-07-10)

Location *(If not required, put N/A)*	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing *(in feet)*	# of Shrubs Proposed	Min. Shrub Spacing *(in feet)*
North Property Line							
South Property Line							
East Property Line							
West Property Line							

PUBLIC SIDEWALKS

Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
Marble Front Road	5'	5'	Meandering	Attached	Detached
Hollow Grove Street	5'	5'	Meandering	Attached	Detached
			Meandering	Attached	Detached
			Meandering	Attached	Detached

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION

Domestic Water:		Individual Domestic Well – How Many?
		Centralized Public Water System
		City Municipal Water System Will connect to adjacent Traverse Creek Subdivision
		N/A
	Nearest Water Line Connection:	
Sewer (Wastewater):		Individual Septic
		City Municipal Sewer Will connect to adjacent Traverse Creek Subdivision
		N/A
	Nearest Sewer Line Connection:	
Irrigation:		Surface
		Irrigation Well
		Pressurized Will connect to adjacent Traverse Creek Subdivision
		Gravity
		N/A
	Nearest Irrigation Connection: Will connect with the Traverse Creek Subdivision imp	
	Irrigation District: Pioneer Irrigation District	

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Stormwater:		Swales
		Ponds
		Borrow Ditches
		Other, Explain: Water will remain on site.
Stormwater Management:	Does the site disturb one or more acres of land? Yes No	
Fire Suppression Water Supply Source:	fire hydrant at street	
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	Mason Creek	
Type of Site Access:		Street Frontage from adjacent Traverse Creek Subdivision
		Easement Easement Width: Instrument #
Street(s) Providing Access:	Hollow Grove Street	
Will Secondary Access for Fire be Provided:		Yes
		No - none required
Internal Roads:		Public - pubic
		Private
		Internal Circulation
		Road User's Maintenance Agreement Inst#
School Districts Serving this Location:		Caldwell School District
		Vallivue School District - Site in the Vallivue School District

SPECIAL ON-SITE CHARACTERISTICS

	Yes	No	If yes, explain:
Areas of Critical Environmental Concern?		X	
Evidence of Erosion?		X	
Fish Habitat?		X	
Floodplain?		X	
Riparian Vegetation?		X	
Steep Slopes?		X	
Streams/Creeks?		X	
Unique Animal/Plant Life?		X	
Unstable Soils?		X	
Wildlife Habitat?		X	
Historic Buildings or Features?		X	

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Describe any other unique site characteristics:	None.

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

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

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

Bonnie Layton
Applicant / Applicant's Representative Printed Name

11-6-25
Date

Applicant / Applicant's Representative Signature

NV5 Delivering Solutions Improving Lives

October 28, 2025

Ms. Katie Wright
Caldwell Planning & Zoning Dept.
621 Cleveland Blvd
Caldwell, ID 83605

sent via email

RE: **Traverse Landing Annexation and Preliminary Plat Request (Parcel No. R3523601000)**

Dear Ms. Wright,

On behalf of Trilogy Development, Inc., please accept our request for Annexation of the property with an R-2 zoning designation and Preliminary Plat for the above referenced project.

We are submitting applications for a small 1.075-acre outparcel which is bordered on three sides by our previously approved Traverse Creek Subdivision. The Future Land Use Map designates the property at N-2: Neighborhood 2 which allows for our request to annex the property with an R-2 Zone.

The Preliminary Plat for the property includes a total of 6 residential lots that will take access from the adjacent Traverse Creek Subdivision. These lots will also be included in the HOA of the surrounding Traverse Creek project we are currently working on developing.

Thank you in advance for your time and we look forward to working with you on this project. If you have any questions, I can be reached at 208-724-2624.

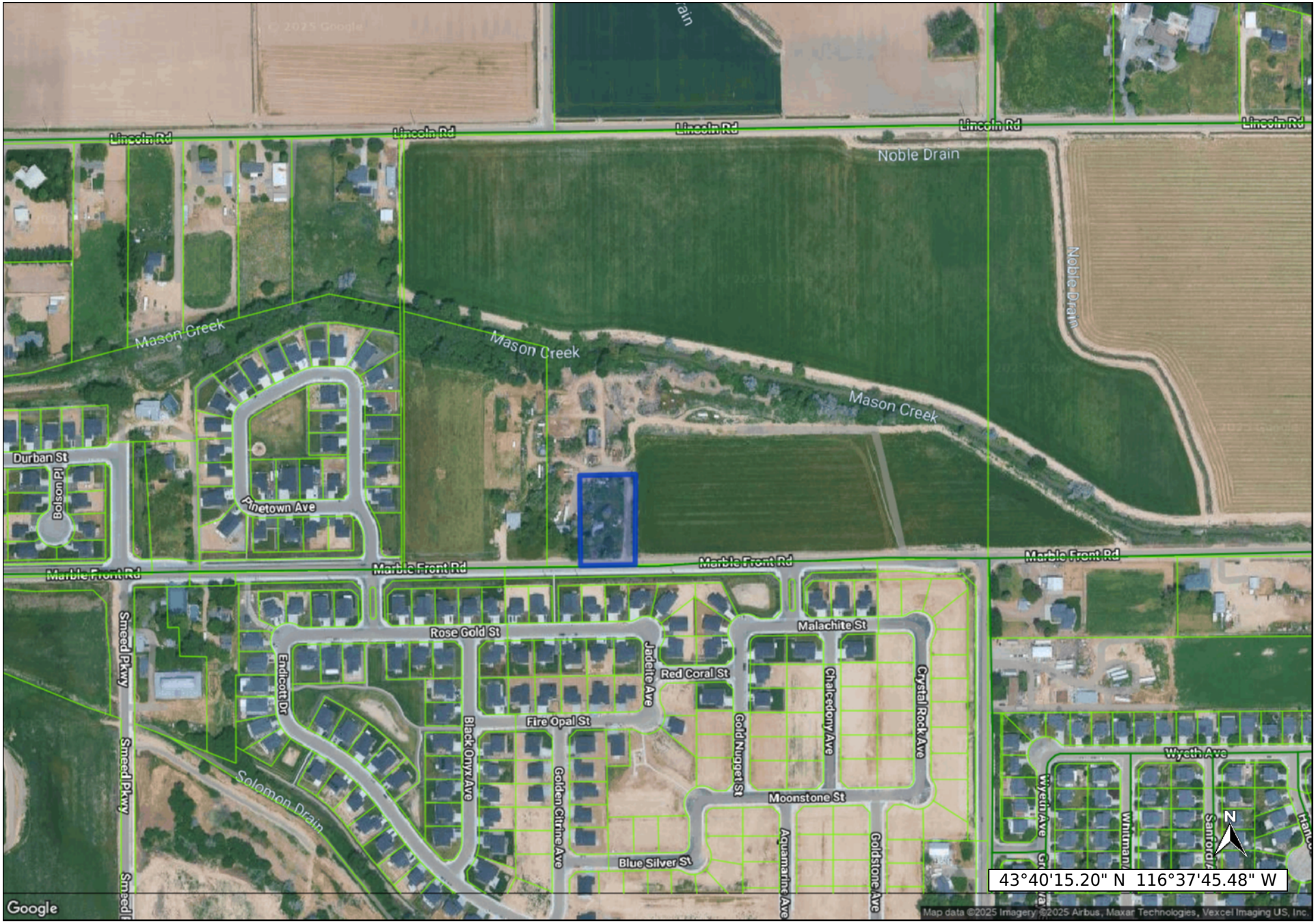
Kind regards,

Bonnie Layton

Bonnie Layton

Traverse Creek II

Parcel No. R3523601000



May 28, 2025 - landproDATA.com
Scale: 1 inch approx 400 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

PRELIMINARY PLAT FOR
TRAVERSE LANDING SUBDIVISION

LOCATED IN GOVERNMENT LOT 1 OF SECTION 19, T.4N., R.2W., AND A PORTION OF NORTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 24, T.4N., R.3W, B.M., CALDWELL, CANYON COUNTY, IDAHO
2025

NOTES

1. NO DIRECT LOT ACCESS SHALL BE ALLOWED ONTO RED CANYON AVE., JOURNEY AVE. OR MARBLEFRONT RD.
2. ALL LOTS SHALL HAVE A SEWER SERVICE PROVIDED FOR DISCHARGE INTO CITY OF CALDWELL SEWER MAINS.
3. DOMESTIC WATER WILL BE PROVIDED TO ALL LOTS BY STANDARD CALDWELL CITY WATER.
4. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE OR PROJECT BOUNDARY SHALL HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND DRAINAGE EASEMENT.
5. REAR OF EACH COMMON LOT SHALL HAVE A TEN (10) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT, EXCEPT AS OTHERWISE SHOWN.
6. ALL COMMON AREA LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
7. ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO CITY OF CALDWELL ROAD STANDARDS.
8. STORM WATER DRAINAGE SHALL BE COLLECTED AND/OR RETAINED ON SITE BY CATCH BASINS AND UNDERGROUND PIPING PER CITY OF CALDWELL STORM WATER STANDARDS.
9. FIRE PROTECTION WILL BE ENGINEERED TO THE GUIDELINES OF THE CITY OF CALDWELL FIRE DISTRICT.
10. THE DEVELOPER WILL COMPLY WITH IDAHO CODE 31-3805 BY PROVIDING PRESSURE IRRIGATION TO ALL LOTS PER CITY OF CALDWELL STANDARDS AND THE PIONEER IRRIGATION DISTRICT. COORDINATION WILL OCCUR WITH CALDWELL MUNICIPAL IRRIGATION DISTRICT AND/OR PIONEER IRRIGATION TO DETERMINE SOURCE OF PRESSURIZED IRRIGATION. A PRESSURE IRRIGATION PUMP STATION WILL BE CONSTRUCTED IF NECESSARY.
11. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, IDAHO CODE "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT."
12. PORTIONS OF THE SUBJECT PROPERTY FALL WITHIN A FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16027C0242G, EFFECTIVE DATE JUNE 7, 2019
13. SEE PRELIMINARY LANDSCAPE PLAN FOR PATHWAY LOCATIONS.
14. TO THE BEST OF THE PREPARER'S KNOWLEDGE, THIS PRELIMINARY PLAT MEETS REQUIREMENTS OF CALDWELL CITY CODE.

LAND USE SUMMARY	
OVERALL PROJECT DATA	
CURRENT ZONING	CANYON COUNTY
PROPOSED ZONING	R-2
TOTAL SITE AREA	1.07 AC
BUILD LOT AREA	0.70 AC
COMMON LOT AREA	0.08 AC
INTERIOR ROADS AREA	0.16 AC
EXTERIOR ROW AREA	0.13 AC
TOTAL LOTS	7
COMMON LOTS	1
RESIDENTIAL BUILDABLE LOTS	6
RESIDENTIAL GROSS DENSITY	5.61 UNITS/ ACRE

ADDITIONAL DETAIL	
SEWER	CALDWELL CITY SEWER
WATER	CALDWELL CITY WATER
SCHOOL DISTRICT	VALLIVUE SCHOOL DISTRICT
IRRIGATION	PIONEER IRRIGATION DISTRICT
FIRE	CALDWELL RURAL FIRE

SETBACKS	
R-2	15' FRONT, 5' SIDE, 15' REAR, 10' SIDE ON ROADS

OPEN SPACE SUMMARY	
COMMON AREA	0.08 ACRES / 7.48%
OPEN SPACE	0.04 ACRES / 3.74%

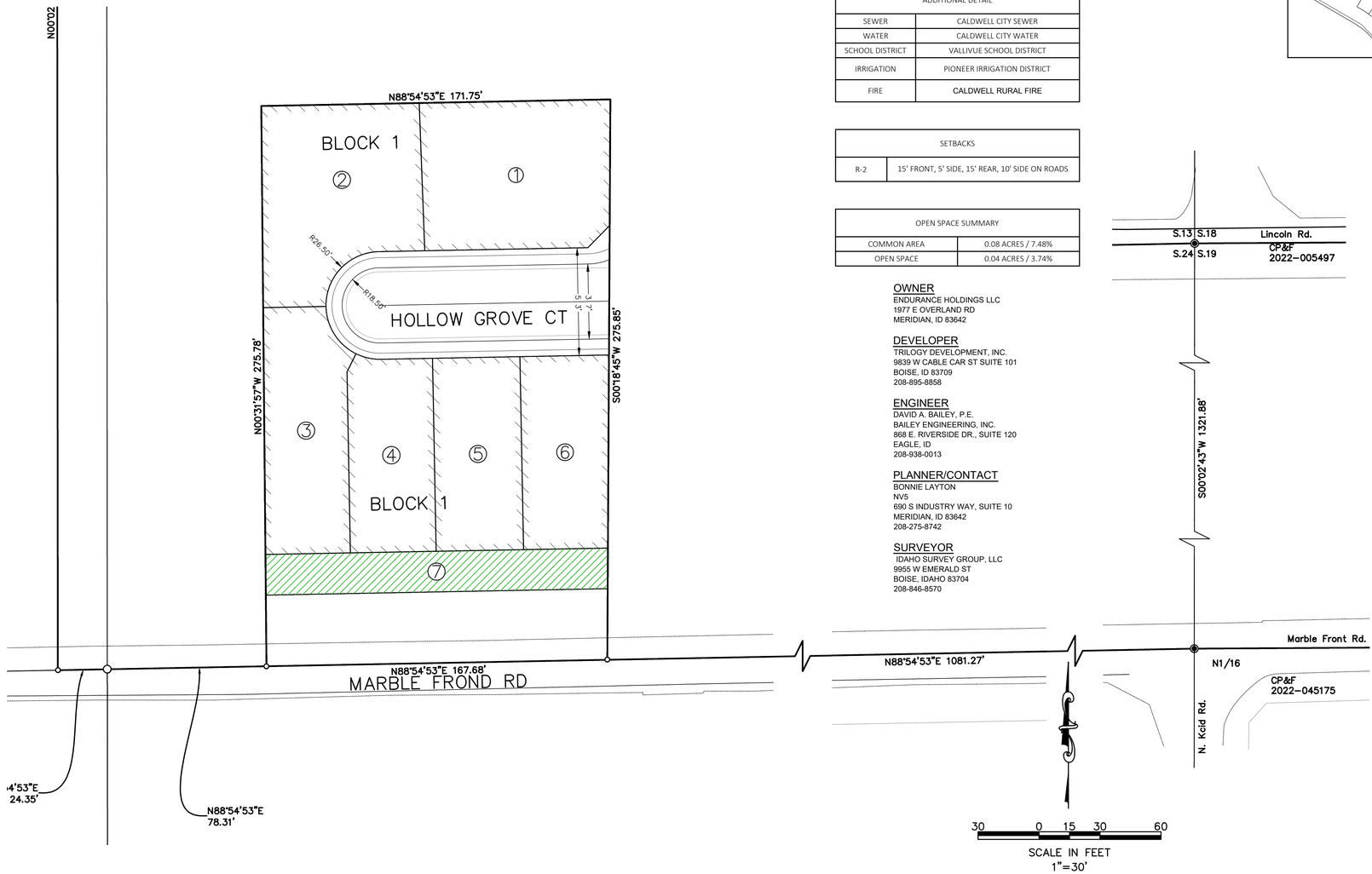
OWNER
ENDURANCE HOLDINGS LLC
1977 E OVERLAND RD
MERIDIAN, ID 83642

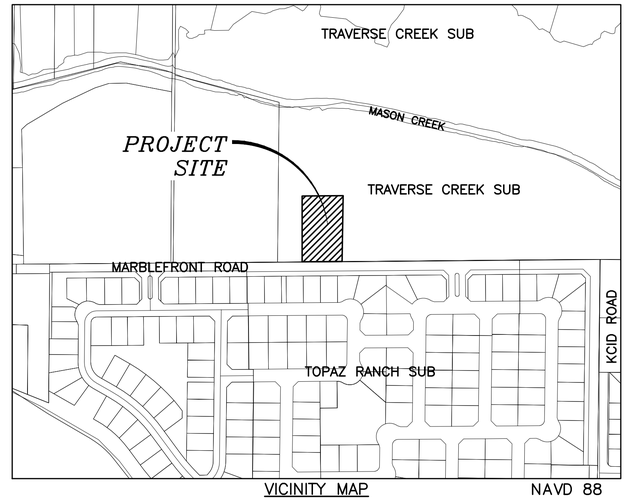
DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST SUITE 101
BOISE, ID 83709
208-895-8858

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
868 E. RIVERSIDE DR., SUITE 120
EAGLE, ID
208-938-0013

PLANNER/CONTACT
BONNIE LAYTON
NV5
690 S INDUSTRY WAY, SUITE 10
MERIDIAN, ID 83642
208-275-8742

SURVEYOR
IDAHO SURVEY GROUP, LLC
9955 W EMERALD ST
BOISE, IDAHO 83704
208-846-8570





VICINITY MAP
1"=300'

NAVD 88

PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	-COVER SHEET, INDEX, VICINITY MAP, NOTES, PROJECT DATA, & LEGEND
PP-2	-PRELIMINARY PLAT, PARCEL & CURVE TABLES
PP-3	-PRELIMINARY ENGINEERING PLAN, STREET SECTIONS, & PRELIMINARY SEWER PROFILE
PP-4	-SURVEY EXISTING TOPOGRAPHY

PLAT LEGEND

BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
LOT AREA
BLOCK NUMBER
FIRE HYDRANT
CURB GUTTER & SIDEWALK
SEWER LINE
WATER LINE
PRESSURE IRRIGATION
IRRIGATION BLOW-OFF
EX. GRAVITY IRRIGATION

⑤ 4,000 sf BLOCK 1

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
868 E RIVERSIDE DR, SUITE 120
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED 9272 STATE OF IDAHO DAVID A. BAILEY

NOT FOR CONSTRUCTION

CHECKED BY:
DAVID A. BAILEY P.E.
DRAWN BY:
DES

REVISED
NO. DATE DESCRIPTION

COVER SHEET
TRAVERSE LANDING SUBDIVISION
TRILOGY DEVELOPMENT, INC.

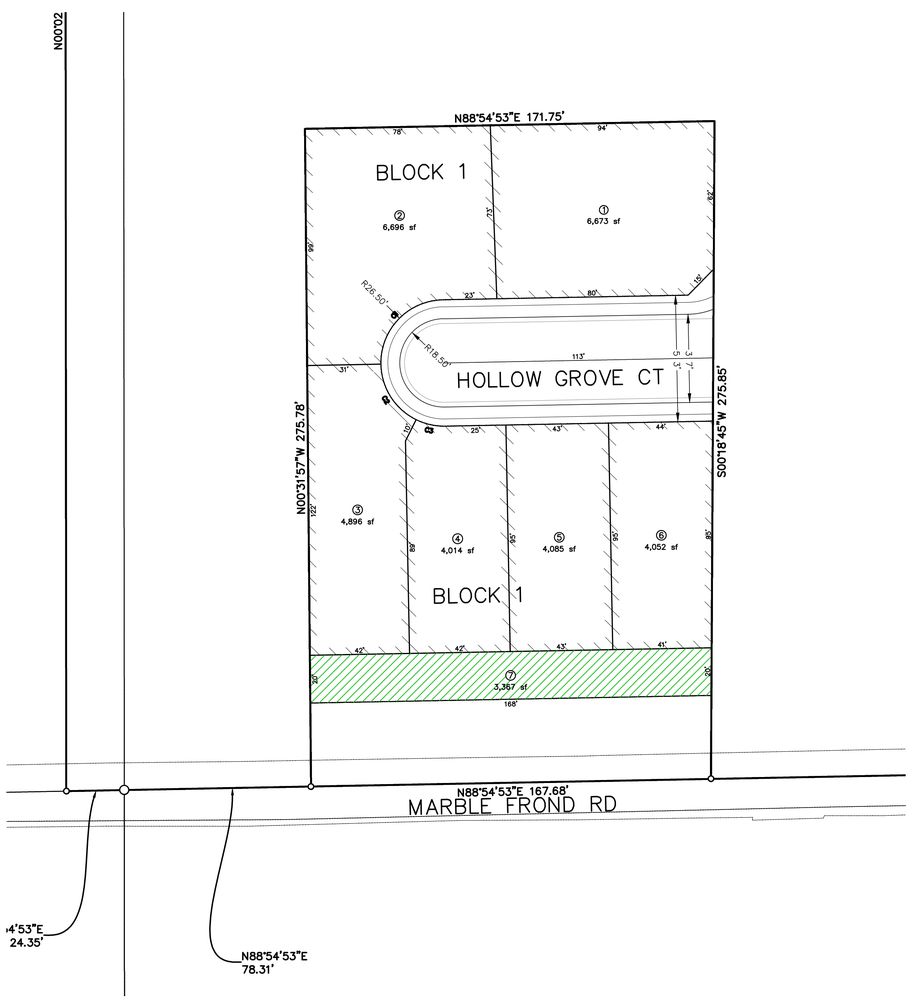
DATE:
11-03-2025
PROJECT:
C2022-015

SHEET
PP-1

PRELIMINARY PLAT FOR
TRAVERSE LANDING SUBDIVISION

LOCATED IN GOVERNMENT LOT 1 OF SECTION 19, T.4N., R.2W., AND A PORTION OF NORTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 24, T.4N., R.3W, B.M., CALDWELL, CANYON COUNTY, IDAHO
2025

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	26.50	41.63	37.48	S43°54'53"W	90°00'00"
C2	26.50	28.97	27.55	S32°23'55"E	62°37'37"
C3	26.50	12.66	12.54	S77°23'55"E	27°22'23"



Parcel Table			
Lot	Area	Perimeter	Type
BLOCK 1 Lot 1	6673	324	SFR 36'
BLOCK 1 Lot 2	6696	345	SFR 36'
BLOCK 1 Lot 3	4896	322	SFR 36'
BLOCK 1 Lot 4	4014	274	SFR 36'
BLOCK 1 Lot 5	4085	276	SFR 36'
BLOCK 1 Lot 6	4052	275	SFR 36'
BLOCK 1: Lot 7:COMMON	3367	377	BUFFER

30 0 15 30 60
SCALE IN FEET
1"=30'

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
888 E RIVERSIDE DR, SUITE 120
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED 9272 STATE OF IDAHO DAVID A. BAILEY

NOT FOR CONSTRUCTION

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
DES

REVISED
NO. DATE DESCRIPTION

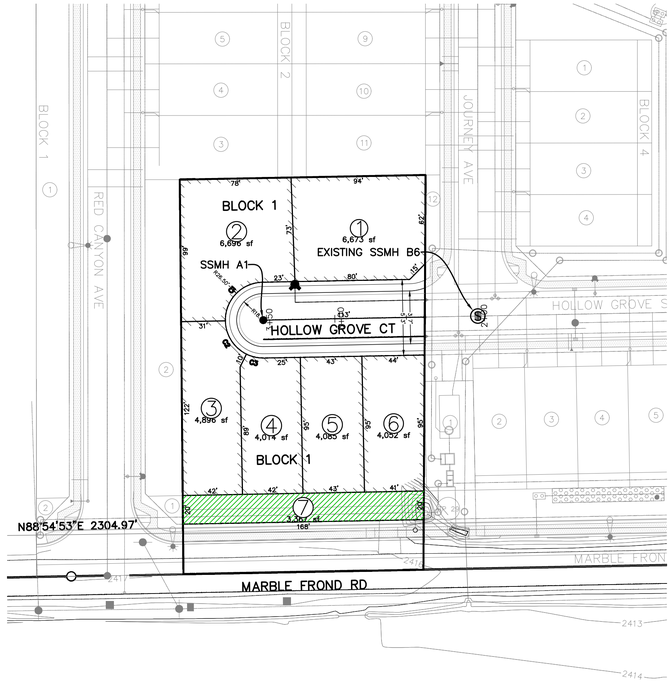
PRELIMINARY PLAT
TRAVERSE LANDING SUBDIVISION
TRILOGY DEVELOPMENT, INC.

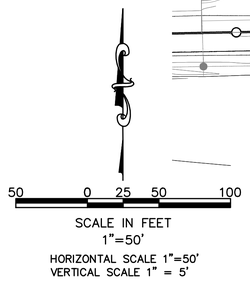
DATE:
11-03-2025
PROJECT:
C2022-015

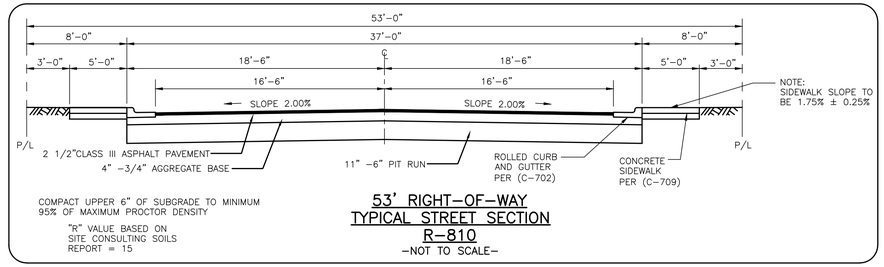
SHEET
PP-2

PRELIMINARY ENGINEERING PLAN FOR
TRAVERSE LANDING SUBDIVISION

LOCATED IN GOVERNMENT LOT 1 OF SECTION 19, T.4N., R.2W., AND A PORTION OF NORTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 24, T.4N., R.3W, B.M., CALDWELL, CANYON COUNTY, IDAHO
2025

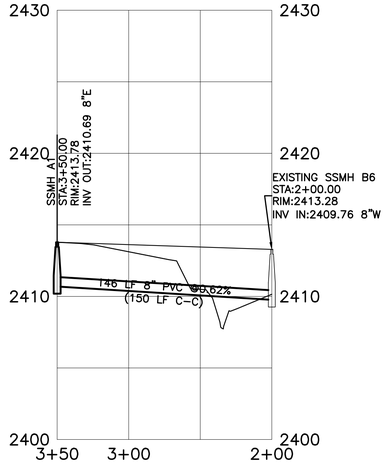






53' RIGHT-OF-WAY
TYPICAL STREET SECTION
R-810
-NOT TO SCALE-

SEWER LINE A PROFILE



Bailey Engineering, Inc.
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EAGLE, ID 83616
TEL 208-938-0013
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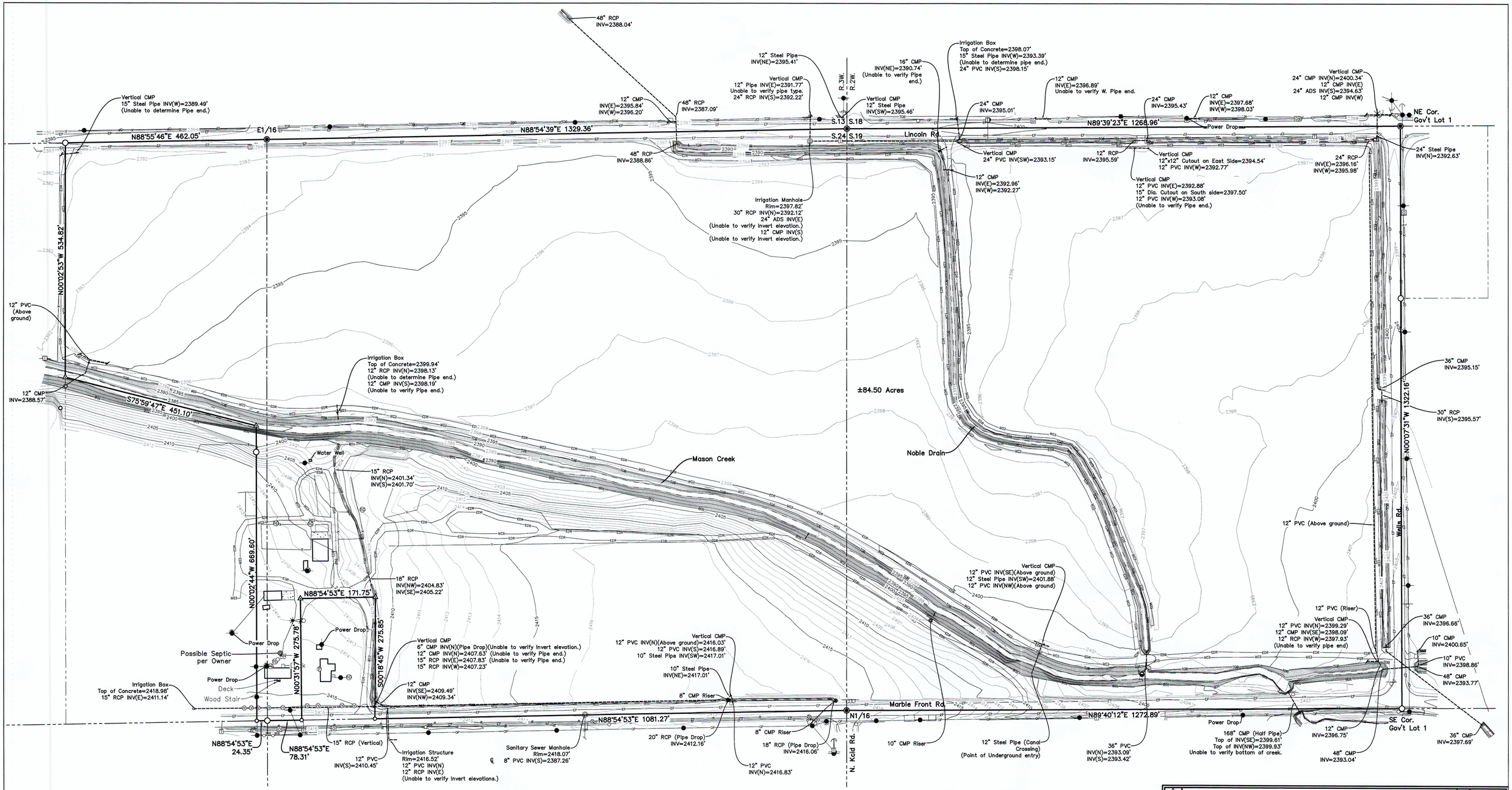
PROFESSIONAL ENGINEER REGISTERED 8272 STATE OF IDAHO DAVID A. BAILEY
NOT FOR CONSTRUCTION

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DES

REVISED
NO. DATE DESCRIPTION

PRELIMINARY ENGINEERING PLAN
TRAVERSE LANDING SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 11-03-2025
PROJECT: C2022-015
SHEET
PP-3



PROFESSIONAL LAND SURVEYOR
LICENSED
11779
5/5/2022
STATE OF IDAHO
CODY M. McCAMMON

Utility Warning

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

N

25 0 50 100 200 300

Scale: 1" = 100'

Legend

- Found 1/2" Iron Pin
- Found 5/8" Iron Pin
- Found Aluminum Cap Monument
- Found Brass Cap Monument
- Found Magnetic Nail
- Found 1" Magnetically Detectable Copper Plug Monument
- Guy Wire Anchor
- Power Pole
- Street Light
- Mail Box
- Traffic Sign
- Telephone Junction Box
- Power Meter
- Fire Hydrant
- Water Spigot
- Water Valve
- Water Utility Box
- Irrigation Stub
- Irrigation Pump
- Pressure Irrigation Valve
- Clean Out
- Sanitary Sewer Manhole
- Irrigation Manhole
- Property Boundary Line
- Parcel Line
- Right-of-Way Line
- Lot Line
- Section Line
- Centerline
- Easement Line
- Fence Line
- Edge of Dirt Road
- Edge of Gravel Road
- Edge of Pavement
- Fiberoptics Line
- Gas Line
- Irrigation Line
- Overhead Power Line
- Telecommunication Line
- Domestic Water Line
- Sanitary Sewer Line
- Top of Bank
- Bottom of Ditch
- Edge of Water Line
- Subsurface Pipe
- Curb
- Curb & Gutter
- Area of Concrete
- Building

These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Idaho Survey Group, LLC.

P:\4823 Marble Front 22-119\dwg\22119 Topo.dwg 5/5/2022 7:10 PM

NO.	REVISIONS	BY	DATE
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4			
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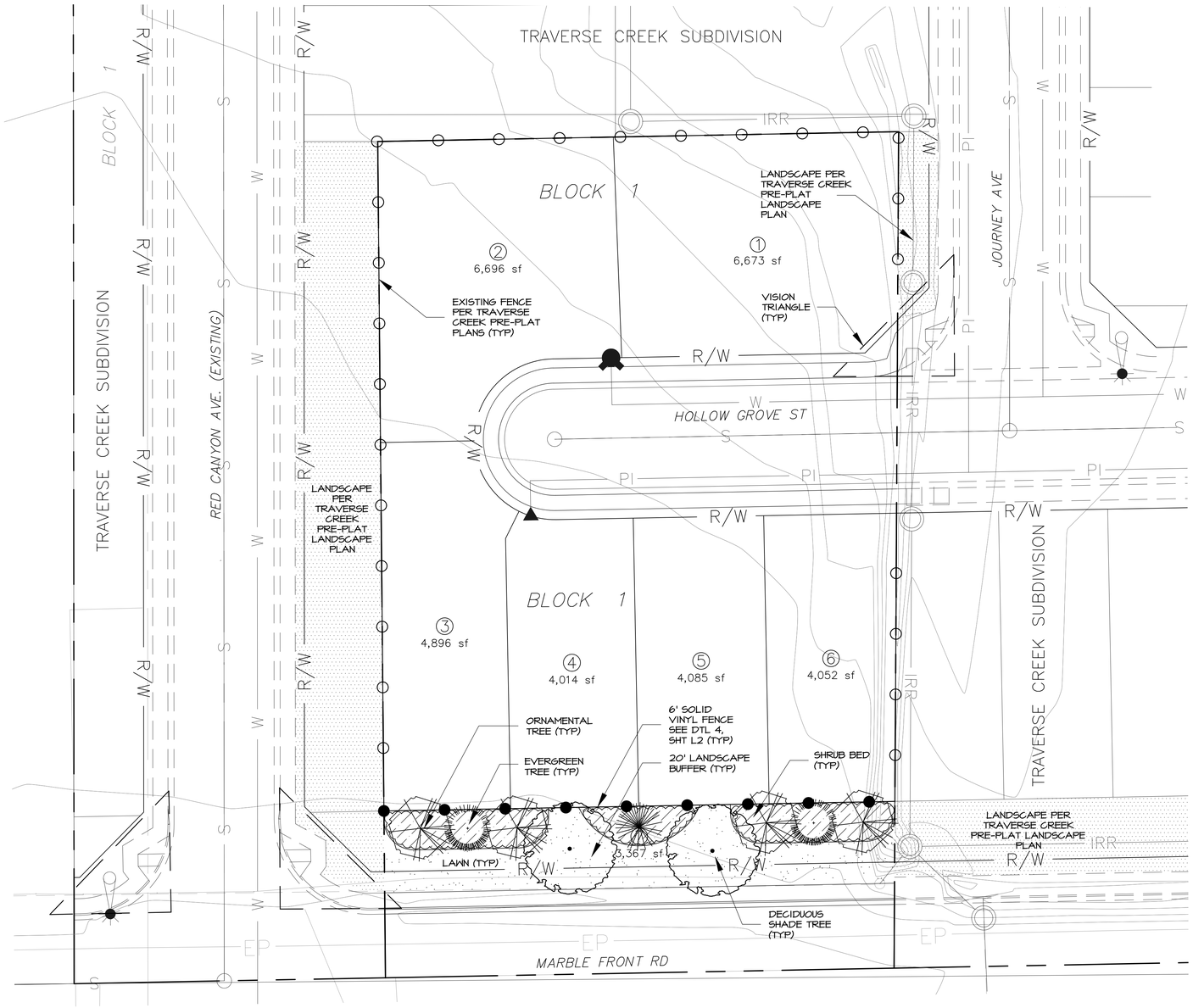
IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
PH. (208) 846-8570
FAX (208) 884-5399
WWW.IDAHOSURVEY.COM

4823 Marble Front Rd.

Topographic Survey

Government Lot 1 of Section 19, T.4N., R.2W., and a portion of the North 1/2 of the Northeast Quarter of Section 24, T.4N., R.3W., B.M., Canyon County, Idaho.

Drawn:	MRP	Checked:	CMM	Job No.	Sheet No.
Date:	5/5/2022	Date:	5/5/2022	22-119	1 of 1



PLANT PALETTE

(REFERENCE SHT L2)

SYM	COMMON NAME
EVERGREEN TREES	
	HOOP'S BLUE SPRUCE
	MOONGLOW JUNIPER
	NORWAY SPRUCE
	VANDERWOLFS PINE
SHADE/STREET TREES (CLASS II)	
	ACCOLADE ELM
	CRIMSON SPIRE OAK
	CHANTICLEER PEAR
	SKYLINE HONEYLOCUST
	LITTLELEAF LINDEN
	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
	FLAME AMUR MAPLE
	CANADA RED CHOKECHERRY
	CRUZAN CRUSADER HAWTHORN
	ROYAL RAINDROPS CRABAPPLE
	SPRING SNOW CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	BLACK EYED SUSAN
	BLUE GRAMMA GRASS
	BLUE MIST SPIREA
	BLUE OAT GRASS
	BLUE RUG JUNIPER
	PURPLE CONEFLOWER
	RED FLOWER CARPET ROSE
	DARTS GOLD NINEBARK
	STELLA DE ORO DAYLILLY
	FINE LINE BUCKTHORN
	GRO-LOW SUMAC
	HUSKER RED PENSTEMON
	IVORY HALO DOGWOOD
	KARL FOERSTER REED GRASS
	HIDCOTE BLUE ENGLISH LAVENDER
	MAIDEN GRASS
	SUMMERWINE NINEBARK
	LAWN SOD
	6' VINYL FENCE ADJACENT TO LANDSCAPE BUFFERS (TYP). SEE DTL 4, SHT L2.

NOTES

1. REFER TO SHEET L2 FOR PLANT PALETTE, DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, AND LANDSCAPE DETAILS.

OWNERS

SCOTT AND JOAN VASSAR TRUST
4823 MARBLEFRONT RD.
CALDWELL, ID 83642

ENDURANCE HOLDINGS LLC
1977 E. OVERLAND RD.
MERIDIAN, ID 83642

ENGINEER

DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
868 E. RIVERSIDE DR., STE 120
EAGLE, ID 83642
208-938-0013

DEVELOPER

TRILOGY DEVELOPMENT, INC.
9839 W. CABLE CAR ST. STE 101
BOISE, ID 83709
208-895-8858

PLANNER

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BOISE, ID 83709

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 343-7175 www.jensenbelts.com

NORTH

0' 20' 40' 60'

SCALE 1" = 20'

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST. STE 210
EAGLE, ID 83616
TEL 208-938-0013
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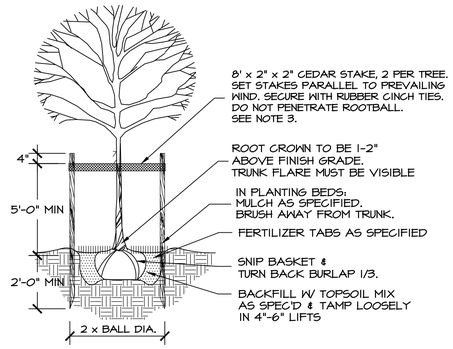
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REVISED
NO. DATE DESCRIPTION

PRELIMINARY PLAT LANDSCAPE PLAN
TRAVERSE LANDING SUBDIVISION OUTPARCEL
TRILOGY DEVELOPMENT, INC.

DATE: 11-5-2025
PROJECT: JBA-2234

SHEET L1



NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

(1) TREE PLANTING/STAKING

NOT TO SCALE

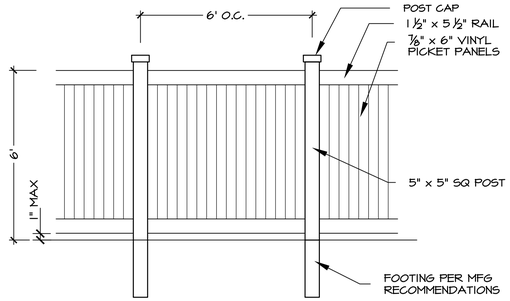
NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

(2) SHRUB PLANTING

NOT TO SCALE

(3) PLANTER CUT BED EDGE

NOT TO SCALE



NOTES:
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
2. VINYL FENCE STYLE MAY VARY SLIGHTLY.

(4) VINYL PRIVACY FENCE

NOT TO SCALE

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER TREES:

LOCATION	BUFFER WIDTH	LENGTH REQUIRED	PROVIDED	
MARBLE FRONT RD.	20'	170'	2 CLASS II TREES x 35' =	70'
			4 CLASS I TREES x 25' =	100'
				170'
			(+ 3 EVERGREENS)	

* PER THE CALDWELL LANDSCAPE CODE - NO MORE THAT 40% OF THE REQUIRED BUFFER TREES SHALL BE OF THE SAME TREE SPECIES. TREE SPECIES WILL BE DETERMINED WITH THE FINAL PLAT LANDSCAPE PLANS.

LANDSCAPE BUFFER SHRUBS:

LOCATION	BUFFER WIDTH	LENGTH REQUIRED	PROVIDED
MARBLE FRONT RD.	20'	170'/4' = 43 SHRUBS	43+ SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER

* PER THE CALDWELL LANDSCAPE CODE - 1 SHRUB PER 4 LINEAR FEET. SHRUBS TO HAVE A MINIMUM SPREAD OF 10" IN HEIGHT AND WIDTH. SHRUB PLANTING DESIGN WILL BE DETERMINED WITH THE FINAL PLAT LANDSCAPE PLANS.

LANDSCAPE BUFFER LAWN:

LOCATION	TOTAL BUFFER AREA	LAWN % PROVIDED
MARBLE FRON RD.	3,370 SF	1,665 SF/3,370 SF = 49.4% LAWN

* PER THE CALDWELL LANDSCAPE CODE - TURF GRASS/SOD IN LANDSCAPE BUFFERS SHALL BE A MINIMUM OF 20% COVERAGE AND MAXIMUM OF 50% COVERAGE.

DEVELOPMENT DATA

TOTAL AREA	0.78 ACRES
BUILDABLE LOTS	6
COMMON LOTS	1
TOTAL LOTS	7
EXISTING ZONING	CANYON COUNTY
PROPOSED ZONING	R-2

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	HOOP'S BLUE SPRUCE	PICEA PUNGENS 'HOOPSI'	6-8' HT B&B
	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B&B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
SHADE/STREET TREES (CLASS II)			
	ACCOLADE ELM	ULMUS 'MORTON'	2" CAL B&B
	CRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'CRIMSCHMIDT'	2" CAL B&B
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B&B
	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	6-8' HT. MULTI-STEM
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT. MULTI-STEM
	CRUZAN CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAM'	2" CAL B&B
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KWS'	2" CAL B&B
	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
	BLUE GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
	BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	2 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	3 GAL
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	3 GAL
	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	1 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL

LAWN
SOD

6' VINYL FENCE ADJACENT TO LANDSCAPE BUFFERS (TYP). SEE DTL 4, THIS SHT.

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL ORDINANCE REQUIREMENTS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES IN PARKSTRIPS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS.
4. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
5. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE UTILITIES. TREES MUST BE SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
6. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
7. ALL EXISTING TREES ON SITE TO BE REMOVED EXCEPT THOSE IN THE DRAINAGE EASEMENTS.

OWNERS

SCOTT AND JOAN VASSAR TRUST
4823 MARBLEFRONT RD.
CALDWELL, ID 83642

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1977 E. OVERLAND RD.
MERIDIAN, ID 83642

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208-938-0013

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208-895-8858

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TEL 208-938-0013
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1119 E. STATE ST. STE 210
EAGLE, ID 83616

CHECKED BY: KCS
DRAWN BY: KCS

REVISED
NO. DATE DESCRIPTION

PRELIMINARY PLAT LANDSCAPE PLAN
TRAVERSE LANDING SUBDIVISION OUTPARCEL
TRILOGY DEVELOPMENT, INC.

DATE: 11-5-2025
PROJECT: JBA-2234

SHEET L2



PLANT PALETTE

(REFERENCE SHT L2)

SYM	COMMON NAME
EVERGREEN TREES	
	HOOP'S BLUE SPRUCE
	MOONGLOW JUNIPER
	NORWAY SPRUCE
	VANDERWOLFS PINE
SHADE/STREET TREES (CLASS II)	
	ACCOLADE ELM
	CRIMSON SPIRE OAK
	CHANTICLEER PEAR
	SKYLINE HONEYLOCUST
	LITTLELEAF LINDEN
	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
	FLAME AMUR MAPLE
	CANADA RED CHOKECHERRY
	CRUZAN CRUSADER HAWTHORN
	ROYAL RAINDROPS CRABAPPLE
	SPRING SNOW CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	BLACK EYED SUSAN
	BLUE GRAMMA GRASS
	BLUE MIST SPIREA
	BLUE OAT GRASS
	BLUE RUG JUNIPER
	PURPLE CONEFLOWER
	RED FLOWER CARPET ROSE
	DARTS GOLD NINEBARK
	STELLA DE ORO DAYLILLY
	FINE LINE BUCKTHORN
	GRO-LOW SUMAC
	HUSKER RED PENSTEMON
	IVORY HALO DOGWOOD
	KARL FOERSTER REED GRASS
	HIDCOTE BLUE ENGLISH LAVENDER
	MAIDEN GRASS
	SUMMERWINE NINEBARK
	LAWN SOD
	6' VINYL FENCE ADJACENT TO LANDSCAPE BUFFERS (TYP). SEE DTL 4, SHT L2.

NOTES

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NORTH
0' 20' 40' 60'
SCALE 1" = 20'

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CHECKED BY: KCS
DRAWN BY: KCS

REVISED
NO. DATE DESCRIPTION

PRELIMINARY PLAT LANDSCAPE PLAN
TRAVERSE LANDING SUBDIVISION OUTPARCEL
TRILOGY DEVELOPMENT, INC.

DATE: 11-5-2025
PROJECT: JBA-2234
SHEET L1

August 22, 2025

RE: Neighborhood Meeting Notice for Traverse Creek II - Annexation and Preliminary Plat (4825 MARBLE FRONT RD - Parcel No. R3523601000)

Dear Neighbor,

You are invited to a neighborhood meeting to discuss our proposed Traverse Creek II 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: September 8, 2025
Meeting Time: 6pm
Meeting Location: Caldwell Public Library - 1010 Dearborn St., Caldwell, ID 83605

Project Summary*:*
The project includes an Annexation and Preliminary Plat for the parcel located on the north side of Marble Front Road, west of Palmwood Ave in Canyon County, Idaho. The project area contains one parcel and is approximately 1.075 acres in size. The project proposes R-2 zoning with 6 single family residential lots and required site improvements.

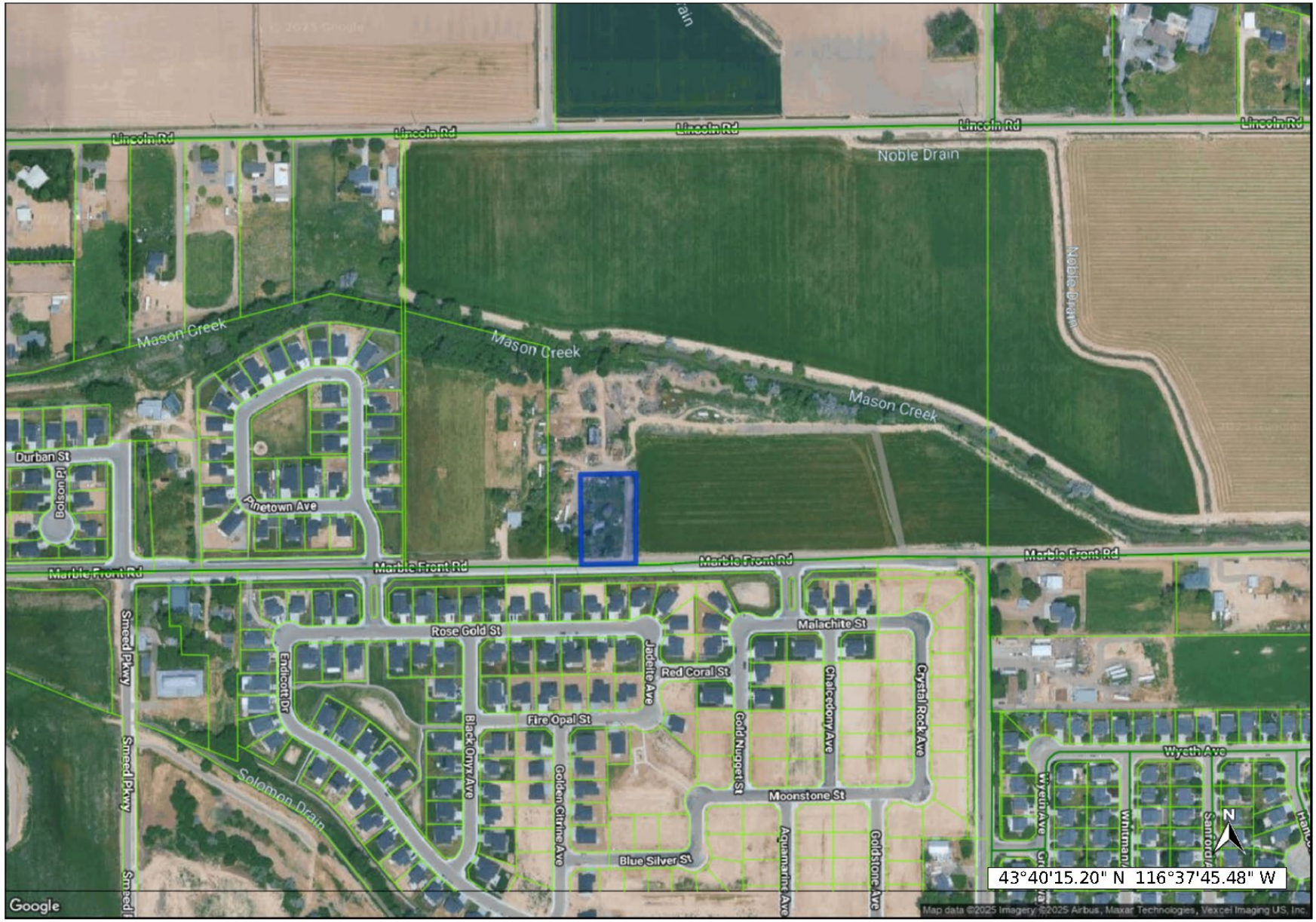
If you would like to contact us ahead of the meeting, please feel free to reach us at *Bonnie Layton 208-342-5400* or *bonnie.layton@nv5.com*.

Thank you,

Bonnie Layton

Traverse Creek II

Parcel No. R3523601000



May 28, 2025 - landproDATA.com
Scale: 1 inch approx 400 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

R35235	WEAVER DAVID R		4815 MARBLE FRONT RD	CALDWELL	ID	83605
R35236	OPEN DOOR RENTALS LLC		1977 E OVERLAND RD	MERIDIAN	ID	83642-6649
R35237100	TOPAZ RANCH HOA INC	AMI =	PO BOX 1350	MERIDIAN	ID	83680
R35237122	PHELPS ETHAN A		4719 ROSE GOLD ST	CALDWELL	ID	83605
R35237123	LEE MEGHAN		4801 ROSE GOLD ST	CALDWELL	ID	83605
R35237124	TANIKUNI GARY L		4805 ROSE GOLD ST	CALDWELL	ID	83605
R35237125	NOBLE JOSHUA		4811 ROSE GOLD ST	CALDWELL	ID	83605
R35237131	HERRERA JUAN CARLOS		4800 ROSE GOLD ST	CALDWELL	ID	83605
R35237132	HUS DONALD E		PO BOX 340	MIDDLETON	ID	83644
R35237144	COCHRANE MICHAEL		4810 ROSE GOLD ST	CALDWELL	ID	83605
R35237145	VONDERGEEST KEVIN RYAN		4811 FIRE OPAL ST	CALDWELL	ID	83605
R35237152	TOPAZ RANCH HOMEOWNERS ASSOCIATION INC	CYNTHIA ROMANS =	896 W BACALL ST	MERIDIAN	ID	83646
R35237159	BARTROP NICHOLAS		4815 ROSE GOLD ST	CALDWELL	ID	83605
R35237160	PRESCOTT RICHARD J		4821 ROSE GOLD ST	CALDWELL	ID	83605
R35237161	BOOSEMBARK FAMILY REVOCABLE LIVING TRUST		22585 BOISE RIVER RD	CALDWELL	ID	83607
R35237162	ALVAREZ WENDY M		4907 ROSE GOLD ST	CALDWELL	ID	83605
R35237163	REDFORD MEAGAN		4913 ROSE GOLD ST	CALDWELL	ID	83605
R35237164	BOOSEMBARK FAMILY REVOCABLE LIVING TRUST		22585 BOISE RIVER RD	CALDWELL	ID	83607
R35237165	HINOJOSA ALBERT		4923 ROSE GOLD ST	CALDWELL	ID	83605-1048
R35237166	TIDWELL MICAH DAVID		412 JADEITE AVE	CALDWELL	ID	83605
R35237167	IVAN JESUS MENDOZAZANTOYO		408 JADEITE AVE	CALDWELL	ID	83605
R35237168	ZAMUDIO SERGIO		407 GOLD NUGGET AVE	CALDWELL	ID	83605
R35237169	WALKER MICHAEL		212 SAINT CRISPEN	BREA	CA	92821
R35237170	HOFFERBER JAIME		5017 MALACHITE ST	CALDWELL	ID	83605
R35237171	RODRIGUEZ REYNALDO		4817 FIRE OPAL ST	CALDWELL	ID	83605
R35237172	DARNEY YVETTE		4823 FIRE OPAL ST	CALDWELL	ID	83605
R35237173	ROSALES MARIA DE JESUS		4905 FIRE OPAL ST	CALDWELL	ID	83605
R35237174	YATES MICHAEL		4911 FIRE OPAL ST	CALDWELL	ID	83605
R35237175	VALDIVIA ELIAS MANUEL		4917 FIRE OPAL ST	CALDWELL	ID	83605
R35237176	HARO FELIX R		4916 ROSE GOLD ST	CALDWELL	ID	83605
R35237177	HANCOCK SAMUEL		4910 ROSE GOLD ST	CALDWELL	ID	83605
R35237178	CAMPOS JAVIER ARREOLA		4904 ROSE GOLD ST	CALDWELL	ID	83605
R35237179	BAUER WYATT DOUGLAS		4822 ROSE GOLD ST	CALDWELL	ID	83605
R35237180	RUIZ GREGORIO ARIZA		4816 ROSE GOLD ST	CALDWELL	ID	83605
R35237209	GREMLING ADAM		314 JADEITE AVE	CALDWELL	ID	83605
R35237211	POOLE TREVOR STEVEN		317 GOLD NUGGET AVE	CALDWELL	ID	83605
R35237213	VILLASENOR REYNALDA PINA		322 GOLD NUGGET AVE	CALDWELL	ID	83605
R35237214	SIRMAN LISA MARIE		2476 OLD NADEAU RD	PALMDALE	CA	93550

Traverse Creek II
9/8/25

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: 6:55 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.	Kirby & Judy Clendenon	4520 Marble Front Rd. Caldwell
2.	David + Rosemary Weaver	4815 Marble Front Caldwell
3.	Albert + Serena Hinojosa	4923 Rose Gold St Caldwell
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

208-713-8944 Timing.

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: Small 6-lot infill annexation & Subdivision.

Date of Round Table meeting: 6/5/25

Notice sent to neighbors on: 8/22/25

Date & time of the neighborhood meeting: 9/8/25 @ 6pm

Location of the neighborhood meeting: Caldwell Public Library 1010 Dearborn Street, Caldwell, ID

Developer/Applicant:

Name: Bonnie Layton - NV5

Address, City, State, Zip: 1690 S. Industry Way, Ste 10, Meridian, ID 83642

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

DEVELOPER/APPLICANT SIGNATURE

DATE 9/8/25

EXHIBIT 2:

CITY DEPARTMENT COMMENTS AND CONDITIONS OF APPROVAL

Memorandum

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

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

Re: ANN25-000012, SPP25-000016 Traverse Landing Sub.

Date: March 20, 2026

The Engineering Department provides the following comments on a request by 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.

Engineering has no issue with this application provided the following conditions are met.

- Applicant shall follow all of the requirements of the approved Traverse Creek Subdivision ANN22-000025, PUD22-000010, and SUB22-000042 findings of fact, conclusions of law and order of decision signed on 5/19/2023.

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

Date 01/08/2026

City of Caldwell, Planning & Zoning Department
Parcel: R3523601000
Re: Case Number: ANN25-000012, SPP25-000016

Dear, Planning & Zoning

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

Caldwell Fire Department Details

Nearest Fire Station:
Station 13 11925 Skyway St. Caldwell

Distance: 1.6 miles
Estimated response time: 4 minutes

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.

Corrections:

None

Conditions:

1. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).
2. Roadway serving a fire hydrant shall be a minimum of 26-feet in width. (IFC D103.1)
3. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)
4. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
5. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
6. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)
7. For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)
8. A phasing plan shall be included in documentation to city at time of submittal in accordance with infrastructure 2018 IFC.

9. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles in accordance with (IFC Section 505.2.

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

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

Regards,



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

Memorandum

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

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

Re: ANN25-000012, SPP25-000016- Traverse Landing Subdivision

Date: February 20th, 2026.

The Mapping Department provides the following comments on a request by 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.

Address Number

1. Please contact the Mapping Department prior to permitting.

Subdivision Name

1. Approved

Lots & Blocks

1. Approved

Street Names

1. Approved.

TO: CALDWELL POLICE DEPARTMENT AND FIRE DEPARTMENT

FROM: CALDWELL PLANNING AND ZONING

DATE: 2/23/2026

DUE DATE: **3/16/2026**

REQUEST FOR INFORMATION

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

SUBJECT: **Traverse Landing**

REQUEST SUMMARY: 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.

Population Impact:

# of new residential units:	6
Projected population created by development: (–.of.SF.units.X.9).and.(–.of.MF.units.X.8)	18
Proposed commercial acreage:	0

POLICE DEPARTMENT ANALYSIS AND SERVICE IMPACT:

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

Development Analysis and Impacts:

Demand for Service in this area (Total calls for service YTD)	Nearby adjacent reporting districts have an average of 434.5 calls for service each year to date. The nearby RD's (1E, 1F, 1G, 1H) have a combined total of 1738 reactive CFS from January 1st to March 23th, 2026.
Call types within this area	See table below
Workload saturation in area (%)	Reporting districts 1E, 1F, 1G, 1H account for 1,738 (year to date) reactive CFS compared to a total of 5,565 total YTD. These RD's account for 31.23% of all reactive CFS YTD.
Will this development have other significant impacts on the ability to provide services?	☐ Yes ☒ No

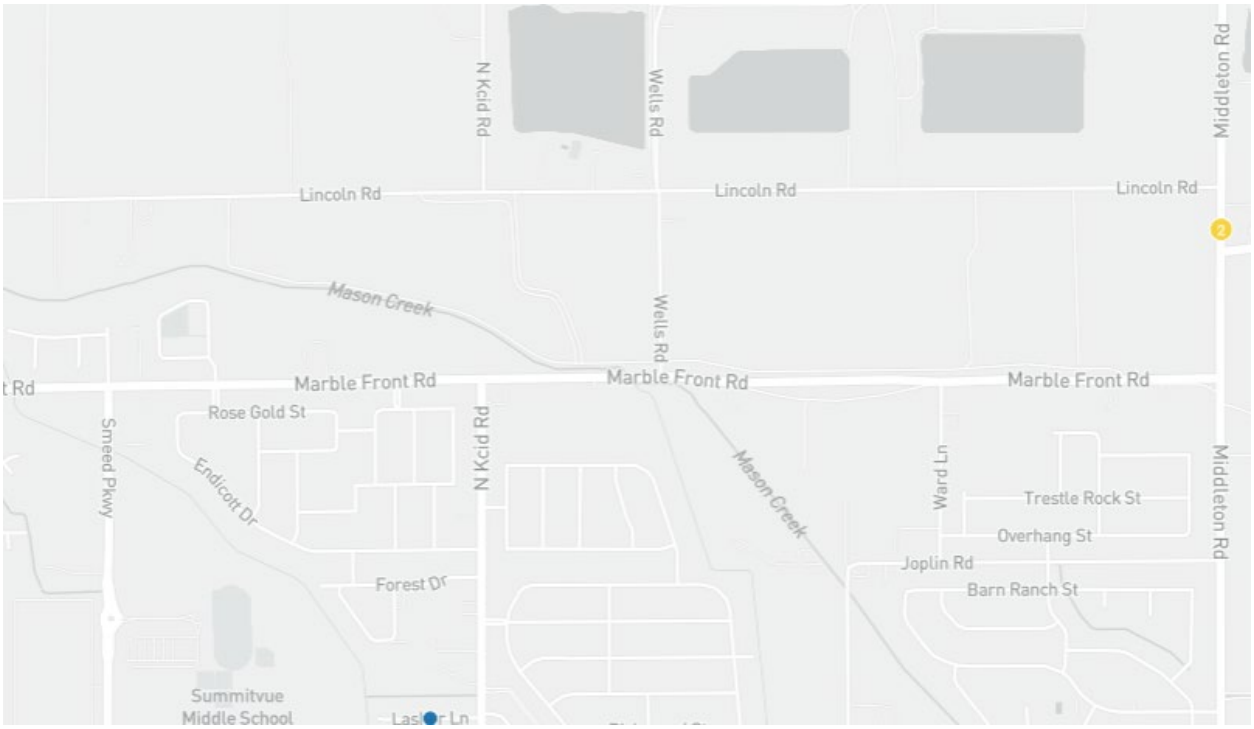
Top 20 Reactive Calls for Service in the Area

Nature	#	%
Follow Up	36	5.60%
Welfare Check	28	4.35%
Attempt to Locate	28	4.35%
Suspicious	27	4.20%
PD Accident	25	3.89%
911 Cell Open Line	21	3.27%
Parking Problem	20	3.11%
Theft	19	2.95%
911 Disconnected Cell	18	2.80%
Citizen Assist	18	2.80%
Alarm-Commercial	18	2.80%
AC Animal at Large	17	2.64%
Reckless Driver	16	2.49%
Juvenile Problem	16	2.49%
Abandoned Vehicle	16	2.49%
Noise Complaint	14	2.18%
AC Barking Dog	13	2.02%
VIN Inspection	12	1.87%
Report By Mail	12	1.87%
Disturbance	11	1.71%

Will this development necessitate additional police resources and/or equipment beyond current levels? *If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".*	☐ Yes ☒ No

Traffic Crash Data for Area:

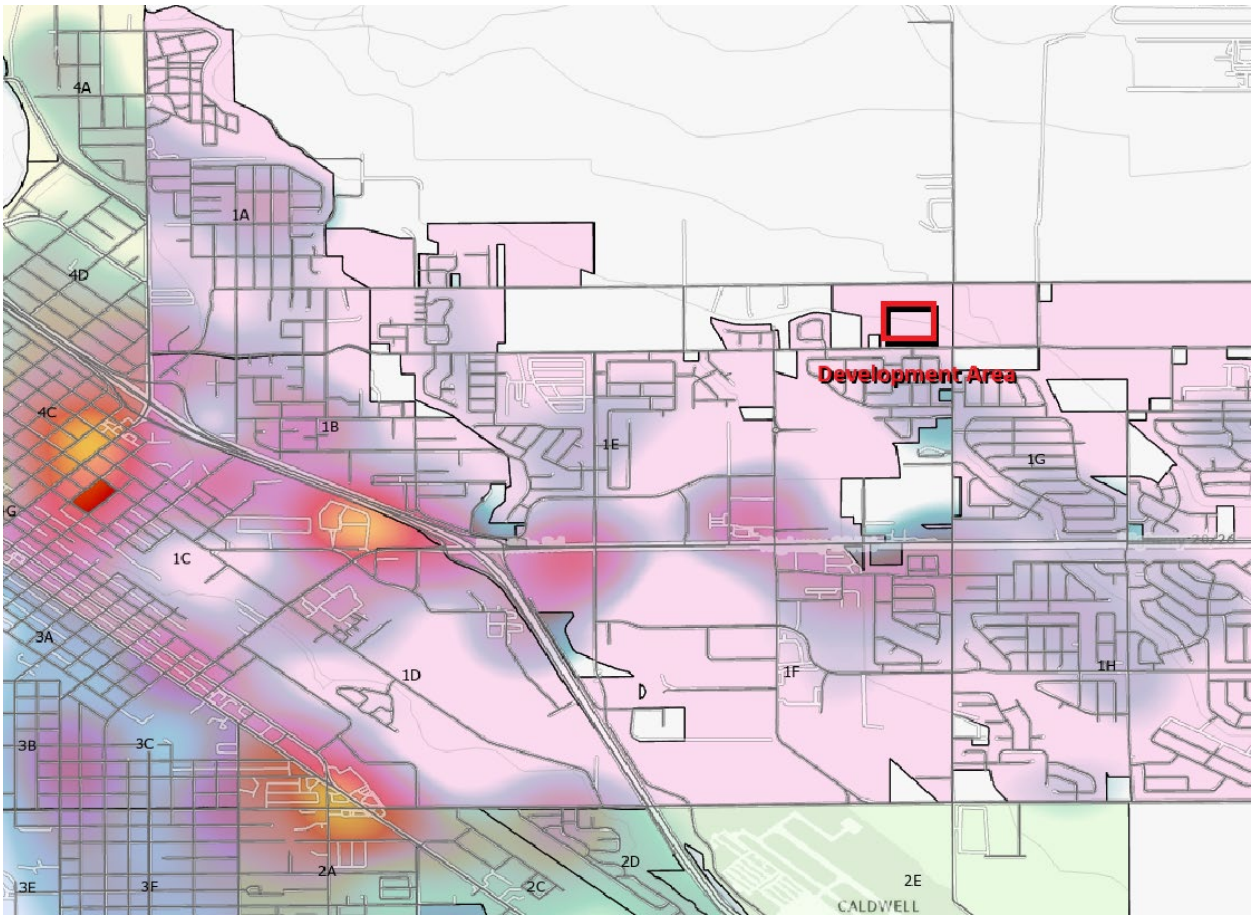
Provide comments below for crash data in area surrounding development.



This area has very few traffic collisions YTD (1/1/2026 – 3/24/2026) with only three reported accidents. Two of which are on Middleton and Lincoln. A more detailed breakdown can be found attached to this report.

Hot Spot Mapping (if applicable):

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



Adverse Impact Comments, Recommendations and Fiscal Impact:

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

The projected population added to the city of Caldwell places an almost negligible necessitation for additional officers or resources for this particular development.

FIRE DEPARTMENT ANALYSIS AND SERVICE IMPACT:

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

Emergency Response Time Analysis and Service Impact:

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

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

Adverse Impact Comments, Recommendations and Fiscal Impact:

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

CRASH SUMMARY REPORT

Traverse Landing Crash Study

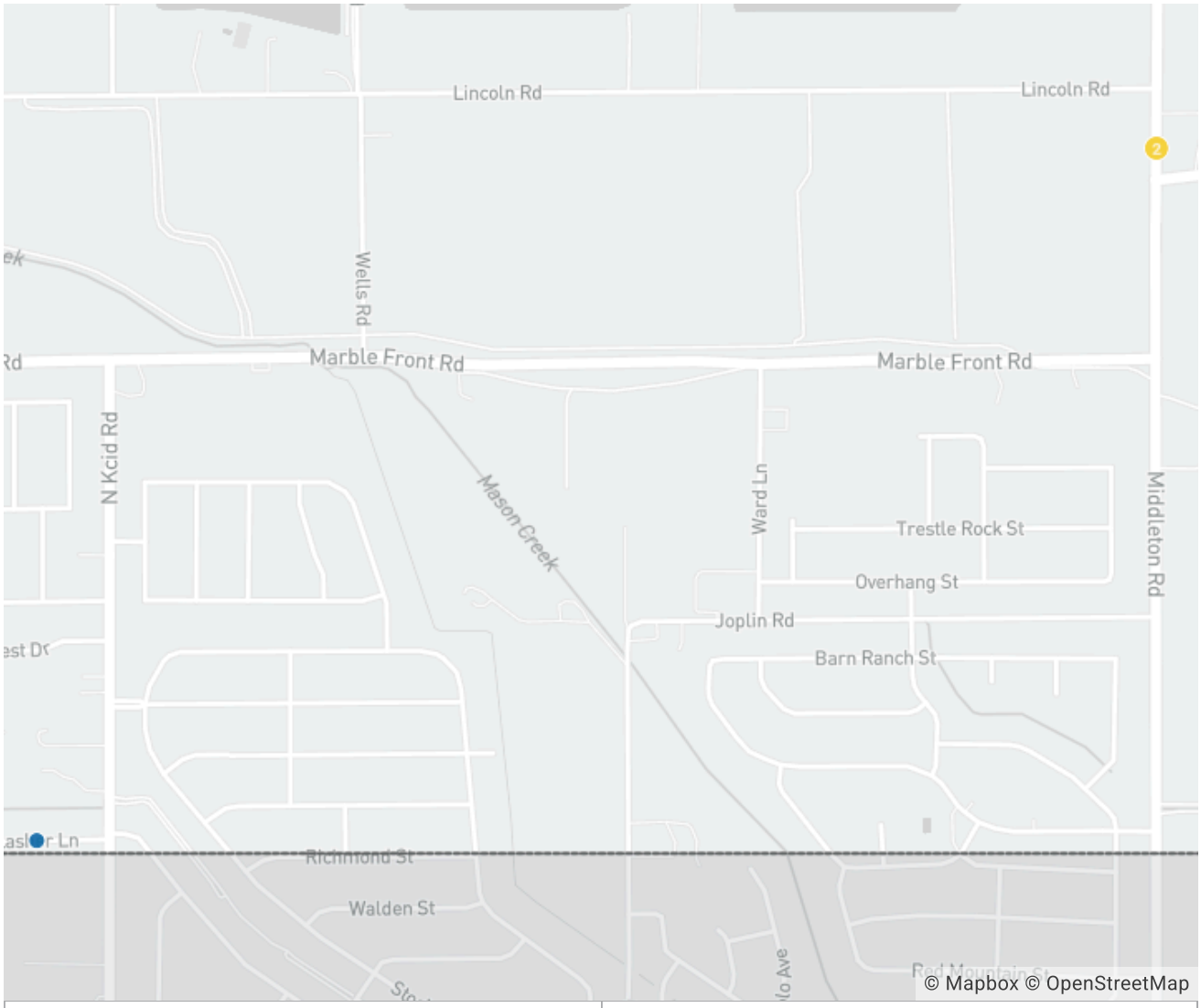
Created on March 24, 2026

Created by Marlon Leslie

Data extents: January 1, 2026 to March 24, 2026

Applied Filters

Shape: Polygon



Total Crashes	3	Fatal Crashes	0

ITD Crash Summary		Crash
Total Crashes	3	100.00%
Intersection Related	2	66.67%
Distracted Driver Related	1	33.33%

Fixed Object	1	33.33%
+ 9 more	0	0%

Date & Time (Year)		Crash
2026	3	100.00%
+ 18 more	0	0%

Crash Severity (# of Crashes)		Crash
(C) Possible Injury/Complaint	2	66.67%
(O) Property Damage Report	1	33.33%
+ 3 more	0	0%

Injury Name		Person
Possible Injury	6	75.00%
No Apparent Injury	2	25.00%
+ 4 more	0	0%

Intersection Related		Crash
Yes	2	66.67%
No	1	33.33%
N/	0	0.00%

Date & Time (Day of Week)		Crash
Tuesday	1	33.33%
Wednesday	1	33.33%
Thursday	1	33.33%
+ 4 more	0	0%

County		Crash
Canyon	3	100.00%
+ 43 more	0	0%

Operator Action		Unit
Stopped in Traffic	3	37.50%
Going Straight	2	25.00%
Backing	1	12.50%
Parked Vehicle	1	12.50%
Turning Right	1	12.50%
+ 51 more	0	0%

Unit Type		Unit
Pickup	4	50.00%
Car	2	25.00%
SUV/Crossover	1	12.50%
Van - 1 to 8 seats	1	12.50%
+ 26 more	0	0%

Urban / Rural		Crash
Urban	3	100.00%
Rural	0	0.00%

Contributing Circumstances (All)		Crash
None	3	100.00%
Failed to Yield	1	33.33%
Following Too Close	1	33.33%
Improper Backing	1	33.33%
Inattention	1	33.33%
Speed Too Fast For Conditions	1	33.33%
+ 35 more	0	0%

Most Harmful Event		Crash
Angle Turning	1	33.33%
Parked Car	1	33.33%
Rear-End	1	33.33%
+ 61 more	0	0%

EXHIBIT 3:

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

OUTSIDE AGENCY WRITTEN TESTIMONY

Outside Agency Response Deadlines: **2/13/2026**

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:	1/5/2026		
1ST HEARING DATE:	3/11/2026	**HEARING BODY:**	Planning and Zoning Commission
2nd HEARING DATE:	4/6/2026	**HEARING BODY:**	City Council
Application Case No(s):	ANN25-000012, SPP25-000016		
Project Name:	Traverse Landing Subdivision		
Site Address:	4825 Marble Front Rd.		
Site Parcel ID:	R3523601000		
Site Location:	On the north side of Marble Front Rd., approximately 1,040 feet west of the intersection with N. KCID Rd.		
Applicant:	Bonnie Layton, NV5 690 S. Industry Way Suite 10, Meridian, ID 83642 208-724-2624, bonnie.layton@nv5.com		
Property Owner:	Endurance Holdings LLC 1977 E. Overland Rd., Meridian, ID 83642		
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, 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.



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

Katie Wright

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, January 13, 2026 8:16 AM
To: Katie Wright
Subject: RE: Request for Agency Comments - Traverse Landing

Hello,

After careful review of the transmittal submitted to ITD on January 05, 2026, regarding, Traverse landing Subdivision, 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: Monday, January 5, 2026 3:38 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>; 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 (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 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

Vallivue School District #139

Lisa Boyd, Superintendent

5207 S. Montana Avenue
Caldwell, ID 83607
Phone (208) 454-0445
Fax (208) 454-0293

January 7, 2026

Re: Traverse Landing Subdivision - ANN25-000012, SPP25-000016

Dear Caldwell Planning and Zoning and City Council,

If approved, students living in the proposed subdivision would attend Skyway Elementary School, Summitvue Middle School, and Ridgevue High School.

Skyway Elementary has capacity for 800 students and currently has an enrollment of 689 students.

Below is a list of current and proposed developments—at various stages of approval and construction—that will continue to add enrollment pressure to Skyway Elementary over the long term:

- **Cougar Crossing:** 38 Single-family Detached
- **Traverse Creek:** 179 Single-family Detached
- **Quarry East:** 55 Single-family Detached
- **Maple Hill:** 50 Single-family Detached
- **East Ranch No 1:** 150 Single-family Detached

Traverse Landing would add six single-family lots into the Skyway Elementary attendance boundary. Thank you for your consideration.

Sincerely,



Joseph Palmer
Assistant Superintendent

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division

STAFF REPORT

Staff Planner: Robin Collins, Director

DOCKET NUMBER/CASE NUMBER	PROJECT NAME / TITLE
ZOA26-000001	School Capacity and Misc. Zoning Ordinance Amendments
4/8/2026	City-Wide

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

Choose an item. RECOMMENDATION TO CITY COUNCIL

Recommended for **Choose an item.** to be forwarded to City Council for consideration.
This will be filled out after the public hearing action

I. INTRODUCTION

Application Request Summary:

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.

The City Council must conduct a public hearing to review the Ordinance Text Amendment (Legislative) in accordance with Idaho Code § 50-222, and the Ordinance Text Amendment review criteria contained in Caldwell Municipal Code Section 10-03-02.

Applicable Regulations and Guiding Documents:

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

II. HEARING BODY REVIEW AND APPROVAL CRITERIA

ADOPTED REVIEW AND APPROVAL CRITERIA – Zoning Ordinance Text Amendment
in accordance with Caldwell Municipal Code 10-03-02 (6):

(Legislative proceedings)
In the course of consideration of any such request, the city council, upon recommendation from the commission, must find and conclude **ONE OR MORE of the following criteria exist:**

1. The original zoning ordinance is in error; and/or
2. Significant changes in the community's vision, goals, and/or policies have taken place; and/or
3. Significant changes in city-wide or neighborhood development patterns have occurred; and/or
4. The proposed text amendments are necessary to carry out the vision, goals, and policies of the adopted comprehensive plan.

III. PROJECT INFORMATION

Application Type(s):	Zoning Ordinance Text Amendment
Project Name:	City of Caldwell School Capacity Ordinance and Misc. Zoning and Subdivision Ordinance Amendments
File Number (s):	File No. ZOA26-000001
Applicant:	City of Caldwell
Property Owner:	Not Applicable
Project Site Address:	City-Wide
Project Site Location:	City-Wide
Project Site Parcel Number(s):	City-Wide
Project Site Acres:	Not Applicable
Jurisdiction:	The ordinance will impact all properties within the City of Caldwell City Limits
Site/Project Background and History:	A public workshop was held before city council to go over the school capacity ordinance draft on March 25, 2026.

IV. STAFF REVIEW AND ANALYSIS – ZONING ORDINANCE TEXT AMENDMENT

The following section provides the staff analysis pertaining to the Zoning Ordinance Text Amendment Application.

The zoning text amendment review criteria set forth within the Caldwell Municipal Code 10-03-02 is cited below in **BOLD** with staff comments following. For zoning text amendments, **ONE (1) or MORE** of the criteria must be met. This review criteria provides the framework for decision making for the Commission, Hearing Examiner and City Council.

Criteria #1: The original zoning ordinance is in error.

Staff Comments:
The proposed ordinance text amendment is adding a new section into the ordinance to address school capacity and proposes amendments to special use permit, planned unit development and subdivision ordinance approval criteria. There are also some amendments to exceptions to platting and simple lot splits.

The changes being proposed are not due to the original ordinance being in error and therefore does not meet this criterion.

Criteria #2: Significant changes in the community's vision, goals, and/or policies have taken place.

Staff Comments:
The proposed ordinance text amendment is adding a new section into the ordinance to address school capacity and proposes amendments to special use permit, planned unit development and subdivision ordinance approval criteria. There are also some amendments to exceptions to platting and simple lot splits.

School capacity challenges have resulted in the city's elected officials choosing to propose a new section to address school capacity as it relates to residential development and growth. The changes being proposed to the exceptions to platting and simple lot splits are due to internal policy changes.

Therefore, staff finds the proposed amendment does meet Criteria #2.

Criteria #3: Significant changes in city-wide or neighborhood development patterns have occurred.

Staff Comments:
The proposed ordinance text amendment is adding a new section into the ordinance to address school capacity and proposes amendments to special use permit, planned unit development and subdivision ordinance approval criteria. There are also some amendments to exceptions to platting and simple lot splits.

The city has experienced a tremendous amount of residential development and growth over the past years, which has resulted in school capacity challenges due to the lack of state allowed development impact fees for schools. This residential growth pattern has resulted in the city's elected officials choosing to propose a new section to address school capacity as it relates to residential development and growth.

Therefore, staff find the proposed amendment does meet Criteria #3.

Criteria #4: The proposed text amendments are necessary to carry out the vision, goals, and policies of the adopted comprehensive plan.

Staff Comments:
The proposed ordinance text amendment to address school capacity has no impact on carrying out the vision, goals, and policies of the adopted comprehensive plan, therefore, the amendment does not meet Criteria #4.

Staff Final Conclusion:

Based on staff analysis, the zoning ordinance text amendment **does** meet one or more the criteria as specified in Caldwell City Code 10-03-02 (6).

V. PUBLIC NOTIFICATIONS

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

Public Agency Notification Sent	3/17/2026
(See attached exhibit for list of agencies notified)	
Legal Ad Published - P&Z Commission Hearing	3/22/2026
(Min. 15 days prior to hearing)	
P&Z Commission Public Hearing	4/8/2026
This portion below will be updated prior to city council public hearing.	
Legal Ad Published – City Council	Click or tap to enter a date.
(Min. 15 days prior to hearing)	
City Council Public Hearing	Click or tap to enter a date.

VI. POLITICAL AGENCY COMMENTS

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

Public Agency Comments

Vallivue School District:	Letter remaining neutral but stating that while the ordinance may help slow the impact of future growth over the long term, the rapid pace of development approvals over the past five years would likely require the Board to consider placing a bond on the ballet to address facility needs and overcrowding.

VII. PUBLIC COMMENTS

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

None	At the time of completion of this staff report, staff received no written comments in favor, neutral or in opposition.

VIII. PLANNING AND ZONING COMMISSION PUBLIC HEARING PROCESS

Public Process:

A public hearing on the proposal(s) was held before the Planning and Zoning Commission on 4/8/2026, at which time the applicant gave a presentation, then staff presented a staff report along with an analysis of the application and all pertinent information on the case, followed by public testimony in opposition, neutral, and in favor.

Public Testimony:

The following public testimony was received during the Planning and Zoning Commission public hearing and is included in their entirety as part of the official record.
This will be filled in after the public hearing for the staff report to council.

In Opposition:
Name Reason

Neutral:
Name Reason

In Favor:
Name Reason

IX. PLANNING AND ZONING COMMISSION DECISION OPTIONS:

The Planning & Zoning Commission may choose to:

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

In making its decision on any application, the Planning and Zoning Commission shall:

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

* Notes:

- Motions for recommendations of denial shall include the reason for the recommendation of denial. Denials shall be based on the project's noncompliance with the approval criteria within Caldwell City Code for the specific application.

- Motions with modified or added conditions shall include the reason for the modified or added condition.

NOTE: For recommendation of denial of an annexation, no justification has to be provided for such denial recommendation.

X. CITY COUNCIL PUBLIC HEARING PROCESS

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

Public Process:

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

The city council public hearing is scheduled to be held on 5/4/2026.

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

Public Testimony:

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

XI. CITY COUNCIL DECISION OPTIONS:

The City Council may choose to:

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

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

4. Review all evidence – consider all factual evidence, documents, and testimony submitted during the public hearing process;
5. Evaluate compliance – assess each application against the specific approval criteria established by the applicable code or ordinance; and

6. Base decision on the factual evidence in record – ensure that recommendations and/or final decisions and any conditions of approval are supported by factual evidence and testimony presented in the public record.

*Notes:

- Motions for denial shall include the reason for denial. Denials shall be based on the project's noncompliance with the approval criteria within Caldwell City Code for the specific application.

- Motions with modified or added conditions shall include the reason for the modified or added condition.

XII. ATTACHMENTS

Application Exhibits: (AP-Exhibits)

Application Submittal Materials

Staff Exhibits: (S-Exhibits)

Exhibit S-1: Draft Bill and Ordinance
Exhibit S-2: Draft Ordinance Summary
Exhibit S-3: Staff Memorandum to Mayor and City Council
Exhibit S-4: Map of School District Boundaries
Exhibit S-5: Map of School District Boundaries w/Future Land Use Map Overlay
Exhibit S-6: P&Z / Hearing Examiner Minutes *(Staff report will be updated prior to City Council)*

Public Comments: (PC-Exhibits)

The City received no public comments

Public Agency Comments: (PA-Exhibits)

Vallivue School District Board Letter

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

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

AP-EXHIBITS

Application Submittal Documents

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

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

Master Land Use Application

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

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

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

APPLICATION LEGEND:

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

I. Application Requests (check all that apply)

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

Footnotes:

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

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

II. General Project / Site Information

Project or Development Name: *(for business licensing, use business name)*	Traverse Landing
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	4825 MARBLE FRONT RD
Suite #s:	
Parcel #s:	R3523601000
Total Acres:	1.07
Prior Use of Property:	Residential/farm
Proposed Use of Property:	Residential

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

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

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

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

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

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

☐ Yes ☑ No

III. Applicant Information

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

Name:	Bonnie Layton
Company Name: *(if applicable)*	NV5
Mailing Address:	690 S. Industry Way Suite 10 Meridian, ID 83642

Phone:	208-724-2624	**Email:**	bonnie.layton@nv5.com

Email Address:	bonnie.layton@nv5.com

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

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

Name:	Endurance Holdings, LLC
Mailing Address:	1977 E Overland Road Meridian, ID 83642
Phone:	208-991-4931
Email:	

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

Name:	Shawn Brownlee
Company Name: *(if applicable)*	Trilogy Development, Inc.
Mailing Address:	9839 W Cable Care Street Suite 101 Boise, ID 83709
Phone:	208-895-8858
Email:	shawn@trilogyidaho.com

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

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

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

Name:	David Bailey
Company Name: *(if applicable)*	Bailey Engineering, Inc.
Mailing Address:	868 E. Riverside Drive Suite 120 Eagle, ID 83616

Phone:	208-938-0013	**Email:**	dbailey@baileyengineers.com

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

Name:	Kim Siegenthaler
Company Name: *(if applicable)*	Jensen Belts Associates
Mailing Address:	1509 S. Tyrell Lane Suite 130 Boise, ID 83706

Phone:	208-343-7175	**Email:**	kim@jensenbelts.com

IX. Applicant Acknowledgement

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

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

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

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

I certify that I am the:

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

Bonnie Layton _____ 11-6-25 _____

Applicant / Applicant's Representative Printed Name Date

_____

Applicant / Applicant's Representative Signature

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

ZONING ORDINANCE TEXT AMENDMENT CHECKLIST

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

SECTION I

SUBMITTAL DOCUMENTS & RELATED PLANS		Applicant	Staff
Master Land Use Application	Copy of completed, signed and dated application	☑	
Application Checklist	Copy of completed, signed and dated checklist	☑	
Detailed Letter of Explanation and Justification	Detailed Letter of Explanation and justification for the proposed request. Include the following: a. Explanation of why the proposed amendment is being requested b. A list of all code sections you are proposing to amend c. Justify how the request is in the public interest, would be of general benefit and contribute to the common welfare, and not simply a furtherance of private individual or group interests	☑	
Proposed Amendment Document	Provide a pdf of the proposed amendments. Show the existing language within the code, and show any deleted text with strikethroughs, and any proposed added text with underlines.	☑	

ACKNOWLEDGEMENT

I acknowledge that all items on the checklist are included in the submittal package and that all documents have been submitted as single-sided, high-resolution copies. I also acknowledge that the applicant or the applicant's representative **IS REQUIRED to attend all public hearings** for this application, and that additional information may be required as necessary to assist in the understanding and review of the project application.

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

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

Robin Collins _____ 11-6-25 _____

Applicant / Applicant's Representative Printed Name Date

_____

Applicant / Applicant's Representative Signature

Narrative

The ordinance text amendment is for:

1. Creating a new section within Caldwell City Code to address residential development on public school capacity.
2. Amending the subdivision ordinance, special use permit ordinance and planned unit development to reference the new school capacity ordinance for approval criteria.
3. Amending the subdivision ordinance to:
    a. Clarify requirements for applicability of subdivision requirements
    b. Reduce the number of lots that may be split without having to apply for a subdivision preliminary plat.
    c. Revise and amend approval criteria to be more specific and inclusive.

S-1 EXHIBIT:

Draft Bill and Ordinance

BILL 15

ORDINANCE NO. 3749

AN ORDINANCE ENACTED BY THE CALDWELL CITY COUNCIL, AMENDING CHAPTER 10, ARTICLE 3, OF THE CALDWELL CITY CODE, PERTAINING TO THE TABLE OF CONTENTS BY ADDING A NEW SECTION 10-03-19; AMENDING CHAPTER 10, ARTICLE 3, SECTION 10-03-04, CALDWELL CITY CODE, PERTAINING TO APPROVAL CRITERIA FOR SPECIAL USE PERMITS; AMENDING CHAPTER 10, ARTICLE 3, CALDWELL CITY CODE, BY ADDING A NEW SECTION 10-03-19 PERTAINING TO ADEQUATE PUBLIC FACILITIES – PUBLIC SCHOOL DISTRICT; AMEND CHAPTER 10, ARTICLE 13, CALDWELL CITY CODE, PERTAINING TO PLANNED UNIT DEVELOPMENTS; AMENDING CHAPTER 11, ARTICLE 1, SECTION 11-01-3, CALDWELL CITY CODE PERTAINING TO SUBDIVISION ORDINANCE APPLICABILITY, EXCEPTIONS TO PLATTING, SIMPLE LOT SPLITS, AND APPROVAL CRITERIA FOR PRELIMINARY PLAT HEARINGS, PROVIDING AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF, IN CONFLICT HEREWITH.

BE IT ORDAINED by the Mayor and Council of the City of Caldwell, County of Canyon, State of Idaho:

Section 1. That Chapter 10, Article 3, of the Caldwell City Code, pertaining to the table of contents is hereby AMENDED by the addition of a new Section as follows:

ARTICLE 3

ADMINISTRATIVE PROCEDURES

SECTION:

10-03-01: Annexations, Deannexations, And Preannexations

10-03-02: Zoning Ordinance Text And Map Amendments (Rezones)

10-03-03: Adoption, Amendment, Or Repeal Of The Comprehensive Plan

10-03-04: Special Use Permits

10-03-05: Variances

10-03-06: Fees

10-03-07: Transportation Policies and Practices

10-03-07-1: Traffic Impact Study Requirements

10-03-07-2: Appeals

DRAFT

10-03-08: Severability

10-03-09: Conflict With Other Laws And Repealer

10-03-10: Violation, Penalties, And Enforcement

10-03-11: Development Agreements

10-03-12: Public Hearing Process

10-03-13: Design Review Process

10-03-13-1: General Provisions

10-03-13-2: Types of Design Review

10-03-13-3: Application Submittal And Processing

10-03-13-4: Design Review Expirations

10-03-13-5: Prohibitions

10-03-13-6: Nuisances

10-03-14: Development Impact Fees

10-03-15: Business Licensing

10-03-16: Alternative Methods Of Compliance

10-03-17: Performance Bonding

10-03-18: Density Bonus Program

10-03-19: Adequate Public Facilities – Public School Districts

Section 2. That Chapter 10, Article 3, Section 10-03-04, of Caldwell City Code, pertaining to Special Use Permits is hereby AMENDED as follows:

...

(7) Required Findings for Approval of a Special Use Permit:

A. In the course of approving of any such request, the commission or city council, as applicable, must find and conclude that:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional, design, and development regulations in the district in which the use is located or can be conditioned to achieve compliance.

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2. That the proposed special use ~~will be harmonious with the Caldwell Comprehensive Plan and in accord with the requirements of this chapter~~ is consistent with the goals, policies, and future land use designations of the Comprehensive Plan.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of noise, smoke, fumes, glare or odors, or other nuisances that are not typical for the district.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance on the site in which the special use will take place.

9. That the proposed use shall be in accordance with Section 10-03-19 of Caldwell City Code, pertaining to adequate public facilities for public school districts (if applicable).

Section 3. That Chapter 10, Article 3, of the Caldwell City Code, is hereby AMENDED by the addition of a new Section as follows:

10-03-19: Adequate Public Facilities – Public School Districts

(1) Purpose: The purpose of this section is to ensure that residential development occurs in a manner that maintains adequate public school facilities and protects the public health, safety, and welfare of the community. The city finds that overcrowded schools adversely affect the quality of education, student safety, transportation systems, and the ability of the community to provide adequate public services.

It is therefore the intent of this section to ensure that proposed residential subdivisions and/or developments or subdivisions and/or development containing residential units does not create or contribute to overcrowding in public schools and that development occurs in a manner that takes into account the capacity of affected public school districts.

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(1) Applicability: This ordinance applies to residential subdivisions, planned unit developments, multi-family residential developments, mixed use development that contains residential units, and any other development that will generate new student enrollment in public schools located within the municipal boundary of the City of Caldwell, in which the school district has provided a verification letter with information sufficient to confirm capacity, and within the timeframe specified in subsection (3) of this section, except for the following:

A. Emergency or transitional housing facilities.

B. Redevelopment projects that do not increase the number of dwelling units (i.e. replacement of an existing dwelling unit or units with a new dwelling unit or units that does not increase unit count).

C. Accessory dwelling units constructed on lots containing an existing primary dwelling.

D. Small developments where the total number of dwelling units is less than five (5). A developer shall not be permitted to avoid the obligations of this subsection by artificially partitioning a large development into smaller developments.

E. Infill development where the total number of lots is fifteen (15) or less, which shall mean any proposed subdivision and or development that is immediately adjacent, on at least three sides, to the municipal boundaries of the City of Caldwell, and which is also entirely within the municipal boundary of the City of Caldwell.

F. Residential developments that restrict residents to fifty-five (55) years of age or older and that prohibit permanent residency by school-aged children. Such restrictions must be in the form of legally binding occupancy restrictions through recorded covenants.

G. Residential developments with valid preliminary plat approval, development agreement, or vested rights prior to the effective date of this ordinance are grandfathered and are not subject to the school capacity ordinance, but students resulting from developments actively under construction, as defined herein, shall be counted in the total serve obligation to determine capacity.

(2) Terms and Definitions Explained: In this section, the following words have the meanings indicated.

A. “Approved Developments Actively Under Construction” means subdivisions that have final plats recorded, or non-platted developments that have submitted for building permits.

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B. “Capacity Threshold” means a level of enrollment at which a public school’s Total Service Obligation equals one hundred ten percent (110%) of its Functional Capacity.

C. “Current Enrollment” means the total number of students officially registered and actively attending a public school, as determined by the applicable school district and reported to the city twice a year, approximately in August and January. Enrollment shall include full-time students and shall exclude students no longer attending or withdrawn as of the reporting date. The most current enrollment data submitted to the city at the time of land use application submission shall be used in the initial calculations for compliance with this section.

D. "Functional Capacity” means the maximum number of students a school facility can reasonably accommodate on a regular instructional basis, taking into account specialized programs. Functional capacity shall include all permanent and portable/temporary classrooms. Functional capacity may differ from design capacity.

The City shall rely on Functional Capacity data provided by the applicable school district; however, the City reserves the right to review, request clarification of, and reasonably verify such data to ensure consistency and accuracy for purposes of administering this Section.

If the City identifies material inconsistencies, unsupported assumptions, or significant deviations from prior methodologies, the City may:

1. Request additional documentation or explanation from the school district;

2. Require the use of the most recent consistently applied methodology; or

3. Utilize the best available data to make a determination, including prior district data, regional trends, or independent analysis.

Any City determination shall be based on substantial evidence in the record and shall be used solely for the purpose of evaluating compliance with school capacity standards. The City’s review of school district data shall not be construed as establishing or modifying school district operations, policies, or capacity determinations, but rather as a necessary step to ensure compliance with applicable land use regulations and capacity standards.

E. “School” means any public elementary, middle or high school that will provide the primary educational and instructional services to the development as assigned by the applicable school district.

F. “Total Service Obligation” (TSO) means the sum of current enrollment, plus the number of students estimated (utilizing the Student-Per-EDU generation table) for approved developments actively under construction, plus the total students estimated

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(utilizing the Student-Per-EDU generation table) for the proposed subdivision and/or development under review.

The Total Service Obligation shall be used to evaluate potential cumulative impacts to school capacity and to determine whether a school may exceed the established Capacity Threshold when such development is completely built out. TSO shall not include any approved subdivisions and/or developments that are not actively under construction, as defined herein.

G. "Student Per-EDU Number" means a planning metric used to estimate the number of students generated by a residential unit. EDU stands for Equivalent Dwelling Unit (or sometimes "Education Dwelling Unit"), and it's used in school impact studies and subdivision planning to calculate how many school-aged children a new housing development is likely to produce.

There shall be a Student-Per-EDU-Number calculated for each category of students (elementary students, middle school students, and high school students) within the City of Caldwell City Limits and Area of Impact.

STUDENT-PER-EDU GENERATION TABLE			
Student generation rates shall be based on the following:	**Student Generation Rates by Unit Type & School Level**		
School Level	Single-Family Detached Units	Single-Family Attached Units	Multi-Family Units
Elementary School (K-5)	0.3	0.21	0.14
Middle School (6-8)	0.08	0,07	0.06
High School (9-12)	0.14	0.09	0.10
Totals:	**0.52**	**0.37**	**0.30**

Total Estimated Students = Number of Units (by type) × Students per EDU

(3) School District Verification:

A. A written and signed verification letter from the school district confirming whether the proposed development will cause or contribute to the Total Service Obligation of any public school serving the development to exceed the Capacity Threshold each school serving the subdivision or development shall be requested as part of the Public Agency Notification, to be provided to the city within the timeframe specified within the notification, but in no case shall be less than three (3) weeks prior to the public hearing, or administrative-level approval (if no public hearing is required).

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Such verification shall be on the district's letterhead and shall include the following:

1. A list of all public elementary, middle, and high schools expected to serve the subdivision or development, along with the following:

a. Current enrollment for each school.

b. Functional capacity for each school.

c. List of developments actively under construction, schools serving those developments, and their estimated student enrollment for each phase of development.

d. Estimated proposed students for each school serving the subdivision or development under review, showing the associated calculation per the Student-Per-EDU Generation Table;

e. The Total Service Obligation for each school. The Total Service Obligation shall be calculated in accordance with this section and as defined herein; and

f. Capacity % for each school based on Total Service Obligation.

g. A signed statement if the proposed subdivision or development will cause the schools serving the subdivision or development to exceed the Capacity Threshold.

(4) Staff Review and Analysis:

A. The city shall include in its staff report and analysis the details of all information provided by the school district verification letter.

(5) Approval Criteria for Development Proposals:

A. The Planning and Zoning Commission, Hearing Examiner and City Council shall consider all relevant facts and determinations presented in the City's staff report and analysis, and the school district verification letter, and may approve a proposed development only if it finds and concludes the proposal meets the following criteria:

1. Compliance with School Capacity Standards: The Total Service Obligation for each school, as provided by the school district verification letter, does not exceed the school's Capacity Threshold, or if the Total Service Obligation exceeds the Capacity Threshold, the development may be conditionally approved as follows:

a. Subdivision Preliminary Plats: The subdivision preliminary plat may be approved and shall be conditioned that the final plat recordation cannot occur for a minimum of three (3) years from the date of approval of the preliminary plat, or when the schools serving the subdivision no longer exceed the Capacity Threshold, whichever occurs first.

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2. All Other Developments: The development may be approved and shall be conditioned that building permits shall not be issued for a minimum of three (3) years from the date of approval of the development, or when the when the schools serving the subdivision no longer exceed the Capacity Threshold, whichever occurs first.

(6) Violation and Enforcement: Any person, developer, or entity that fails to comply with any provision of this Section shall be deemed in violation of this ordinance. The city may take one or more of the following enforcement actions against any violator:

A. Stop-work or use restrictions
B. Denial of further permits or approvals
C. Revocation of all approvals and land use entitlements
D. Civil penalties

Section 4: That Chapter 10, Article 13, of the Caldwell City Code, pertaining to planned unit developments is hereby AMENDED as follows:

10-13-01: INTENT AND PURPOSE:

(1) Intent: A planned unit development involves a parcel of land which is planned and developed as a unit under single ownership or control, containing one or more uses, buildings, and common open space or recreational facilities. The planned unit development process is not intended to skirt development rules, nor does it result in a detrimental impact on the surrounding community through its implementation. The administrative procedures for a planned unit development shall be the same as applied to special use permits.

(2) Purpose: ~~It shall be the purpose of this section to encourage the efficient use of resources, promote greater efficiency in public and utility services, preservation of open space, efficient use of alternative transportation and encouraging innovation in the planning and building of all types of development. Such developments may be permitted without customary division into individual lots, or without specific conformance with the zoning district regulations as applicable to individual lots or traditional subdivisions subject to the regulations as provided in this chapter~~. A Planned Unit Development (PUD) is a zoning and development approach that allows for flexible design in exchange for better site planning, amenities and greater public benefits beyond what standard zoning ordinances require.

(3) Applicability: A planned unit development can be developed in any district. It shall be unlawful and a violation of the Caldwell Municipal Codes for any person to use, construct, locate, initiate, alter, or maintain any structure, land or real property, or to cause any structure, land, or real property to be used, constructed, located, initiated or maintained, in any manner which violates, omits, or fails to conform to any procedure, standard, and/or requirement set forth in this article.

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(4) ~~C.~~ Latitude: Following the spirit and purpose of this section, much greater latitude is permitted than in conventional and traditional regulations for development.

(5) ~~D.~~ Discretionary Powers: In consideration of the latitude given, the planning and zoning commission and city council shall have discretionary powers in judging and approving or disapproving the imaginative or unique concepts, innovations, and designs which shall be incorporated into the plans presented, provided that the planned unit development shall conform to the general purposes and objectives of the comprehensive plan.

(4) ~~A.~~ Required Objectives: The planned unit development ~~process is intended to provide flexibility, latitude and relief from the provisions of the zoning ordinance only if the proposed development~~ shall be ~~is~~ consistent with two (2) or more of the following instances:

1. The development offers a maximum choice of living environments by allowing a variety of housing and building types.

2. The development promotes mixed-use projects which are functionally integrated within the development and provides services for the primary use.

3. The development provides a layout which preserves and properly utilizes natural topography and geologic features, trees, scenic vistas or other vegetation.

4. Where a land parcel is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes.

5. The development is an infill development, on less than five (5) acres, that contributes a compatible design to the existing neighborhood.

10-13-02: DEVELOPMENT STANDARDS:

(1) ~~The planning and zoning commission and the city council shall consider approval of~~ All planned unit developments shall be in accordance with the following standards:

A. Changes: Changes in the development standards and bulk regulations of the underlying zone may be approved as per subsection 10-13-05 of this section.

B. Uses: Uses shall be limited to those uses which are permitted or specially permitted within the base zoning district. No more than 70% of the development shall be devoted to a single type of land use.

~~C. Latitude: Following the spirit and purpose of this section, much greater latitude is permitted than in conventional and traditional regulations for development.~~

~~D. Discretionary Powers: In consideration of the latitude given, the planning and zoning commission and city council shall have discretionary powers in judging and approving or disapproving the imaginative or unique concepts, innovations, and designs~~

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~~which shall be incorporated into the plans presented, provided that the planned unit development shall conform to the general purposes and objectives of the comprehensive plan.~~

D. ~~E.~~ Residential Density: The number of dwelling units allowed in a planned unit development shall be calculated by multiplying the gross area and the dwelling units permitted in the underlying land use classification shown on the comprehensive plan map. A planned unit development shall be consistent with the density guidelines provided in the comprehensive plan and this chapter.

E. ~~F.~~ Residential Uses: Where a development is proposed to be exclusively residential, a variety of three (3) or more housing types or residential uses shall be included in a planned unit development regardless of the zoning classification of the district, provided that the overall density for the base zoning district is maintained. For the purposes of this section, single-family residential lots with an area difference of 200% or more shall qualify as separate housing types. No housing type shall provide fewer than 10% of the proposed dwelling units.

F. ~~G.~~ Commercial Uses: When planned unit developments include commercial uses, commercial buildings and establishments, the development shall be planned as groups having common parking areas and common ingress and egress points in order to reduce the number of potential accident locations at intersections. A planned unit development shall follow section 10-02-09-6 (buffers between land uses) of this chapter. The plan of the project shall provide for the integrated and harmonious design of buildings, and for adequate and properly arranged facilities as reasonably necessary for internal traffic circulation.

G. ~~H.~~ Future Development: All areas designed for future development or expansion or not intended for immediate improvement shall be landscaped or otherwise maintained in a neat and orderly manner.

H. ~~I.~~ Required Setbacks: Townhomes within a planned unit development are permitted to have a 0' side yard setback.

I. ~~J.~~ Clustering: Every clustered area developed under the planned unit development approach should be designed to abut upon common open space or recreational amenities. Clustering is desired in mixed unit developments.

J. ~~K.~~ Parking: Off-street parking shall be provided in accordance with the parking requirements as specified by 10-02-05 of this chapter.

K. ~~L.~~ Access: All lots developed as single-family residential lots shall front or shall have frontage along a public roadway or common driveway. All other lots developed for residential purposes shall front a public roadway or shall utilize common driveways as regulated by Section 11-03-02 or shall comply with Section 10-14-02.

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L. ~~M.~~ Ownership: A planned unit development shall be under single ownership/control during the planning and developmental stage to ensure that the development can be accomplished in a unified manner.

NOTE: A PUD developer may only sell a portion of an approved PUD if the purchaser submits a notarized letter to the ~~planning and zoning~~ community development director stating that he/she reviewed the order of decision, development agreement, phasing plan, and all other applicable materials and agrees to comply with all conditions of approval. Failure to obtain approval from the community development director will result in violation of your land use entitlement conditions of approval.

M. ~~N.~~ Planned Unit Development Size: Unless the site qualifies as an infill development, the overall site shall consist of a minimum gross area of ten (10) acres.

N. ~~O.~~ Phasing Plan: The applicant shall submit a phasing plan for all features and amenities in a planned unit development. The phasing plan shall be approved by the city council and may be amended by the planning and zoning director and city engineer. A staff level denial of a requested amendment may be appealed to the city council.

O. ~~P.~~ Classification Of Uses: More than one classification of uses and more than one use within these classifications shall be permitted on a lot or parcel within the same building or different buildings if the proposed individual uses are permitted uses. Any special uses will be heard as part of the planned unit development hearing process.

P. ~~Q.~~ Expiration:

1. The completion of the first phase of a planned unit development shall take place within three (3) years of the signature date on the order of decision approving the planned unit development or said approval shall become null and void.

2. For each phase after the first phase there shall be an allowed one-year time frame per phase for completion. Should any phase not be completed within its one-year time frame, approval on the uncompleted portion of the planned unit development shall become null and void.

3. Exceptions to the time frames may be granted at the time of original approval of the planned unit development, provided said exceptions are requested in the initial application. (Ord. 3671, 4-21-2025)

10-13-03: EXPIRATIONS, EXTENSIONS AND RENEWALS:

(1) Expiration:

A. The completion of the first phase of a planned unit development shall take place within three (3) years of the signature date on the order of decision approving the planned unit development or said approval shall become null and void.

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B. For each phase after the first phase there shall be an allowed one year time frame per phase for completion. Should any phase not be completed within its one year time frame, approval on the uncompleted portion of the planned unit development shall become null and void.

C. Exceptions to the time frames may be granted at the time of original approval of the planned unit development, provided said exceptions are requested in the initial application.

(2) Renewals:

A. One planned unit development renewal of up to eighteen (18) months may be authorized by the director for all expired planned unit development approvals. No planned unit development renewal shall be granted if there are any outstanding City Code violations on the subject property. The director shall consider approval of said renewal in accordance with the criteria listed in this section and in conformance with the comprehensive plan.

B. No renewal shall be granted for any development that has been expired for a period of time exceeding twelve months (if no development has occurred), or for a period of time exceeding twenty-four (24) months (if development has occurred), regardless of when the original date of approval occurred for the planned unit development.

C. Time Extensions: Upon written request and filing by the applicant, prior to the termination of the period in accordance with subsection Q of this section, the director may authorize a single extension of time not to exceed one (1) two-year period. No further extensions shall be granted. (Ord. 3671, 4-21-2025)

10-13-04: AMENITIES:

~~(1) Any latitude, flexibility or relief provided through this land use application shall be compensated for by the addition of some new amenity, within or outside the development. Such an amenity should provide equal or greater value to the development as a whole. The determination of whether the compensation offered is equal to or greater than the relief provided is left to the planning and zoning commission and city council's discretion.~~

(1) ~~A.~~ Required Amenities: All planned unit developments shall have the following features:

A. ~~1.~~ Five-foot (5') wide asphalt paved pathways connecting the residential areas to all non-residential areas, open space common lots, recreational facilities, major pathways, and school bus pick-up locations.

B. ~~2.~~ Eight-foot (8') wide asphalt paved or concrete paved or porous surfaced (other than gravel) pathways are required in all planned unit developments with a five foot (5') wide landscape buffer on each side of pathways. Pathways meeting the standards listed above are required to provide connectivity to adjacent pathways, to comply with the city's pathway master plan, and to provide for connectivity to adjacent properties. In general,

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pathways shall meander through the center of the PUD, be entirely located within a platted common lot that is dedicated as a public access easement and provide connectivity to adjacent parcels of land.

C. ~~3.~~ Usable open space (as defined in section 10-07-10 of this chapter) of at least fifteen percent (15%) of the gross area.

D. ~~4.~~ Street landscape buffers with undulating berms of a two to one (2:1) to three to one (3:1) ratio.

(2) ~~B.~~ Additional Required Amenities: Four (4) or more of the following amenities shall be provided as part of each planned unit development.

Baseball/softball field.

Basketball court.

Boat dock/river access.

Buildings are constructed to LEEDS standards.

Community center.

Daycare center.

Energy star certified housing.

Fishing pond.

Golf course/driving range.

Gym/health club.

Land provided for a public facility (school, fire station, police station, etc.).

Playground/tot lot.

Rear entry garages.

Residential buildings constructed with fire sprinkler systems.

Skateboard Park.

Swimming pool.

Tennis court.

Other suitable amenities or public benefits deemed worthy by the city council. (Ord. 3671, 4-21-2025)

10-13-05: APPLICATION PROCESS:

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(1) Subdivisions and developments created through the planned unit development process shall provide a narrative and architectural renderings, open space and amenities exhibits, and landscaping exhibits, in addition to other application submittal requirements, that explain what amenities, site planning, or building design will be incorporated inside the development to compensate for deviations to the city's development standards and how its construction will satisfy the community's need for a wide range of housing and commercial businesses.

10-13-06: FLEXIBILITY IN ZONING STANDARDS:

(1) The developer may request to deviate from the height, lot line setback, and lot dimension schedule found in this chapter for the underlying zone, with the approval of the city council, and in exchange for exemplary site planning and architectural design. The exception is that along the periphery of the planned development, the applicable setbacks as established by the district shall not be reduced. Requests for deviations shall be listed in full as a part of the planned unit development application and narrative.

(2) Modifications to other zoning and subdivision standards may be considered in exchange for additional amenities above and beyond what is required in this section and will be considered by the planning and zoning commission and city council on a case-by-case basis, except for the following:

~~A. Modifications shall not be approved for increasing the amount of nonpermitted used above the maximum of 30% as specified in 10-13-02 (1)B1 of this Article.~~

A. ~~B.~~ Modifications shall not be approved to increase the maximum density allowances for the underlying zone, except as specified in 10-13-06 of this Article. (Ord. 3671, 4-21-2025)

10-13-07: INFILL DEVELOPMENT:

(1) For the purpose of this article, development utilizing the infill objective as one of their qualifying objectives shall comply with the following:

A. The applicant shall submit documentation that the site qualifies as an infill site with the planned unit development application. Verification of infill may be in the form of recent aerial photographs. In addition, the applicant shall provide documentation regarding the following services: water, sewer, fire coverage, public schools, and irrigation.

B. The applicant shall demonstrate the proposed building design is compatible with the existing neighborhood and adjoining properties by taking into account building type, height, bulk, and site location.

C. Upon the request of the applicant, the City Council may waive all or part of the amenity requirements listed in subsection (4) of this section for infill development.

D. Upon the request of the applicant, the City Council may approve a density increase for infill development, for up to 150% of the maximum base density allowed

within the underlying zone, if the Council determines it is in the best interest of the community and is compatible with the surrounding neighborhood. The increase, if approved, shall not be in addition to any bonus density increases given in accordance with Section 10-03-18 of this chapter. (Ord. 3671, 4-21-2025)

10-13-08: APPROVAL CRITERIA AND FINDINGS:

Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant a planned development request, the council shall make the following findings:

A. The planned unit development demonstrates exceptional high quality in site design through the provision of cohesive, continuous, visually related and functionally linked patterns of development, street and pathway layout, and building design.

B. The planned unit development preserves the significant natural, scenic and/or historic features, if applicable.

C. The arrangement of uses and/or structures in the development does not cause damage, hazard, or nuisance to persons or property in the vicinity.

D. Community facilities, such as a park, recreational, and dedicated open space areas are functionally related and accessible to all dwelling units via pedestrian and/or bicycle pathways.

E. The amenities provided are appropriate in number and scale to the proposed development.

F. The proposed development plan complies with all development standards of this Article.

G. The proposed Planned Unit Development must be consistent with the city's comprehensive plan vision and goals, and with the future land use map.

H. 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.

I. The proposed planned unit development shall be in accordance with Section 10-03-19 of Caldwell City Code, pertaining to adequate public facilities for public school districts (if applicable).

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Section 5. That Chapter 11, Article 3, Section 11-01-03 and 11-02-03 of the Caldwell City Code, pertaining to subdivision ordinances, is hereby AMENDED as follows:

...

11-01-03: APPLICABILITY:

(1) These regulations shall apply to ~~the subdividing of land and/or planned unit~~ all developments within the corporate limits of the city and property within Caldwell's area of impact, or as mutually defined by both the city and Canyon County under the requirements of Idaho Code section 67-6526, and shall include the following:

A. Subdivision: The subdivision of a tract of land into more than ~~four (4)~~ two (2) lots, parcels, or sites for transfer of ownership or development, whether immediate or future. Any subdivision of said tract shall require the filing and recordation of a final plat in accordance with the provisions of this chapter.

B. Resubdivision: The resubdividing of at least one existing platted lot, regardless of the existing plat date, into more than one platted lot.

C. Development Of Condominium Projects:

1. The provisions of the condominium property act as provided in title 55, chapter 15, Idaho Code, as amended, revised and compiled, and the provisions of chapter 10 of this code, as amended, revised and compiled shall be, and the same hereby are, adopted and incorporated by reference herein.

2. Condominium development and subdivision of land(s) may occur within the same plat. This shall also include dedication of public right of way and all standard improvements as outlined in this chapter.

3. Each condominium unit shall be provided ingress and egress either over common area or by an easement which shall be delineated on the plat and defined in the recorded condominium declarations with a note on the plat stating that the condominium declarations provide ingress and egress easements for the units.

4. If the condominium building permits have been approved, the short plat process may be followed provided the project meets all qualifications for the short plat process, except that the number of buildable lots may exceed four (4). If the project does not qualify for the short plat process, the regular platting process shall be followed.

5. For condominium plats where multiple buildings are being condominiumized on a single parcel, all subdivision requirements shall be met.

...

E. Exceptions To Platting:

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1. Property Boundary or Lot Line Adjustments: An adjustment of property boundaries or lot lines which does not reduce the area, width, depth or building setback lines below the minimum required in chapter 10 of this code and which does not create more parcels or lots than existed prior to the property boundary or lot line adjustment. A property boundary adjustment does not vacate platted lot lines or easements of a recorded subdivision, nor does it vacate any right of way or move any easements or rights of way. A lot line adjustment does not vacate platted lot lines or easements of a recorded subdivision, nor does it vacate any right of way or move any easements or rights of way. The following procedures shall be followed for a property boundary or lot line adjustment:

(A) The applicable application shall be obtained from the planning and zoning department and submitted for processing along with all required attachments as stated on said application and the applicable fee as adopted by council through resolution.

(B) Upon tentative approval of the application by ~~the~~ planning and zoning ~~department~~, the following tasks shall be completed within four (4) months of said tentative approval or said approval shall become null and void:

i. Cause the property to be boundary surveyed.

ii. Submit a copy of the boundary survey map and all resulting legal descriptions to the planning and zoning department for review by said department, in consultation with the engineering department, to ensure compliance with the tentative approval, prior to recordation.

iii. Upon receiving final approval from the planning and zoning department, have the record of survey recorded and execute and record the necessary deeds to accomplish the property boundary or lot line adjustments as approved by ~~the~~ planning and zoning ~~department~~;

iv. Provide copies of the recorded record of survey and recorded deeds to ~~the~~ planning and zoning ~~department~~.

(C) Upon receipt of copies of the recorded record of survey and recorded deeds, a zoning compliance letter shall be issued. A copy of said letter shall be submitted with any subsequent building permit applications for the properties.

(D) A property boundary or lot line adjustment shall not/cannot change or move any public streets or dedicated areas in any manner.

(E) A property boundary or lot line adjustment shall not/cannot increase the original number of properties and may decrease the original number of properties.

(F) A property boundary or lot line adjustment shall not reduce the property size below the minimum dimensional standards prescribed by chapter 10 of this code; or if one or more of the properties is nonconforming as to the minimum dimensional standards prescribed by said chapter 10 of this code, the property boundary or lot line adjustment shall not increase the nonconformity.

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(G) No applications for property boundary or lot line adjustments shall be accepted for processing if there are any city code violations on the subject property.

2. Unwilling Sale of Land: The unwilling sale of land as a result of legal condemnation as defined and allowed in Idaho Code and the United States constitution and when the dedication of right of way for public purposes is initiated or requested either formally or informally by a public body.

3. Acquisition of Right Of Way By Public Agency: The acquisition of street rights of way by a public agency.

4. Acquisition of Land For Public Facilities: The acquisition of land for purposes of constructing essential public facilities. (Ord. 2768, 4-20-2009)

5. Simple Lot Splits:

~~Any person requesting to divide any original lot, parcel, or site that is divided into four (4) or fewer lots, parcels, or sites for transfer of ownership or development, whether immediate or future, through the application for a simple lot split.~~ A division of an original lot, parcel or site into two (2) lots. An original lot, parcel, or site is defined as one that was in existence in its current configuration as of March 18, 2013, and one that is not a platted lot in a subdivision that was platted anytime after December 31, 2000. Additionally, all resulting lots or parcels shall meet all applicable zoning, lot size, lot density, and setback requirements.

(A) City Authority: The City may require a full subdivision plat if evidence demonstrates that:

1. The proposed split is part of a series of recent splits, sequential splits, concurrent splits or future splits of land that will become part of the same development.

2. The split is intended to avoid required planning or engineering public improvements, infrastructure, or mitigation obligations.

(B) Prohibition on Circumvention:

Any attempt to divide a parcel through a series of sequential splits, separate ownership transfers, or affiliated entities to bypass the platting requirements shall be considered a violation of this ordinance.

(C) Procedures: The following procedures shall be followed for a simple lot split:

1. ~~(A)~~ The applicable application shall be obtained from ~~the~~ planning and zoning ~~department~~ and submitted for processing along with all required attachments as stated on said application and the applicable fee as adopted by council through resolution.

2. ~~(B)~~ Tentative approval needs to be issued by ~~the~~ planning and zoning ~~department~~ and the public works department before the application process can go any further. All portions of chapter 10 of this code will be considered for tentative approval, including lot

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sizes and dimensions, lot density, land use, and setback requirements. Additionally, all right of way required as shown on the currently adopted roadway classification map shall be identified for dedication.

3. (~~C~~) Upon tentative approval of the application by ~~the~~ planning and zoning ~~department~~, the following tasks shall be completed within four (4) months of said tentative approval or said approval shall become null and void:

i. Cause the property to be boundary surveyed.

ii. Submit a copy of the boundary survey map and all resulting legal descriptions to ~~the~~ planning and zoning ~~department~~ for review ~~by said department~~, in consultation with the engineering department, to ensure compliance with the tentative approval, prior to recordation of either the survey map or the new deeds.

iii. Upon receiving final approval from ~~the~~ planning and zoning ~~department~~, have the record of survey recorded and execute and record the necessary deeds to accomplish the simple lot split and any associated right of way dedications as approved by the planning and zoning and public works departments. The requirement for the dedication of right of way may be waived, in writing, by the Director of Public Works or City Engineer in the event the requirement is disproportionate to the impact of the proposed lot split. A written decision of the Director of Public Works or City Engineer denying such a waiver may be appealed to the City Council by submission of a letter by the applicant to the City Clerk within fourteen (14) days of the receipt of said written decision.

iv. Provide copies of the recorded record of survey and recorded deeds to ~~the~~ planning and zoning ~~department~~. Upon receipt of said documents, ~~the~~ planning and zoning ~~department~~ will issue a zoning compliance letter for each resulting lot or parcel. Zoning compliance letters should always accompany building permit applications as proof that the lot or parcel is buildable.

6. Administrative Lot Split:

(A) Where a parcel is being divided by a right of way dedication, such dedication shall be achieved through an administrative lot split. For the purposes of this dedication, the requirement for the parcel to be in its original configuration as specified in subsection E5 is not applicable, and the administrative lot split will not count towards and negate the ability to do a simple lot split on the subject parcels in the future. All resulting lots or parcels shall meet all applicable zoning, lot size, lot density, and setback requirements.

(B) Lots or parcels divided by public right of way, in existence prior to the date of the adoption of this subsection, are not required to perform an administrative lot split. An existing lot or parcel divided by a right of way may request to split the divided lots or parcels in order to create legal parcels for the purpose of development and or the sale of one or more of the lots or parcels. For the purposes of this subsection, an approved administrative lot split will not count towards and negate the ability to do a simple lot split on the subject parcels in the future. All resulting lots or parcels shall meet all applicable

zoning, lot size, lot density, and setback requirements. (Ord. 2768, 4-20-2009; amd. Ord. 2811, 11-2-2009; Ord. 2924, 4-15-2013; Ord. 3576, 3-19-2024 ; Ord. 3673, 4-21-2025)

...

11-02-03: REVIEW AND HEARINGS:

(1) Preliminary Plat Review And Hearings:

A. City Department Review: ~~The planning and zoning department~~ Planning and Zoning shall transmit one copy of the application and preliminary plat to all applicable city departments for review and comments.

B. Public Agency Review: ~~The planning and zoning department~~ Planning and Zoning shall notify all political subdivisions providing services within the planning jurisdiction, including school districts, in accordance with Chapter 65, Title 67, Idaho Code and Section 10-03-12 of this code.

C. Agencies To Receive Preliminary Plat: Some of the agencies which receive copies of the preliminary plat may be as follows:

1. School districts ;

2. Transportation agencies and highway districts;

3. Utility, irrigation, and drainage companies or districts:

4. County, municipal, state, and federal agencies;

5. Other agencies as determined by the planning and zoning department.

D. Staff Report: A staff report shall be prepared by ~~the~~ planning and zoning ~~department~~ and submitted to the applicant prior to the meeting at which the preliminary plat is to be considered. The staff report shall, at a minimum, list or summarize all agency and city department responses as well as provide a comprehensive plan analysis, an analysis of compliance with city code and staff recommended conditions.

E. Preliminary Plat Hearings:

1. Once all departments have completed their review of the preliminary plat, and after meeting all the requirements for public noticing in accordance with this chapter, ~~the~~ planning and zoning ~~department~~ shall place the request for preliminary plat approval on the first available agenda for the commission to be heard through the public hearing process as outlined in section 10-03-12 of this code.

2. Commission Action: The commission shall recommend to the council approval, conditional approval or denial of the preliminary plat.

3. Following a Action of the c Commission: The planning and zoning ~~department~~ division shall place the request for preliminary plat approval on the council's agenda to be

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heard through the public hearing process as outlined in section 10-03-12 of this code., once the ~~department~~ division has determined all conditions that were required to be met prior to being heard by city council, have in fact been satisfied.

4. City Council Action: The city council, prior to approving a preliminary plat request, shall find and conclude the requests have met the criteria identified below, and shall make the express findings of such.

(A) The plat is in compliance with all applicable zoning and subdivision regulations and adopted policies. ~~"city code" as herein defined~~;

(B) The plat is consistent with the goals, policies and vision of the city comprehensive plan and the comprehensive plan future land use map;

(C) ~~Public services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision;~~ Adequate public utilities and services, including water, wastewater, stormwater, and other necessary infrastructure, are available or can be reasonably extended to serve the proposed subdivision. 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.

(D) ~~The plat is consistent with the city transportation master plan~~ The proposed subdivision shall be consistent with the City's adopted Transportation Master Plan, including street alignments, right-of-way widths, functional classifications, and planned improvements. The plat shall provide for the orderly extension, dedication, and improvement of streets, pedestrian and bicycle facilities, and other transportation infrastructure necessary to serve the development without adversely impacting the surrounding transportation system; and

(E) ~~The subdivision preserves natural, scenic, or historic features on the site that is being developed, if applicable.~~ The proposed subdivision shall identify and preserve significant natural, scenic, or historic features on the site, including but not limited to mature trees, waterways, ridgelines, wetlands, and historic structures, where feasible. Where preservation is not possible, the applicant shall incorporate design modifications or mitigation measures to minimize impacts to these features.

(F) The proposed subdivision shall be in accordance with Section 10-03-19 of Caldwell City Code, pertaining to adequate public facilities for public school districts (if applicable).

Section 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law.

Section 7: This ordinance is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be ready to carry out the purposes of the ordinance before the declaration of partial invalidity.

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Section 8. All ordinances, resolutions, orders and parts thereof in conflict herewith are repealed.

PASSED BY THE COUNCIL of the City of Caldwell this _____ day of May 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this _____ day of May 2026.

_____
Eric Phillips, Mayor

ATTEST:

_____
Kristina Buchan, City Clerk

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S-2 EXHIBIT:

Draft Ordinance Summary

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF

ORDINANCE NO. 3749

AN ORDINANCE ENACTED BY THE CALDWELL CITY COUNCIL, AMENDING CHAPTER 10, ARTICLE 3, OF THE CALDWELL CITY CODE, PERTAINING TO THE TABLE OF CONTENTS BY ADDING A NEW SECTION 10-03-19; AMENDING CHAPTER 10, ARTICLE 3, SECTION 10-03-04, CALDWELL CITY CODE, PERTAINING TO APPROVAL CRITERIA FOR SPECIAL USE PERMITS; AMENDING CHAPTER 10, ARTICLE 3, CALDWELL CITY CODE, BY ADDING A NEW SECTION 10-03-19 PERTAINING TO ADEQUATE PUBLIC FACILITIES – PUBLIC SCHOOL DISTRICT; AMEND CHAPTER 10, ARTICLE 13, CALDWELL CITY CODE, PERTAINING TO PLANNED UNIT DEVELOPMENTS; AMENDING CHAPTER 11, ARTICLE 1, SECTION 11-01-3, CALDWELL CITY CODE PERTAINING TO SUBDIVISION ORDINANCE APPLICABILITY, EXCEPTIONS TO PLATTING, SIMPLE LOT SPLITS, AND APPROVAL CRITERIA FOR PRELIMINARY PLAT HEARINGS, PROVIDING AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF, IN CONFLICT HEREWITH.

Section 1. Amend Chapter 10, Article 3, of the Caldwell City Code, pertaining to the table of contents, by adding a new Section 10-03-19: Adequate Public Facilities – Public School Districts.

Section 2. Amend Chapter 10, Article 3, Section 10-03-04, of the Caldwell City Code, pertaining to the required findings and approval criteria for special use permits.

Section 3. Amend Chapter 10, Article 3, of the Caldwell City Code, by adding a new section, Section 10-03-19, pertaining to adequate public facilities for public school districts.

Section 4. Amend Chapter 10, Article 13, of the Caldwell City Code, pertaining to pertaining to the purpose, applicability, required objectives, development standards, amenities, and approval criteria and standards for planned unit developments.

Section 5. Amend Chapter 11, Article 3, Section 11-01-03 and 11-02-03 of the Caldwell City Code, pertaining to condominium plats, simple lot splits, and approval criteria for preliminary plat hearings.

Section 6 through 8. Provides that this ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law; provides for severability, repeals conflicting ordinances, resolutions and orders.

Ordinance No. 3749 was passed by the Council and approved by the Mayor on the 4th day of May 2026. The full text of the Ordinance is available at Caldwell City Hall, 205 S 6th Avenue, Caldwell, Idaho 83605. The Mayor and City Council approved this summary on the 4th day of May 2026, for publication on the 12th of May 2026.

STATEMENT OF LEGAL ADVISOR
I have reviewed the foregoing summary and Believe that it provides a true and complete Summary of Ordinance No. 3749 and provides adequate notice to the public as to the contents of such ordinance.

DATED this 4th day of May 2026.

_____
Oscar Klaas, Attorney for the City of Caldwell

S-3 EXHIBIT:

Staff Memorandum to Mayor and City Council

MEMORANDUM

To: Mayor and City Council

From: Robin Collins, Community Development Director

Date: March 20, 2026

Subject: Key Considerations for Adopting a School Capacity Ordinance

The purpose of this memorandum is to provide an overview of the potential advantages and disadvantages of adopting a School Capacity Ordinance. This ordinance would tie residential development approvals to the availability of school capacity, ensuring that new housing growth is aligned with the ability of school districts to serve additional students.

The memorandum is intended to inform council discussion, provide clarity on potential impacts, and highlight considerations for legally defensible and effective ordinance implementation.

Background

Rapid residential growth can place significant strain on public school facilities. To address this challenge, high-growth communities across the United States have adopted school capacity ordinances to ensure that development does not exceed the ability of school districts to serve new students.

These ordinances typically phase or delay construction of new residential development if the affected schools exceed a defined capacity threshold (commonly 110%) unless mitigation measures are provided. In many states, these school capacity ordinances are complimented by tools such as school development impact fees or inclusionary zoning, which can require developers to contribute land or funding toward school construction.

Unlike many other states, Idaho does not provide municipalities with key tools to directly require mitigation for school capacity, such as:

- School impact fees – mandatory fees assessed on new development to fund school construction.
- Inclusionary zoning – ordinances that require developers to dedicate land or funds for schools or affordable housing.

As a result, any school capacity ordinance in Idaho cannot compel developers to contribute to addressing overcrowding. The city can only offer incentives to encourage voluntary mitigation.

This limitation makes Idaho ordinances more complex to implement and increases the importance of partnerships with school districts, accurate data, and carefully drafted, ordinance language, to ensure it is legally defensible and advantages does not constitute a "taking" of property rights. Such ordinances carry a range of potential advantages and disadvantages, which must be clearly understood to guide policy decisions.

The following discussion outlines key considerations to inform council deliberations and ensure a comprehensive understanding of potential impacts.

Potential Advantages

Some of the identified advantages may not be realized if additional steps are not taken. Those additional steps have been identified in the statements below.

1. A school capacity ordinance has the potential to shift a portion of the costs of accommodating new students to developers through mitigation measures, such as school impact fees, land dedication, or direct contributions to school construction.

   However, under Idaho law, such measures must be strictly voluntary and cannot be required as a condition of approval but could creatively incentivized in ordinances. Additionally, past actions have shown that voluntary contributions from developers have not always been used to address overcrowding. For example, funds donated by developers were often applied to deferred maintenance or other needs unrelated to alleviating school capacity constraints.

   As a result, while mitigation tools exist in concept, their practical effectiveness in directly addressing school overcrowding is limited under current legal and operational conditions.

2. A school capacity ordinance can support long-term economic stability by ensuring that growth is aligned with the community's ability to provide adequate public services, particularly education. While such ordinances may influence the pace of development, they are intended to promote predictable, sustainable growth rather than unmanaged expansion. By preventing school overcrowding, the ordinance helps maintain the quality of local education systems, which is a key factor for both workforce development and business attraction. Employers, especially those making long-term investments often prioritize communities with strong schools, stable infrastructure, and a high quality of life for employees and their families. Additionally, aligning development with available school capacity can reduce the risk of overburdened public services, which can otherwise lead to increased costs

for taxpayers, reactive infrastructure spending, and declining service levels. A managed growth approach allows for better coordination between land use decisions and capital planning, including school facility expansion.

The caveat is that these outcomes may only be realized if all jurisdictions feeding into the school districts adopted the same school capacity ordinances, and if the school district had funding to expand or construct new facilities.

3. Formal coordination between the City and the school district improves long-term planning, enrollment forecasting, and capital investment strategies.

4. The school capacity ordinance provides a reliable data-driven framework for residential development approvals. Development projects are evaluated against objective, quantifiable capacity thresholds, minimizing arbitrary decision-making. This ensures that approvals are consistent across applications and provides a clear, defensible standard in alignment with local ordinances and state statutes. Reliable data means information that is objective, verifiable, consistently updated, and defensible if challenged legally. This means that schools will need to calculate capacity consistently, and that the actual calculations will be necessary to factually prove the enrollment and capacity levels.

5. Developments may still proceed in phases tied to school capacity availability, or within a delayed period, reducing the likelihood of sudden infrastructure strain.

6. A school capacity ordinance may influence the location of new residential development by encouraging growth in areas with available school capacity. For example, development could potentially shift toward parcels within the Caldwell School District rather than the Vallivue School District. However, the practical impact of such a shift may be minimal as a sizable portion of the Caldwell School District consists of the urban renewal area and the airport overlay zone, both of which prohibit residential development. As a result, there is minimal residential land available within the district to accommodate substantial growth, reducing the likelihood of significant displacement of development.

Potential Disadvantages

Some of the identified disadvantages may not be realized until there are additional changes that are made. Those changes have been identified in the statements below.

1. A school capacity ordinance may result in delays or conditional approvals for new residential developments. Such delays could reduce housing supply and availability, which, in turn, may contribute to rising housing costs due to basic supply-and-demand dynamics.

   While over 9,000 homes have been approved through land use entitlements, there is no guarantee that all approved homes will be built, or when construction will occur. Some previously approved plats have expired, requiring developers to undergo the public hearing and approval process again.

   Even after subdivision approval, it typically takes 12–18 months or longer before the first building permits are submitted. Full build-out of all 9,000 homes is estimated to take 10–15 years, meaning that impacts on housing supply and affordability may continue to be influenced by both development timelines and ordinance implementation.

2. Developments that are delayed, denied, or constrained under the city's school capacity ordinance may choose to locate outside the city limits, under county jurisdiction. In such cases, the city would have no land use authority over these properties.

   Despite being outside city control, these developments could still utilize city roads, utilities, and other public services, potentially resulting in additional demand on infrastructure without corresponding oversight or revenue for the city.

   In addition, the City of Caldwell's jurisdiction represents just a portion of the overall area served by the Vallivue School District. A notable share of the district's students come from the county and other surrounding jurisdictions.

   As a result, the city's ability to influence total enrollment and school capacity within Vallivue is limited, and any ordinance will primarily affect development within

Caldwell's boundaries, while growth outside the city may continue to impact the district.

3. The school district currently receives property tax revenue from every residential unit constructed within its boundaries. By potentially reducing or delaying the pace of new residential development, a school capacity ordinance could limit the growth of property tax revenue available to the district.

   While the ordinance helps manage enrollment and prevent overcrowding, it may also slow the natural increase in funding that accompanies new development.

4. While the school capacity ordinance is primarily designed to slow or manage residential growth to align with available school capacity, it could, in some areas where thresholds are reached, effectively halt development until additional capacity becomes available.

   This outcome may create a perception among nonresidential stakeholders that Caldwell is "closed for business," even though the ordinance's intent is to ensure sustainable and predictable development while maintaining the quality of public education.

   Effective communication of the ordinance's purpose, along with strategies to support economic development and school capacity planning will be critical to help mitigate these perceptions and reinforce the city's commitment to balanced growth.

5. A school capacity ordinance may have the potential to indirectly affect new commercial and industrial growth. Larger employers and industrial users often evaluate community characteristics such as total population, population growth trends, housing availability and diversity, and both daytime and nighttime population levels when making location decisions. To the extent that a school capacity ordinance constrains or slows residential development, it could influence these key indicators and, in turn, affect the attractiveness of the community to large-scale employers. This impact is expected to be more pronounced for large employers and industrial operations that rely on a substantial and growing workforce base. Smaller businesses and industry sectors, which are typically less dependent on regional population metrics, could experience a more limited effect.

6. A school capacity ordinance may influence employment levels and wage growth within the community. To the extent that such an ordinance constrains or slows residential and commercial development, it could reduce the pace of business expansion. If existing companies choose to redirect investment to other jurisdictions with fewer constraints, this could result in fewer job opportunities and reduced upward pressure on wages over time. Larger employers often seek communities with strong growth trajectories, available workforce, and supportive development conditions. Additionally, reduced economic activity may limit reinvestment in key areas such as downtown and commercial corridors. Economic growth typically generates multiplier effects, where new jobs and wages circulate through the local economy, supporting additional businesses and services. A slowdown in this cycle could lessen those broader economic benefits.

7. If the school capacity ordinance slows or halts residential development, the city could experience a reduction in revenues and property taxes associated with new construction. These impacts extend beyond the General Fund and can affect critical infrastructure funding, including streets, water, and wastewater systems.

   Developers typically contribute fees or funding to support the expansion and maintenance of these systems. Slower development could therefore limit resources available for infrastructure improvements and system expansions, highlighting the need to consider fiscal impacts alongside growth management objectives.

8. A school capacity ordinance does not address all factors contributing to school enrollment growth. Increases in student population can occur independently of new residential development, including through demographic changes such as families with school-aged children moving into existing housing or changes in household composition over time. Additionally, state policies that allow for open enrollment enable students to attend schools outside of their designated attendance areas. This may result in enrollment patterns that are not directly tied to local development activity and may contribute to capacity challenges at specific schools.

   As a result, while a school capacity ordinance can help manage growth-related impacts from new development, it does not fully control or mitigate all sources of enrollment increases.

9. While a school capacity ordinance can help manage enrollment demand by regulating the timing and scale of new development, it does not provide funding for

or directly result in the construction of new school facilities. To address capacity challenges effectively, additional strategies such as school district capital planning, developer impact fees (which are not allowed in Idaho), state funding programs, or other financing mechanisms would still be required.

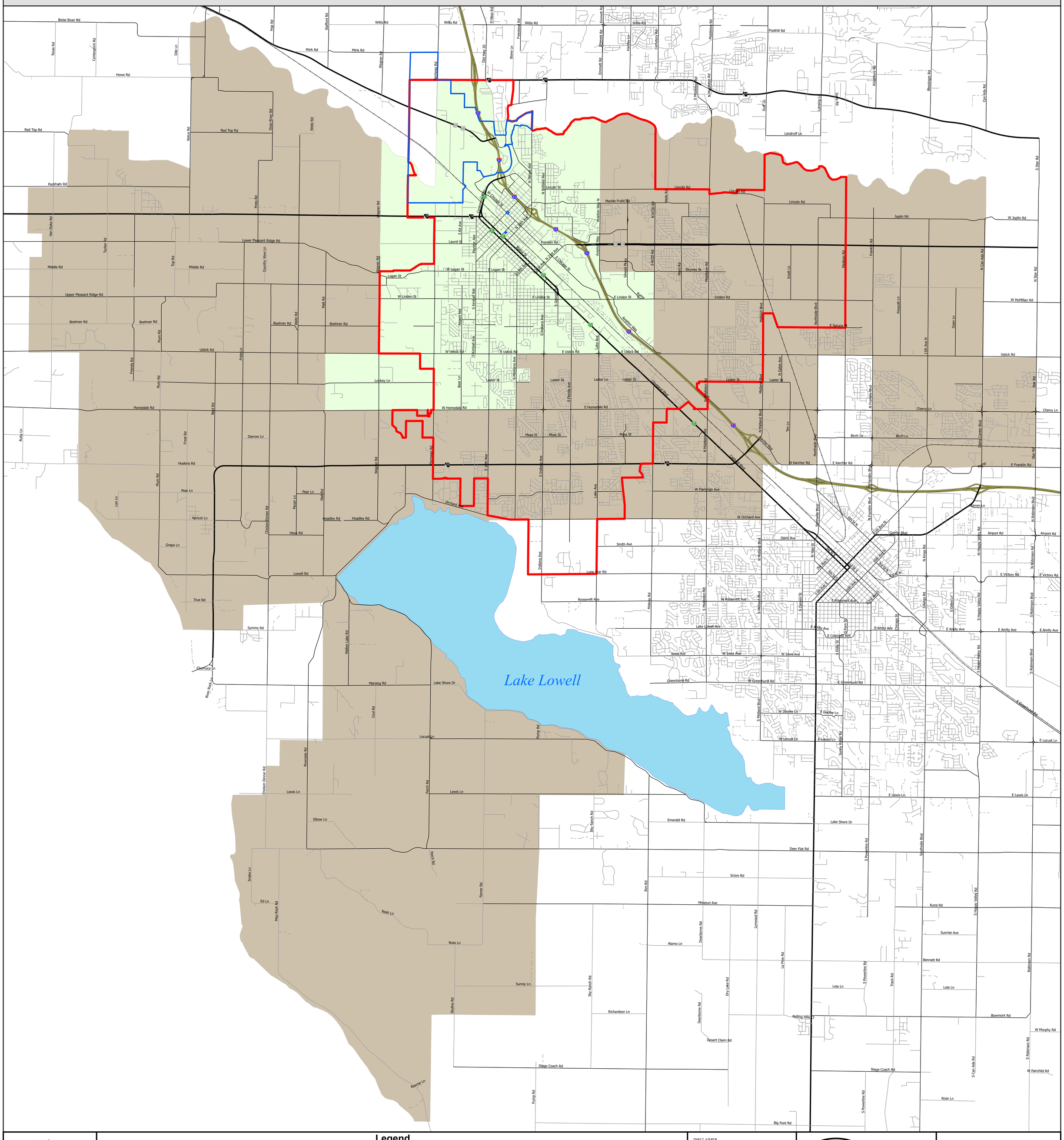
10. For the school capacity ordinance to function effectively, the city, the Caldwell School District and Vallivue School District must support the process. It will be necessary for the school districts to provide the necessary data, which includes accurate enrollment figures, functional capacity assessments, and other relevant information needed to issue a verification of capacity letter for proposed residential developments.

    Without this mutual cooperation and reliable data, the ordinance cannot be implemented in a consistent, legally defensible manner, as approval decisions will rely on verified capacity thresholds to manage growth responsibly.

S-4 EXHIBIT:

Map of School District Boundaries

Caldwell & Vallivue School Districts



City of Caldwell

Legend

- Urban Renewal
- Caldwell SD 132
- Vallivue SD 139
- Caldwell Impact Area
- Lake

Canyon Roads
Road Type

- Interstate
- Highway
- Major Road
- Local Road
- Private
- Rail

DISCLAIMER

The information represented on this map results from the compilation of a variety of source materials. Its intended use is as a resource for the City of Caldwell Staff. The City of Caldwell makes no representation or warranty as to the accuracy of this product, and in particular, its accuracy as to labeling, dimensions, property boundaries, or placement or location of any map features thereon. THE CITY OF CALDWELL DISCLAIMS ANY WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE, EXPRESS OR IMPLIED, WITH RESPECT TO THIS PRODUCT. Any user of this product accepts the same AS IS, WITH ALL FAULTS, and assumes a responsibility for the use thereof.

CALDWELL IDAHO

N W E S

0 2,900 5,800 Feet

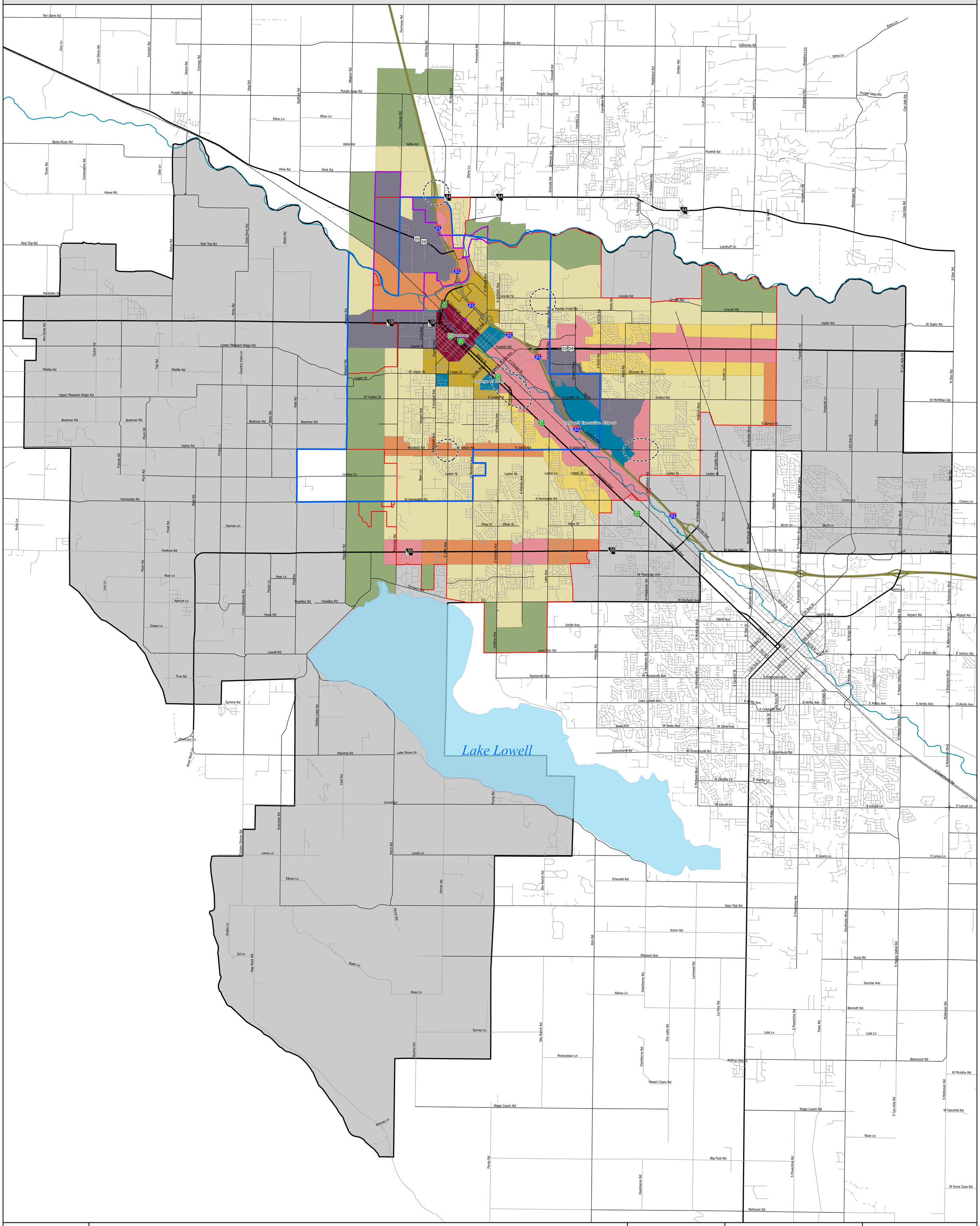
1 inch = 3,000 feet

Print Date: 23 Mar 2026

S-5 EXHIBIT:

Map of School District Boundaries w/ Future Land Use Map Overlay

Caldwell Future Land Use


Lake Lowell
Downtown
College of Idaho
Caldwell Executive Airport
Ten Davis Rd
Galloway Rd
Purple Sage Rd
Elton Ln
Willis Rd
Mink Rd
Boise River Rd
Howe Rd
Red Top Rd
Peckham Rd
Lower Pleasant Ridge Rd
Middle Rd
Upper Pleasant Ridge Rd
Boehner Rd
Ustick Rd
Lonkey Ln
Homedale Rd
Darrow Ln
Hoskins Rd
Pear Ln
Apricot Ln
Grape Ln
Houk Rd
Lowell Rd
True Rd
Symms Rd
Chemruca Ln
Marsing Rd
Lake Shore Dr
Locust Ln
Lewis Ln
Elbow Ln
Snake Ln
Ed Ln
Nash Ln
Ross Ln
Surrey Ln
Skyline Rd
Riscoe Ln
Stage Coach Rd
Richardson Ln
Desert Claim Rd
Big Foot Rd
Melmont Rd
Rose Ln
Bowmont Rd
Lola Ln
Bennett Rd
Sunrise Ave
Kuna Rd
Scism Rd
Missouri Ave
Alamo Ln
Deer Flat Rd
Emerald Rd
Sky Ranch Rd
Roosevelt Ave
Lone Star Rd
Smith Ave
Indiana Ave
Orchard Ave
Hoadley Rd
Woodley Rd
Franklin Rd
Linden Rd
Logan St
Laurel St
Lincoln Rd
Marble Front Rd
Joplin Rd
Edna Ln
Foothill Rd
Landruff Ln
Cherry Ln
Birch Ln
Skyway St
Ward Rd
Knott Ln
Prescott Ln
Dean Ln
Blessinger Rd
Kingsbury Rd
Can Ada Rd
N Star Rd
S Star Rd
Franklin Rd
Airport Rd
Garrity Blvd
Davis Ave
Smith Ave
Lake Lowell Ave
Iowa Ave
Greenhurst Rd
Dooley Ln
Locust Ln
Lewis Ln
Emerald Rd
Deer Flat Rd
Scism Rd
Missouri Ave
Alamo Ln
Bowmont Rd
Stage Coach Rd
Big Foot Rd
Melmont Rd
Rose Ln
W Murphy Rd
W Fairchild Rd
W Kuna Cave Rd
E Victory Rd
E Amity Ave
E Lewis Ln
E Locust Ln
E Greenhurst Rd
E Dooley Ln
W Orchard Ave
W Flamingo Ave
W Karcher Rd
E Karcher Rd
E Franklin Rd
W Joplin Rd
Cherry Ln
Birch Ln
Lincoln Rd
Linden Rd
Skyway St
Laurel St
Franklin Rd
Logan St
Willis Rd
Mink

S-6 EXHIBIT:

Planning and Zoning Commission Draft Meeting Minutes

This will be inserted prior to City Council Meeting

PC – EXHIBITS

Public Comments

There were no public comments received

PA-EXHIBITS

Public Agency Comments

Vallivue School District #139

Lisa Boyd, Superintendent

5207 S. Montana Avenue
Caldwell, ID 83607
Phone (208) 454-0445
Fax (208) 454-0293

March 23, 2026

Re: School Capacity Ordinance ZOA26-000001

Dear Caldwell City Council,

As a board, we strongly believe in local control and the responsibility of elected officials to make decisions on behalf of their constituents. This belief is particularly important given the increasing limitations placed on school boards by the state legislature. Because Vallivue School Board Trustees believe wholeheartedly in the sanctity of local control, we will defer to the expertise of the City of Caldwell leaders regarding this. We trust the City Council to evaluate the merits of the ordinance, recognizing that the District understands there are factors beyond school capacity that the City must consider when determining an appropriate pace of city growth.

Please also be aware that even if the City of Caldwell were to adopt the proposed ordinance, it would not eliminate the effects of prior development approvals. Thousands of homes have already been approved and are expected to be built over the next decade, which will significantly increase student enrollment and contribute to overcrowding. While the ordinance may help slow the impact of future growth over the long term, the rapid pace of development approvals over the past five years will likely require the Board to consider placing a bond on the ballot to address facility needs resulting from growth the City Council has already approved.

Should the City Council decide not to adopt the proposed ordinance, the Vallivue School Board continues to trust the judgment of council members to evaluate each development proposal on its individual merits. The District will continue to provide information regarding which schools would serve each proposed development, current enrollment and capacity at impacted schools, and a list of recent, pending, and approved developments within those attendance boundaries. This information includes projects approved by both the Caldwell and Nampa City Councils, as many attendance boundaries are affected by decisions made in both cities.

Sincerely,
Vallivue School Board