

**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
AGENDA
Wednesday, June 10, 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 May 13, 2026, hearing.
- VI. REVIEW OF PROCEEDINGS (OPENING STATEMENT)

VII. OLD BUSINESS:

None

VIII. NEW BUSINESS:

1. **ACTION ITEM: Public Hearing (Legislative and Quasi-judicial) for Case Number ANN26-000004:** The applicant, Anders & Co. LLC, on behalf of Ashley Castiollo, is requesting annexation of parcel R3430600000 with an initial zoning designation of R-2, Community Residential. The parcel is designated as Neighborhood 2 within the Comprehensive Plan Future Land Use Map. There is an existing single-family dwelling on the parcel and the owner would like to annex into the City limits so they may access municipal sewer service. No other development is proposed at this time. The 0.52 acre parcel is addressed as 19241 Piaggio, and is located on the east side of Middleton Rd., approximately 1,100 feet north of the intersection with Linden Rd, in Caldwell, Idaho.
2. **ACTION ITEM: Public Hearing (Legislative and Quasi-judicial) for Case Number ANN26-000005, SPP26-000003:** The applicant, Porchlight Development, on behalf of Gemini LLLP, is requesting annexation of three (3) parcels (R3426800000, R3428313400, and R3426500000) with an initial zoning designation of R-2 (Community Residential) with a development agreement. The current City comprehensive plan future land use designation is Neighborhood 2, and R-2 is considered a compatible zoning district. Concurrently, the applicant is requesting approval of a preliminary plat for Legacy Farms Subdivision, a single-family residential subdivision with 402 buildable lots. The approximately 95 acre site is located on the west side of Northside Blvd., approximately 1,300 feet north of the intersection with Linden Rd., in Caldwell, Idaho.

IX. ADJOURNMENT

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

Next Regular Planning and Zoning Commission Meeting is on July 8, 2026. Any person needing special accommodations to participate in the meeting should contact the City Office at 208-455-3021 prior to the meeting. The agenda packet and minutes can be viewed on the City of Caldwell’s website: www.cityofcaldwell.org.
Cualquier persona

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

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

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

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

ROLL CALL

Present: Harman Larson Geyer Vance Whitbeck

Absent: Harman Larson Geyer Vance Whitbeck

Quorum Present: Yes No

CONFLICT OF INTEREST DECLARATION (if any).

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

SPECIAL PRESENTATIONS.

There were none.

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

1. Approve minutes for the Caldwell Planning and Zoning Commission for the April 08, 2026, hearing.

MOTION BY: Harman Larson Geyer Vance Whitbeck

SECONDED BY: Harman Larson Geyer Vance Whitbeck

MOTION CARRIED

REVIEW OF PROCEEDINGS (OPENING STATEMENT)

Chair Harman 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

ACTION ITEM: Public Hearing (Quasi-Judicial) for Case Number ANN25-000003: Alexander Goncharov, on behalf of Pavel and Nataliya Goncharov, is requesting annexation of parcel R0069800000 with a zoning designation of M-1 with an associated Development Agreement, which is a compatible zoning district based on the Employment Center place-type designation on the Future Land Use Map. The applicant is proposing to maintain the existing large truck repair and storage use (Equipment Repair & Service – Large) on site. The 3.03-acre parcel is addressed as 1419 Andy Ln, and is located on the East side of Andy Ln., approximately 1,800 feet north of the intersection with Aviation Way.

Applicant Presentation:

Applicant, Alexander Goncharov, 1419 Andy Ln, Caldwell, presented the applicant's request:

- Semi-truck / trailer repair
- Retail space to sell parts for trucks and trailers

Staff Presentation:

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

- Subject location
- Background Information
 - Current County code violation in place
- Comp Plan Analysis
- Zoning Analysis
 - Requested zoning M-1
- Surrounding Land Uses
- Site Layout
 - Will be required to update landscaping to code
- Review and Analysis
 - Needs updated landscaping, streetscaping, and parking
 - To be done before City Council hearing
- Unique Circumstances
 - Existing structures need to be brought into compliance
- Public Utility Services
- Public Comments
- Conclusion

Commission Questions for Staff and Applicant:

- Length of time has been 6 years
 - Started with County which was held for 4-1/2 years
 - Was pleased with how City of Caldwell conducted business so quickly with him
 - Willing to comply with conditions after this meeting and a plan will be done prior to council hearing
- Utilities and services are to be connected to city services
- Conditions of approval have to happen before going to City Council
- Building improvements do not have to be done but a plan will be made

Public Testimony:

None

Applicant Rebuttal:

Applicant, Alexander, presented the applicant's stated:

- Looking forward to getting started on the project

Motion to close public discussion:

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

MOTION CARRIED

Evidence List:

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

Commission Discussion and Deliberation:

- County recommended the annexation
- North of this project is the exact same use
- Seen as infill

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,

Harman Larson Geyer Vance Whitbeck

MADE A MOTION AS FOLLOWS:

the request for ANN25-000003 is recommended for approval subject to the conditions of approval as presented.

THE MOTION WAS SECONDED BY:

Harman Larson Geyer Vance Whitbeck

ROLL CALL VOTE:

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

MOTION CARRIED

ACTION ITEM: Public Hearing (Quasi-Judicial) for Case Number ANN26-000002: The applicant, Bret and Julia Jones, are requesting annexation of parcel R0070600000 with a zoning designation of M-1, General Industrial. The parcel is designated as employment center in the Comprehensive Plan Future Land Use Map and M-1 is considered a compatible zoning designation. No development is proposed at this time; however, the property is surrounded on multiple sides by the City limits. The 2.66-acre site is addressed as 1620 Aviation Way and is located on the S west side of Aviation Way, approximately 690 feet north of the intersection with Andy Ln, and 820 feet south of the intersection with Skyway Rd, in Caldwell, Idaho.

Applicant Presentation:

Applicant, Bret W. Jones, 628 S. Bonneville Dr., Nampa, presented the applicant's request:

- Wants to annex in to get city zoning to sell the property
- Requesting M-1 zoning

- Cleaned up the property
- Currently infill

Staff Presentation:

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

- Subject Location
- Background Information
- Comp Plan Analysis
- Zoning Analysis
- Surrounding Land Uses
- Review and Analysis
- Public Utility Services
- Public Comments
- Conclusion

Commission Questions for Staff and Applicant:

- No requirements as there are no applications
- Future owner will have to do improvements once they're developed
- Deferral agreement will include hook-ups

Public Testimony:

None

Applicant Rebuttal:

Applicant, Bret Jones, presented the applicant's stated:

- Question about signing the deferral agreement
 - To be signed by the current property owner.

Motion to close public discussion:

MOTION BY: Harman Larson Geyer Vance Whitbeck

SECONDED BY: Harman Larson Geyer Vance Whitbeck

MOTION CARRIED

Evidence List:

Staff Report and presentation documents

Applicant presentation documents

Sign-up sheets

Commission Discussion and Deliberation:

- Infill that needs to be annexed

ORDER OF DECISION:

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

Harman Larson Geyer Vance Whitbeck

MADE A MOTION AS FOLLOWS:

the request for ANN26-000002 is recommended for approval subject to the conditions of approval as presented

THE MOTION WAS SECONDED BY:

Harman Larson Geyer Vance Whitbeck

ROLL CALL VOTE:

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

MOTION CARRIED

(The wrong application number was called out in an initial vote, so the commission corrected that error and conducted a 2nd vote recommending approval.)

ADJOURNMENT

MOTION BY: Harman Larson Geyer Vance Whitbeck

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

MOTION CARRIED

Meeting adjourned at: 6:29 pm

APPROVAL OF MINUTES

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

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

Shawn Harman: Chair

Date

ATTEST: _____
Morgan Bessaw, Deputy Director, Planning and Zoning



COMMUNITY DEVELOPMENT DEPARTMENT
 Planning & Zoning Division
COVER SHEET

Staff Planner: Garline Davis, Assistant Planner

DOCKET NUMBER/CASE NUMBER
ANN26-000004
PUBLIC HEARING DATE
6/10/2026

PROJECT NAME / TITLE
19241 Piaggio Ave. Annexation
PROPERTY /LOCATION
19241 Piaggio Ave. Caldwell

BRIEF SUMMARY OF APPLICATION REQUESTS:

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

IMPACT ANALYSIS SUMMARY

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

LAND USE SUMMARY		ESTIMATED POPULATION INCREASE	
# Proposed Single Family Units:	1	Population = (DU * 3):	3
# Proposed Duplex & Multifamily Units:	n/a	Population = (DU * 2):	n/a
Proposed Commercial Acreage:	none	TOTAL estimated population increase (based on census data):	3
# PROPOSED PHASES FOR DEVELOPMENT		ESTIMATED DEVELOPMENT TIMELINE	
Total # of Phases in Development:	n/a	Approximate timeline for full build-out of development (all phases):	n/a

FIRE SERVICES*

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

Fire department t travel response time Goals:	90% within 4 min.
Closest Fire Station (in miles):	Station 3 – 1.4 miles
Est. Response Time to Site:	4 minutes
Will this development have other significant impacts on the ability to provide services at <u>full build-out</u> of development:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will this development necessitate additional fire resources and/or	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

equipment beyond current levels at <u>full build-out</u> of development:	
Will the development pay development impact fees?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Additional Fire Comments:	Development comments will come with future applications.
POLICE SERVICES	
POLICE DEPARTMENT REVIEW STATUS:	The Caldwell Police Department (CPD) was provided an opportunity to review this application. The Planning and Zoning Division received no comments from CPD.
* See the Police Department data included in the Exhibits of this Staff Report for full analysis and findings.	
Calls for Service in Area (YTD):	No Comments received from the Caldwell Police Department.
Call Types within Area:	
Workload Saturation (%):	
Traffic Crash Data:	See Exhibits
Will this development have other significant impacts on the ability to provide services at <u>full build-out</u> of development:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Will this development necessitate additional police resources and/or equipment beyond current levels at <u>full build-out</u> of development:	<input type="checkbox"/> Yes <input type="checkbox"/> No Explain:
Additional Police Comments:	No Comments received from the Caldwell Police Department.
PUBLIC SCHOOLS	
School District	Vallivue
Capacity to Serve <i>(Based on Response from District)</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> School was not specific in their response <input checked="" type="checkbox"/> No response received from District
Schools that will Serve Development Vallivue Map Caldwell Nampa	No Comments received from the district.

UTILITIES AND INFRASTRUCTURE

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

Yes No

Traffic Impact Study Completed?

Yes No Not Required

Are Traffic Improvements Required for Development?

Yes No

Are All Traffic Improvements Listed as Conditions of Approval?

Yes No

REQUIRED INFRASTRUCTURE IMPROVEMENTS

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

DEVELOPMENT AGREEMENT

Does the subject parcel(s) have an existing Development Agreement in place?

Yes No

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

Yes No

OTHER SUBSTANTIAL ADVERSE AND DEMONSTRABLE IMPACTS



COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division

STAFF REPORT

Staff Planner: Garline Davis, Assistant Planner

DOCKET NUMBER/CASE NUMBER

ANN26-000004

PUBLIC HEARING DATE

6/10/2026

PROJECT NAME / TITLE

19241 Piaggio Ave Annexation

PROPERTY /LOCATION

19241 Piaggio Ave. Caldwell

BRIEF SUMMARY OF APPLICATION REQUESTS:

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

PLANNING & ZONING COMMISSION 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:**

Sadilyn Andersen, on behalf of the property owner, Ashley Castillon, is requesting approval to annex an approximately 0.52-acre parcel within the City of Caldwell with a zoning request of R-2 (Community Residential)

**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.

III. PROJECT INFORMATION

Application Type(s):	Annexation with initial R-2 zoning designation.
Project Name:	Piaggio Annexation
File Number (s):	File No. ANN26-000004
Applicant:	Sadilyn Andersen, Anders & Co. LLC
Property Owner:	Ashley Castillon
Project Site Address:	19241 Piaggio Ave., Caldwell, Idaho
Project Site Location:	The subject site is located approximately 0.22 miles north of the Middleton Road and Linden Road intersection, with a property address 19241 Piaggio Ave., described as a portion of 29-4N-2W SW N150' OF W 200' OF SWSW LS RD.
Project Site Parcel Number(s):	R3430600000
Project Site Acres:	Total of approximately 0.52 acres, more or less
Jurisdiction:	The property(s) are currently located within the County, and within the City of Caldwell's Area of Impact.
Site/Project Background and History:	The subject site is currently within Canyon County. The parcel was previously addressed as 19240 Middleton Road and remained as an outparcel following development of the Mason Creek Grove Subdivision. Frontage improvements along Middleton Road were completed as part of the subdivision development. Direct access from Middleton Road was eliminated, and access to the parcel is now provided internally through the subdivision.

IV. STAFF REVIEW AND ANALYSIS - SITE

Floodplain:	The property is not within a floodplain.	
Mature Trees:	A handful of existing trees are located on the lot.	
Streams & Creeks:	The property has no existing streams or creeks.	
Wildlife Habitat:	n/a	
Riparian Habitat:	n/a	
Sleep Slopes & Hillsides:	n/a	
Canals, Ditches & Drains:	None	
Other Site Features:	None	
Outparcels; Describe:	n/a	
Fire Service Provider:	Caldwell Fire	
Police Service Provider:	Caldwell Police	
School District:	Vallivue	
Water Provider:	Unknown	
Sewer Provider:	Septic System (on Site)	
Trash Provider:	Republic Services	
Irrigation Service:	City of Caldwell (Pressurized Irrigation)	
Irrigation District:	Pioneer Irrigation District	
Other Providers:		
Site and Surrounding Land Uses:	<u>Site:</u>	Existing Residential Structure
	<u>North:</u>	Residential Subdivision
	<u>South:</u>	Residential Subdivision
	<u>East:</u>	Residential Subdivision
	<u>West:</u>	Residential Subdivision
Site and Surrounding Zoning Classifications:	<u>Site:</u>	Canyon County Residential
	<u>North:</u>	R-2 (Community Residential)
	<u>South:</u>	R-1 (Neighborhood Residential); C-1 (Neighborhood Commercial); Canyon County

<u>East:</u>	R-1 (Neighborhood Residential); R-2 (Community Residential)
<u>West:</u>	R-1 (Neighborhood Residential)
<u>Site:</u>	Neighborhood 2
<u>North:</u>	Neighborhood 2; Neighborhood 3
<u>South:</u>	Neighborhood 2
<u>East:</u>	Neighborhood 2
<u>West:</u>	Neighborhood 2

Site and Surrounding Comprehensive Plan Land Use Designations:

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 exists where the parcel(s) (shown outlined in red) provide a touch 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.

Staff Comments:

The applicant has met the requirements by Idaho Code to request and be eligible for annexation. A neighborhood meeting was held on February 24, 2026 and the application for annexation was submitted within four months of the meeting on April 7, 2026.

VI. STAFF REVIEW AND ANALYSIS – ZONING ORDINANCE 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 the subject property within the Neighborhood 2 land use designation place type (**See Visual Exhibit 1: City of Caldwell Comprehensive Plan Map**). The Neighborhood 2 designation is the primary residential place type in Caldwell providing an array of low to mid-density housing options. The growth strategy for the neighborhood 2 place type is the most prevalent place type and covers areas between major centers. These areas should develop to be highly connected and allow for a variety of housing options. In general, less dense housing is found in areas further from major roadways and increases in density closer to major roads. Commercial services are low to medium intensity and are generally only found at major intersections of arterial and major collector roads but should be highly accessible to surrounding residential areas.

The Neighborhood 2 place type identifies the R-1, R-2, C-1, and P-D zoning districts as compatible zones. The proposed R-2 (Community Residential) zoning designation is consistent with the Comprehensive Plan because the property is currently developed with a single-family residence and is surrounded by similar residential development patterns. Parcels directly north of the site are zoned R-2 (Community Residential) The R-2 zoning district permits a broader range of residential housing types than the R-1 district, however no redevelopment or increase in residential intensity is proposed as part of this application.

The applicant proposes annexation of an existing residential parcel into the City of Caldwell to connect to municipal services. The existing single-family residence will remain, and no subdivision, additional dwelling units, or expansion of the current residential use is proposed. Staff finds the proposed annexation and initial zoning consistent with the Neighborhood 2 place type because the request maintains the existing residential character of the area while allowing the property to be incorporated into the City's municipal service framework.

The subject property is located within an existing residential area with access to surrounding public infrastructure and services. Staff finds the proposed annexation and R-2 zoning designation compatible with

surrounding residential uses and consistent with the goals and policies of the Comprehensive Plan based on known factors at the time of this report.

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

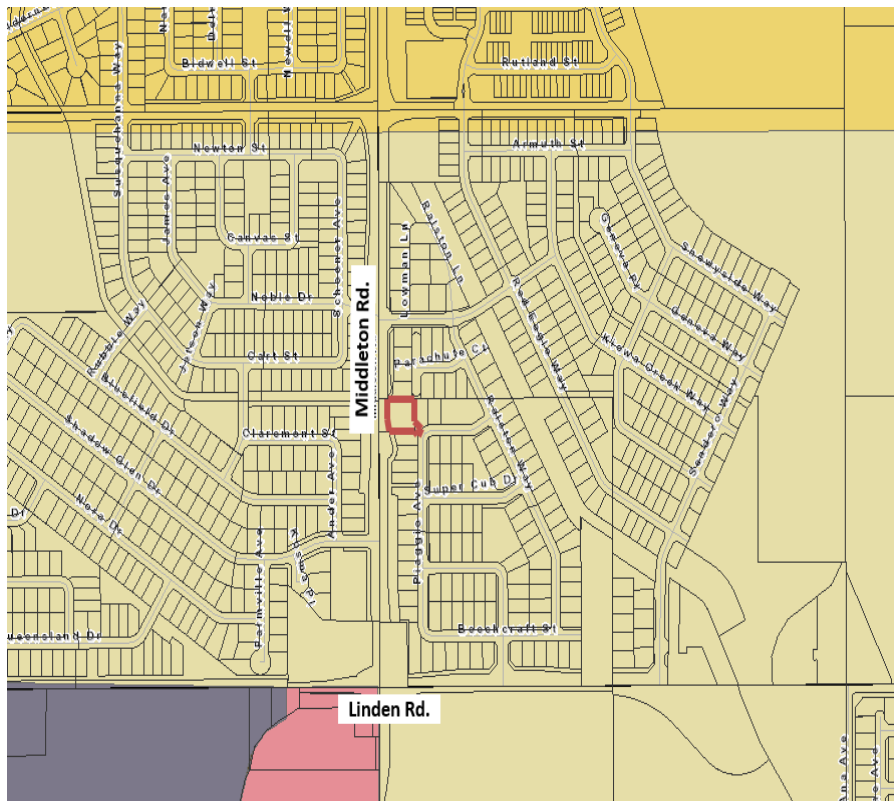
Overarching Vision: The overarching vision of the Comprehensive Plan is to honor Caldwell’s heritage while embracing its future through thoughtful growth, mixture of housing, accessible community connections, and distinct spaces.

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

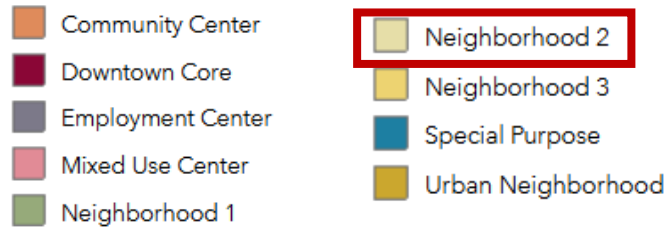
Vision Theme: Quality Neighborhoods to Call Home

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 R-2 zoning designation is consistent with policy because the district accommodates a mix of housing types envisioned by the Comprehensive Plan.



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



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

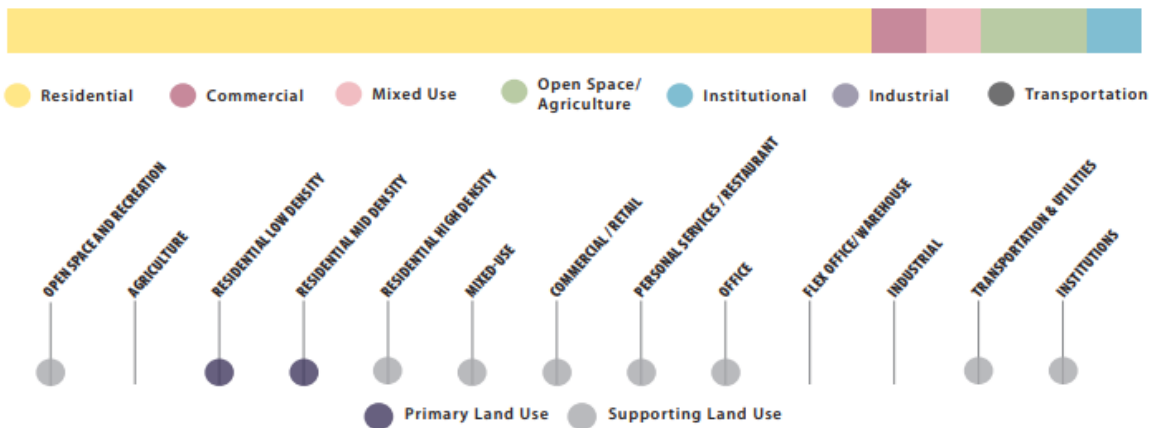


Exhibit 2: Comprehensive Plan - Neighborhood 2 Land Use Snapshot (above)

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

The purpose of the R-2 (Community Residential) zoning district is to provide areas, in accordance with the Comprehensive Plan, that accommodate a variety of residential lot sizes and housing types. Permitted housing types within the R-2 district include single-family residential dwellings, and various missing middle housing types such as townhomes, duplexes, triplexes, fourplexes, cottage courts, small scale multi-family development.

The property is currently developed with an existing single-family residence, which is permitted use within the R-2 zoning district. No redevelopment or increase in residential density is proposed as part of this application. Staff finds the proposed annexation and initial R-2 zoning designation consistent with the purpose of the district because the existing residential use will remain and the property will be incorporated into the City of Caldwell consistent with the surrounding residential development.

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.

As noted earlier in the staff report, the proposed annexation and initial R-2 zoning designation would be compatible with surrounding properties and existing development patterns in the area. The proposal would not alter the existing residential character of the area, and the property will continue to be utilized for single-family residential purposes.

Annexation of the property into the City would allow connection to municipal services and incorporation of the property into the City’s municipal service framework. Any future redevelopment or expansion of the site would be subject to applicable City review processes, and development standards in effect at the time of development.

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.

Public agencies and service providers having jurisdiction over the subject property, including school districts, were notified of the request and provided the opportunity to comment. Based on the information provided by reviewing agencies, it is indicated that adequate public facilities exist or are expected to be provided to serve the proposed use under the requested zoning designation. No agency has identified any adverse impacts to the provision of public services associated with the proposed annexation and initial zoning request at the time of this report.

VII. STAFF REVIEW AND ANALYSIS – DEVELOPMENT PLAN

Bulk and Dimensional Standards Analysis

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

R-2 Zone Standards		
Minimum Lot Size	Required	Existing
Interior Lot Area (sq. ft.)	4,000 sq. ft.	0.52 ac = 22,651.2 sq. ft.
Setbacks	Required	Proposed
Front Yard Setback, Garage; Minimum (ft.)	22	> 22
Front Yard Setback, Living Area; Minimum (ft.)	15	> 15
Interior Side Yard Setback (ft.) (Minimum)	5	> 5
Street Side Yard Setback (ft.) (Minimum)	n/a	n/a
Rear Yard Setback (ft.) (Minimum)	15	> 15
Alley (Garage/Parking) Setbacks: Minimum (ft.)	n/a	n/a
Scale and Massing	Required	Proposed
Maximum Building Height (ft.) *	40	No changes proposed
* Regardless of the zoning district, if a new mixed-use, multi-family, or non-residential structure is being built immediately adjacent to a single-family residence, the maximum height of the new structure shall be 30’ unless		

allowed to exceed such maximum height by special use permit approval. For the purposes of this requirement, immediately adjacent to shall mean within one hundred fifty (150) feet, as measured from structure to structure.

Staff Comments: The existing structure meets the required setbacks. Any expansion of the current use will be subject to all applicable City regulations and development standards.

Landscaping and Buffering:

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.

Analysis of Public Services and Utilities	
Sewer:	Sanitary sewer for the site is located along Piaggio Ave., parallel to the site boundary. Adequate sewer is available.
Water:	Water connection for the site is located along Piaggio Ave. Adequate water is available.
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.
Stormwater:	The applicant proposes retaining storm water on site, per City Code.
Schools:	The subject site is located within the Vallivue School District.
Police:	Emergency police services are provided by the City of Caldwell Police. The nearest police station is approximately 5.3 miles away from the site
Fire:	Emergency fire services are provided by the City of Caldwell Fire. The nearest fire station is Station #3 and is approximately 1.4 miles from the site

Staff Comments:

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

Analysis of Components for Transportation Master Plan	
Street Frontage:	The site has frontages along Middleton Road and Piaggio Avenue.
Street Classifications:	Middleton Road – Principal Arterial; Piaggio Avenue – Local Road
Right of Way Dedication:	Not Required.
Proposed Site Access and Connectivity:	Access to the site is provided off Piaggio Avenue, and through the Mason Creek Grove subdivision.
Traffic Impact Study (TIS):	Not Required.

Staff Comments:

Based upon the above analysis and the information received from the City of Caldwell Engineering Department, the site has appropriate access. The proposal does not conflict with any planned transportation improvements. The existing driveway serving the property is currently unimproved. City of Caldwell Code Section 10-02-05(2)(C)(1) requires established driveways to be surfaced with concrete or asphalt. Compliance with this requirement is addressed through a recommended condition of approval requiring paving of the driveway.

VIII. PUBLIC NOTIFICATIONS

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

Public Hearing Notifications	
Notice Type	Date
Neighborhood Meeting Held	2/24/2026
Public Agency Notification Sent for Notification of Both Hearings (See attached exhibit for list of agencies notified)	4/7/2026
(500') Radius Notices Mailed - P&Z Commission Hearing (Min. 15 days prior to hearing)	5/21/2026
Legal Ad Published - P&Z Commission Hearing (Min. 15 days prior to hearing)	5/24/2026
Physical Site Posted - P&Z Commission Hearing (Min. 10 days prior to hearing)	5/26/2026
Applicant Proof of Posting Received - P&Z Commission Hearing	5/26/2026
P&Z Commission Public Hearing	6/10/2026
<i>This staff report will be updated with the information below prior to the city council hearing.</i>	
Notice Type	Date
(500') Radius Notices Mailed – City Council (Min. 15 days prior to hearing)	Click or tap to enter a date.
Legal Ad Published – City Council (Min. 15 days prior to hearing)	Click or tap to enter a date.
Physical Site Posted – City Council (Min. 15 days prior to hearing)	Click or tap to enter a date.
Applicant Proof of Posting Received – City Council (Min. 10 days prior to hearing)	Click or tap to enter a date.
City Council Public Hearing	Click or tap to enter a date.

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 **PA-Exhibits** attached hereto.

Public Agency Responses Received	
Agency Name	Comments/Description
Caldwell Engineering Department	Approved the proposal and stated no issues
Caldwell Fire Department:	Impact Statement and Conditions of Approval

Caldwell Police Department.	No Response Received
The following agencies responded acknowledging they reviewed the application but had no comments:	
Idaho Transportation Department	

X. PUBLIC COMMENTS

The Planning and Zoning Division received no public comments prior to the completion of this staff report. Late Exhibits received after the staff report will be reflected in the updated staff report to City Council and entered into the official record.

XI. PLANNING AND ZONING COMMISSION PUBLIC PROCESS AND DECISIONS

Public Process:

A public hearing on the proposal(s) was held before the Planning and Zoning Commission on 6/10/2026, 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 its entirety as part of the official record.

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

Public Hearing Testimony		
Position	Name and Address	Comments/Reason

XII. PLANNING AND ZONING COMMISSION HEARING BODY DECISIONS:

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

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

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

* Notes:

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

XIII. CITY COUNCIL PUBLIC HEARING PROCESS

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

Public Process:

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

The city council public hearing is scheduled to be held on 7/20/2026.

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.

XIV. CITY COUNCIL DECISION OPTIONS

The City Council may choose to:

1. Approve as Presented
2. Approve with Modified Conditions
3. Deny * See notes below

4. Continue to a Future Meeting Date
5. Postpone Action and Remand to Staff for More Information

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

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

*Notes:

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

XV. CONDITIONS OF APPROVAL

(This section is only applicable to approval decisions)

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

Specific Requirements:

1. The property owner shall pave the driveway serving the subject site within six (6) months of City Council approval, in accordance with City of Caldwell Code Sections 10-02-05(2)(C)(1) and 10-02-05(2)(C)(2).

General Requirements:

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

Site Design and Development Standards:

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

Landscaping Specific Requirements:

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

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

XVI. ATTACHMENTS

Application Exhibits: (AP-Exhibits)

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

Staff Exhibits: (S-Exhibits)

Exhibit S-1: Vicinity Map
Exhibit S-2: Zoning Map
Exhibit S-3: Future Land Use Map
Exhibit S-4: Public Agency Notification List
Exhibit S-5: Draft Bill and Ordinance and Ordinance Summary
Exhibit S-6: P&Z Minutes *(Staff report will be updated prior to City Council)*

Public Agency Comments: (PA-Exhibits)

Caldwell Fire Dept.
Idaho Power Department

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

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



City of Caldwell
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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
<input checked="" type="checkbox"/>	Master Land Use Application. Copy of a completed and signed Master Land Use Application.	Application_ProjectName
<input checked="" type="checkbox"/>	Annexation Checklist. Copy of a completed and signed Annexation checklist.	ANNChecklist_ProjectName
<input checked="" type="checkbox"/>	Copy of Deeds or Proof of Ownership. If the owner is a corporation or LLC, proof of the representative or agent for the LLC or corporation will be required.	Deeds_ProjectName
<input checked="" type="checkbox"/>	Property Owner Acknowledgement. Signed Property Owner Acknowledgement form (if applicable).	OwnerAck_ProjectName



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

None. Just connecting sewer.

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

North of the Site:	Caldwell
South of the Site:	Caldwell
East of the Site:	Caldwell
West of the Site:	Caldwell

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:

Piaggio Ave

Existing Domestic Water:

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



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Nearest Water Line Connection:

_____ | Piaggio Ave

Existing Sewer:

Individual Septic City Municipal Sewer Not Applicable

Nearest Sewer Connection:

_____ | Piaggio Ave

Existing Irrigation:

Surface
 Irrigation Well
 Pressurized
 Gravity
 Not Applicable

Nearest Irrigation Connection:

_____ | Piaggio Ave

Irrigation District:

_____ | Canyon County

School District Serving this Location:

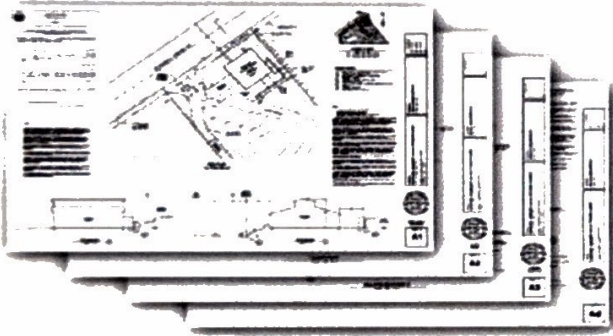
Caldwell SD Nampa SD Vallivue SD



IV. PDF Formatting Requirements

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

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



plans.pdf (multiple sheets)

✓**Correct**

Labeling:

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



City of Caldwell
Community Development Department
Planning & Zoning Division

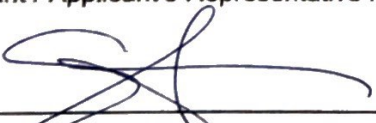
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

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

Sedilyn Anderson
Applicant / Applicant's Representative Printed Name

2/24/26
Date


Applicant / Applicant's Representative Signature



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

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.

APPLICATION REQUESTS

Note: Please check all that apply.

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> Director Determination <input type="checkbox"/> Administrative Development Review² <input type="checkbox"/> Alternative Method of Compliance <input type="checkbox"/> *Annexation w/ Zoning <input type="checkbox"/> Business License (Business Permit) <input type="checkbox"/> *Certificate of Appropriateness <input type="checkbox"/> *Comprehensive Plan Amendment <ul style="list-style-type: none"> <input type="checkbox"/> Text <input type="checkbox"/> Map <input type="checkbox"/> *Deannexation <input type="checkbox"/> **Design Review <input type="checkbox"/> Development Agreement <ul style="list-style-type: none"> <input type="checkbox"/> *New <input type="checkbox"/> **Modification <input type="checkbox"/> *Termination <input type="checkbox"/> Home Occupation Permit <ul style="list-style-type: none"> <input type="checkbox"/> New <input type="checkbox"/> Renewal <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Lot Split <ul style="list-style-type: none"> <input type="checkbox"/> Administrative <input type="checkbox"/> Simple | <ul style="list-style-type: none"> <input type="checkbox"/> *Manufactured Home Community <input type="checkbox"/> Mobile Food Unit (Individual) <input type="checkbox"/> Mobile Food Unit Park / Court <input type="checkbox"/> Outdoor Dining Permit <input type="checkbox"/> Parcel Consolidation <input type="checkbox"/> Performance Bonding <input type="checkbox"/> Planned Unit Development (PUD) <ul style="list-style-type: none"> <input type="checkbox"/> *New <input type="checkbox"/> **Modification <input type="checkbox"/> Public Art / Murals <input type="checkbox"/> *Rezone (Zoning Map Amendment) <input type="checkbox"/> Signs¹ <input type="checkbox"/> Special Use Permit (SUP) <ul style="list-style-type: none"> <input type="checkbox"/> *New <input type="checkbox"/> **Modification <input type="checkbox"/> Time Extension <input type="checkbox"/> Subdivision Plats <ul style="list-style-type: none"> <input type="checkbox"/> *Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> *Short Plat (Regular) <input type="checkbox"/> *Short Plat (Condo) <input type="checkbox"/> **Plat Modification <input type="checkbox"/> Time Extension <input type="checkbox"/> Renewal | <ul style="list-style-type: none"> <input type="checkbox"/> Temporary Use Permit <ul style="list-style-type: none"> <input type="checkbox"/> New <input type="checkbox"/> Renewal <input type="checkbox"/> Construction Trailer <input type="checkbox"/> Model Home Sales Office <input type="checkbox"/> Storage Containers / Pods <input type="checkbox"/> Temporary Housing <input type="checkbox"/> Transient Merchant <input type="checkbox"/> Traffic Impact Study Review <input type="checkbox"/> Vacation of Easement and/or Right-of-way <input type="checkbox"/> *Variance <input type="checkbox"/> *Zoning Ordinance Text Amendment <input type="checkbox"/> Other, Pleases Describe: <hr/> <hr/> <hr/> |
|--|--|--|

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

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



City of Caldwell

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MASTER LAND USE APPLICATION

PROJECT and SITE/PROPERTY INFORMATION

Project or Business Name:

Site Address (s):

Suite #:

Parcel #(s):

Total Acres:

General Location of Site:

Current Zoning of Parcel(s):

(Check all that apply)

- RS-1 RS-2 R-1 R-2 R-3 C-1 C-2 C-3 C-4 C-C
 DCB M-1 M-2 I-P A-D C-D H-D P-D T-N H-C

Property currently In County

Please list the current county zoning designation: _____

Overlay Districts:

(Check all that apply)

- APO-1 APO-2 Indian Creek Corridor Overlay
 Downtown Local Historic Area Steunenberg Historic District
 Floodplain Overlay None

City of Caldwell Comprehensive Plan Designation of Parcel(s):

(Check all that apply)

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

Are parcels located within an Area Hub as indicated on the City of Caldwell Comprehensive Plan?

- Yes No



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Description of Proposed Project / Request:

APPLICANT INFORMATION:

Name:

Company Name (if applicable):

Property Owner Authorized Agent Purchaser Petitioner (Vacations only)

Mailing Address:

Phone:

Email:

PROPERTY OWNERS' INFORMATION

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

Not Applicable

Name:

Mailing Address:

Phone:

Email:



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

DESIGNATED CONTACT PERSON

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

Same as:

Applicant Property Owner Other

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

CONTRACTOR / DEVELOPER INFORMATION

Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

ARCHITECT INFORMATION

Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

ENGINEER / SURVEYOR INFORMATION

Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

LANDSCAPE ARCHITECT INFORMATION

Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

ACKNOWLEDGEMENTS

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

I am the: Property Owner Authorized Agent Petitioner (Vacations Only)

Applicant Signature: Sadi Andersen Date: _____

Printed Name: _____



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Online Application Submittal Instructions

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

Step 1:

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

Step 2

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

Drawing Submittal Instructions:

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

Project Narrative: Annexation of 19241 Piaggio Ave, Caldwell, Idaho

1. Description of the Proposed Annexation and Reasoning

This application requests the annexation of approximately 0.52 acres of land (the parcel containing the existing single-family home at 19241 Piaggio Ave) from unincorporated Canyon County into the City of Caldwell. The property is currently developed with one existing single-family residence and relies on a private septic system for wastewater disposal. The sole purpose of this annexation is to allow connection of the existing home to the City of Caldwell's municipal sewer system. This would replace the current septic system with more reliable, publicly maintained sewer service, improving long-term wastewater management for the property. No new buildings, structures, subdivisions, or expansions are proposed. The annexation is owner-initiated and limited strictly to providing this essential city utility connection.

2. Description of Compliance with the City's Comprehensive Plan and Vision, and Compliance with Zoning Ordinances

The proposed annexation and initial zoning of R-2 (Community Residential) are fully consistent with the City of Caldwell's Comprehensive Plan (adopted February 2025) and its vision for orderly, efficient growth that supports existing residential areas and public infrastructure. The Comprehensive Plan guides development to promote connected, sustainable communities while ensuring new or annexed properties align with existing patterns and pay their fair share for services. This small, already-developed residential parcel fits seamlessly into the surrounding neighborhood, which features similar single-family homes. Annexing extends city services (specifically sewer) to an existing use without altering the area's character, density, or land use

pattern. It supports Plan goals related to efficient provision of public facilities and services, as it integrates the property into the municipal sewer system without requiring new infrastructure extensions or major investments. The proposed R-2 zoning is appropriate and compliant with Caldwell City Code (Chapter 10, Article 5, Residential Zoning Districts). R-2 is intended for community residential areas accommodating single-family homes at moderate densities, consistent with the existing and surrounding uses. There is no change to the property's current setup or vision—no rezoning from a different designation is needed, and this does not conflict with or alter the Comprehensive Plan's residential land use designations for the area. The annexation simply brings the property under city jurisdiction to match the adjacent developed residential context.

3. Description of the Overall Benefits and Impacts on Surrounding Properties, and Mitigation of Those Impacts

Benefits:

- The primary benefit is improved wastewater service for the existing home via connection to the city sewer system, which is more reliable and environmentally sound than a private septic system (reducing potential failure risks and maintenance burdens).
- As an annexed property, it will contribute to the city's utility system through payment of applicable connection fees, monthly sewer rates, and other city fees/taxes. This helps fund maintenance and improvements to the overall municipal sewer infrastructure, benefiting all city residents and users.

- No additional strain on other city services (e.g., water, roads, police/fire, schools) is anticipated, as the property is already occupied and unchanged.

Impacts on Surrounding Properties:

There are no negative impacts. Annexation involves no construction, increased traffic, density changes, noise, visual alterations, or land use shifts. The property remains a single-family residence, identical to its current state and compatible with neighboring properties.

Surrounding areas will see no change in character, viewshed, or service demands.

Mitigation of Impacts:

Since there are no identifiable downsides or adverse impacts from this annexation, no additional mitigation measures are required. The process follows all city standards, and the owner will comply with standard sewer connection requirements (e.g., permits, inspections) to ensure proper integration.

4. Proposed Land Uses

The proposed land use is the same as the current and historical use: a single-family home residence. No other uses are proposed or contemplated. The property will continue as a single-family dwelling with no subdivision, multi-family conversion, or additional structures. This annexation is a straightforward, low-impact request to provide better utility service to an existing home while aligning it with city boundaries and contributing to shared infrastructure costs. We welcome any questions and are committed to addressing concerns through the public hearing process.

Sincerely,

Sadilyn Andersen

President

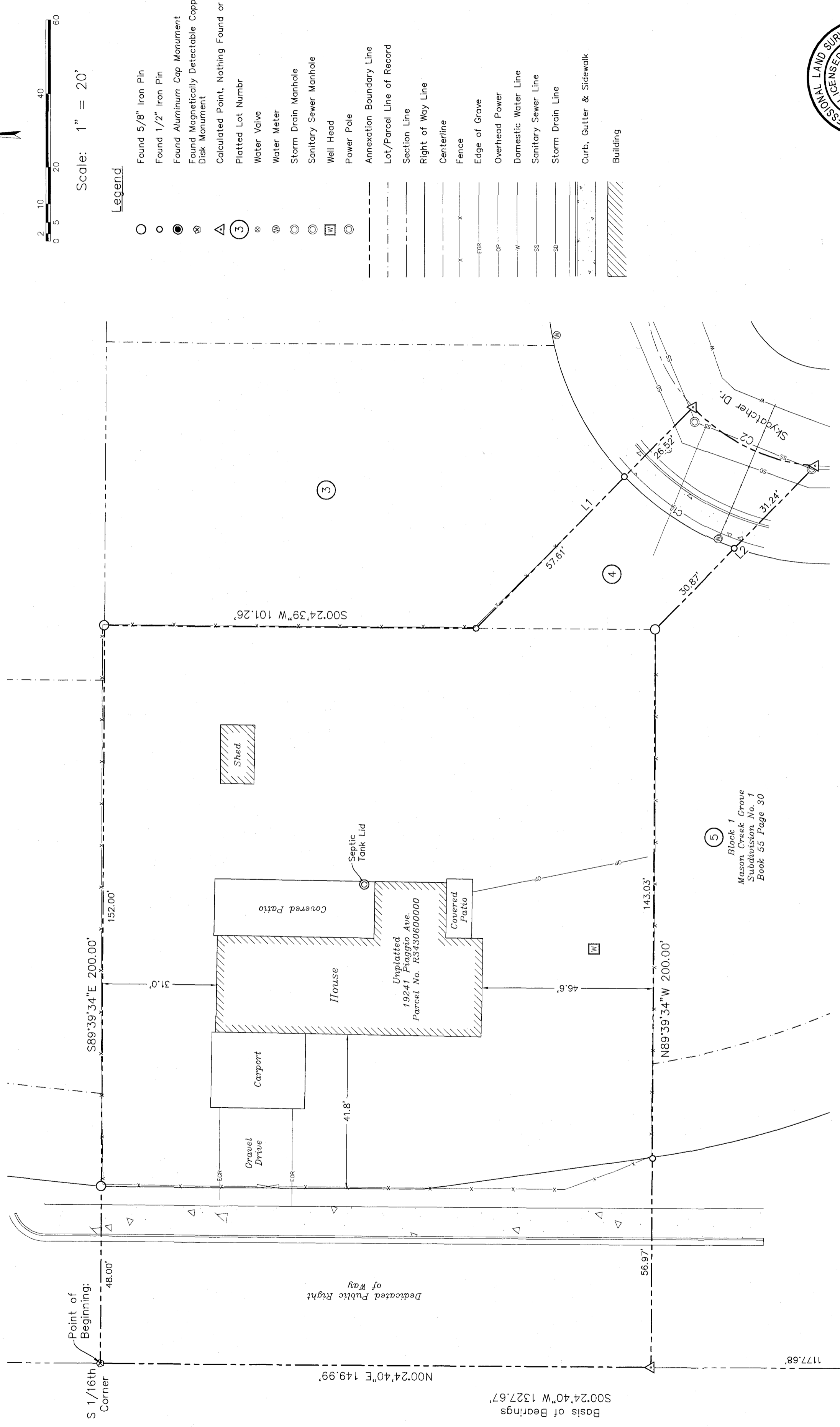
Anders & Co. LLC, Homes and Design

Phone: 208-473-1340

Email: anders.co.homes@gmail.com

Annexation Site Map for 19241 Piaggio Avenue

Situated in the Southwest 1/4 Southwest 1/4 of Section 29,
Township 4 North, Range 2 West, Boise Meridian,
City of Caldwell, Canyon County, Idaho.



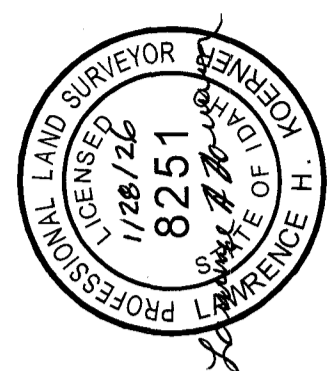
Scale: 1" = 20'

Legend

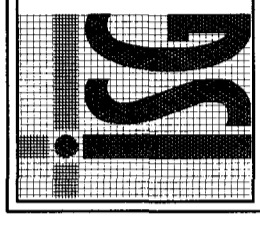
- Found 5/8" Iron Pin
- Found 1/2" Iron Pin
- Found Aluminum Cap Monument
- ⊗ Found Magnetically Detectable Copper Disk Monument
- △ Calculated Point, Nothing Found or Set
- ③ Platted Lot Number
- ⊕ Water Valve
- ⊕ Water Meter
- ⊕ Storm Drain Manhole
- ⊕ Sanitary Sewer Manhole
- ⊕ Well Head
- ⊕ Power Pole
- Annexation Boundary Line
- Lot/Parcel Line of Record
- Section Line
- Right of Way Line
- Centerline
- Fence
- Edge of Grave
- Overhead Power
- Domestic Water Line
- Sanitary Sewer Line
- Storm Drain Line
- Curb, Gutter & Sidewalk
- ▨ Building

Line Table	
Line	Bearing Length
L1	S45°28'54"E 84.13'
L2	N45°28'54"W 62.11'

Curve Table			
Curve	Length	Radius	Delta
C1	36.06'	76.50'	27°00'18"
C2	37.86'	50.00'	43°23'08"



Job No. 24-175



**IDAHO
SURVEY
GROUP, LLC**

9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

NOTICE OF NEIGHBORHOOD MEETING

02/09/2026
Ashley Castillon
19241 Piaggio Ave
Caldwell, Idaho 83605

RE: Annexation of 19241 Piaggio Avenue in Caldwell, Idaho.

To whom it may concern,

You are invited to a neighborhood meeting to discuss an annexation we are proposing near your property. The purpose of the meeting is to discuss the annexation (see Project Summary below), answer any questions, and listen to your feedback and suggestions.

Meeting Date: February 24, 2026

Meeting Time: 1:30 pm

Meeting Location: 19241 Piaggio Ave, Caldwell, Idaho 83605

Project Summary: This project consists of a request for annexation of 0.52 acres of land into the City of Caldwell with an R-2 (Community Residential) zoning. The purpose of the annexation is to connect the existing home to city utilities.

If you would like to contact us ahead of the meeting, please feel free to reach out to us at:

Phone: 208-473-1340

Email: anders.co.homes@gmail.com

We look forward to hearing from you.

Thank you,

Sadilyn Andersen, President

Anders & Co. LLC, Homes and Design

PIN	OwnerName	InCareOf	Address	City	State	ZipCode
R34304100	MASON CF ALLIANCE MANA		1520 E HERITAGE PARK ST	MERIDIAN	ID	83646
R34304101	GUD SERGEY		10938 SKYCATCHER DR	CALDWELL	ID	83605
R34304102	VANDERMEER HEATHER ELI		10950 SKYCATCHER DR	CALDWELL	ID	83605
R34304103	CASTILLON ASHLEY		19241 PIAGGIO AVE	CALDWELL	ID	83605
R34304104	TRAN KIEU		19215 PIAGGIO AVE	CALDWELL	ID	83605
R34304105	BOONE HEATHER		19203 PIAGGIO AVE	CALDWELL	ID	83605
R34304106	HORNER IAN R		19191 PIAGGIO AVE	CALDWELL	ID	83605
R34304107	HERRERA ANTHONY		19183 PIAGGIO AVE	CALDWELL	ID	83605
R34304108	HALE SCOTT		19167 PIAGGIO AVE	CALDWELL	ID	83605
R34304109	DOWNING COLT STEVEN		19155 PIAGGIO AVE	CALDWELL	ID	83605
R34304110	ZEMAK MARK A		19143 PIAGGIO AVE	CALDWELL	ID	83605
R34304111	FOREMASTER JOY		19228 RALSTON WAY	CALDWELL	ID	83605
R34304112	HERNANDEZ SAMUEL G		19216 RALSTON WAY	CALDWELL	ID	83605
R34304118	LARSON SHYLA		10939 SKYCATCHER DR	CALDWELL	ID	83605
R34304119	MOFFAT ZAKARY		10927 SKYCATCHER DR	CALDWELL	ID	83605
R34304120	DROWN EDWARD E		10915 SKYCATCHER DR	CALDWELL	ID	83605
R34304121	FERGUSON KIRBY		19223 RALSTON WAY	CALDWELL	ID	83605
R34304122	PAREDES-TORREJON VICTOR		19211 RALSTON WAY	CALDWELL	ID	83605
R34304123	RIVERA ANTHONY T		19199 RALSTON WAY	CALDWELL	ID	83605
R34304124	HERRINGTON MEGAN		11046 MAROON BELLS DR	CALDWELL	ID	83605
R34304125	ANDERSON LEAH JANA E		10902 SUPER CUB DR	CALDWELL	ID	83605
R34304126	WARR MICHAEL MAT		12789 S ALZANO WAY	NAMPA	ID	83686
R34304127	MALDONADO JOHN PAUL		11245 ASPEN HILL DR	CALDWELL	ID	83605
R34304128	SMITH ERVIN		10940 SUPER CUB DR	CALDWELL	ID	83605
R34304129	AVILA DIANA		10941 SUPER CUB DR	CALDWELL	ID	83605
R34304130	CRAIN ADRIAN		10929 SUPER CUB DR	CALDWELL	ID	83605
R34304131	ENGELHART MERRISSA A		10917 SUPER CUB DR	CALDWELL	ID	83605
R34304132	VIALPANDO CARISSA		10905 SUPER CUB DR	CALDWELL	ID	83605
R34304133	GARDNER GINGER		10893 SUPER CUB DR	CALDWELL	ID	83605
R34304135	SOZA BEN		19131 PIAGGIO AVE	CALDWELL	ID	83605
R34304148	MASON CF ALLIANCE MANA		3597 E MONARCH SKY LN	MERIDIAN	ID	83646
R34304174	DELGADO OLIVIA		10930 SKY DIVE ST	CALDWELL	ID	83605
R34304175	KASTURIA BHAVNA AND ASI		274 SURFBIRD ISLE	FOSTER CITY	CA	94404
R34306	CASTILLON ASHLEY		19241 PIAGGIO AVE	CALDWELL	ID	83605
R34307123	MASON CREEK LANDING HO		PO BOX 1350	MERIDIAN	ID	83680
R34307251	MASON CF ALLIANCE MANA		1520 E HERITAGE PARK ST	MERIDIAN	ID	83646
R34307251A	MASON CF COMMERCIAL NC		1221 W SHORELINE LN	BOISE	ID	83702
R34307252	MASON CREEK FLATS LLC		851 N HICKORY AVE STE #	MERIDIAN	ID	83642
R34307253	MASON CREEK FLATS LLC		851 N HICKORY AVE STE #	MERIDIAN	ID	83642
R34307254	MASON CREEK FLATS LLC		851 N HICKORY AVE STE #	MERIDIAN	ID	83642
R34307264	KEYS JAMES GEORGE		19250 RALSTON WAY	CALDWELL	ID	83605
R34307265	HENSCHIED THOMAS		19262 RALSTON WAY	CALDWELL	ID	83605
R34307266	BURGER GERALD P		19274 RALSTON WAY	CALDWELL	ID	83605
R34307267	TOLMER KIMBERLY RENE A		19286 RALSTON WAY	CALDWELL	ID	83605

R34307268	YEAGER JAMES E	19298 RALSTON WAY	CALDWELL ID	83605
R34307269	GONZALEZ ANA L	10936 PARACHUTE CT	CALDWELL ID	83605
R34307270	DEVER CHRISTOPHER JOE JR	10948 PARACHUTE CT	CALDWELL ID	83605
R34307271	ROTH STEVEN GLEN	10962 PARACHUTE CT	CALDWELL ID	83605
R34307272	CURIEL HECTOR M PENA	10970 PARACHUTE CT	CALDWELL ID	83605
R34307273	PROVOST KEISUZ	10969 PARACHUTE CT	CALDWELL ID	83605
R34307274	LEOS MELISSA LYNN	10961 PARACHUTE CT	CALDWELL ID	83605
R34307275	POPE JASON M	10947 PARACHUTE CT	CALDWELL ID	83605
R34307276	DILLON JOHN M	5435 E WARDLOW RD	LONG BEACH CA	90808
R34307277	DOUGLAS CARSON DERRICK	10923 PARACHUTE CT	CALDWELL ID	83605
R34307278	LENZ TRISTEN	10911 PARACHUTE CT	CALDWELL ID	83605
R34318011A	HHIF VII LLC	963 SW SIMPSON STE 110	BEND OR	97702
R34318224	MASTERS MG MGMT	289 SW 5TH AVE	MERIDIAN ID	83642
R34318236	VALDIVIA CRISTIAN A ARAYA	19342 SCHOONER AVE	CALDWELL ID	83605
R34318241	CHALLENGER DEVELOPMENT	1977 E OVERLAND RD	MERIDIAN ID	83642
R34318242	HEXEM ALEXA	11060 CART ST	CALDWELL ID	83605
R34318243	CAMACHO ANDRES	11046 CART ST	CALDWELL ID	83605
R34318244	PEREZ JOSE IVAN MADRIGAL	11047 NOBLE DR	CALDWELL ID	83605
R34318245	MROCZKA-STRAHAN JOANN	11063 NOBLE DR	CALDWELL ID	83605
R34318268	CHALLENGER DEVELOPMENT	1977 E OVERLAND RD	MERIDIAN ID	83642
R34318269	CHALLENGER DEVELOPMENT	1977 E OVERLAND RD	MERIDIAN ID	83642
R34318270	CHALLENGER DEVELOPMENT	1977 E OVERLAND RD	MERIDIAN ID	83642
R34318271	SPOLSKI CURTIS LEE	11049 CART ST	CALDWELL ID	83605
R34318272	LOPEZ PRISCILLA	11041 CART ST	CALDWELL ID	83605
R34318273	CHALLENGER DEVELOPMENT	1977 E OVERLAND RD	MERIDIAN ID	83642
R34318274	BECERRA MARIO H	11025 CART ST	CALDWELL ID	83605
R34318275	FELSTED JASON R	19288 SCHOONER AVE	CALDWELL ID	83605
R34318276	CHALLENGER DEVELOPMENT	1977 E OVERLAND RD	MERIDIAN ID	83642
R34318277	ESPINOSA RUDY REYNA	19312 SCHOONER AVE	CALDWELL ID	83605
R34319158	SHADOW C/O AMI	3140 W BELLTOWER DR	MERIDIAN ID	83646

CANYON COUNTY LISTING - "R34306" - 500.0 feet

01-12-2026

PROPERTY LISTING DISCLAIMER

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

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

Start Time of Neighborhood Meeting: 1:30pm

End Time of Neighborhood Meeting: 1:55pm

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. Stacy Downing 19155 Poggio Ave, Caldwell, ID, 83605

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

NEIGHBORHOOD MEETING CERTIFICATION:

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

Description of the proposed project: Annexation to connect to sewer.

Date of Round Table meeting: 2/24/26

Notice sent to neighbors on: 2/7/26

Date & time of the neighborhood meeting: 2/24/26 - 1:30pm

Location of the neighborhood meeting: On site at 19241 Piaggio

Developer/Applicant:

Name: Sadilyn Andersen, Anders & Co LLC

Address, City, State, Zip: 13601 W McMillan Rd STE 102-163
Boise ID 83713

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

DEVELOPER/APPLICANT SIGNATURE 

DATE 02/24/2026

EXHIBIT S-1

Vicinity Map



EXHIBIT S-2

Zoning Map

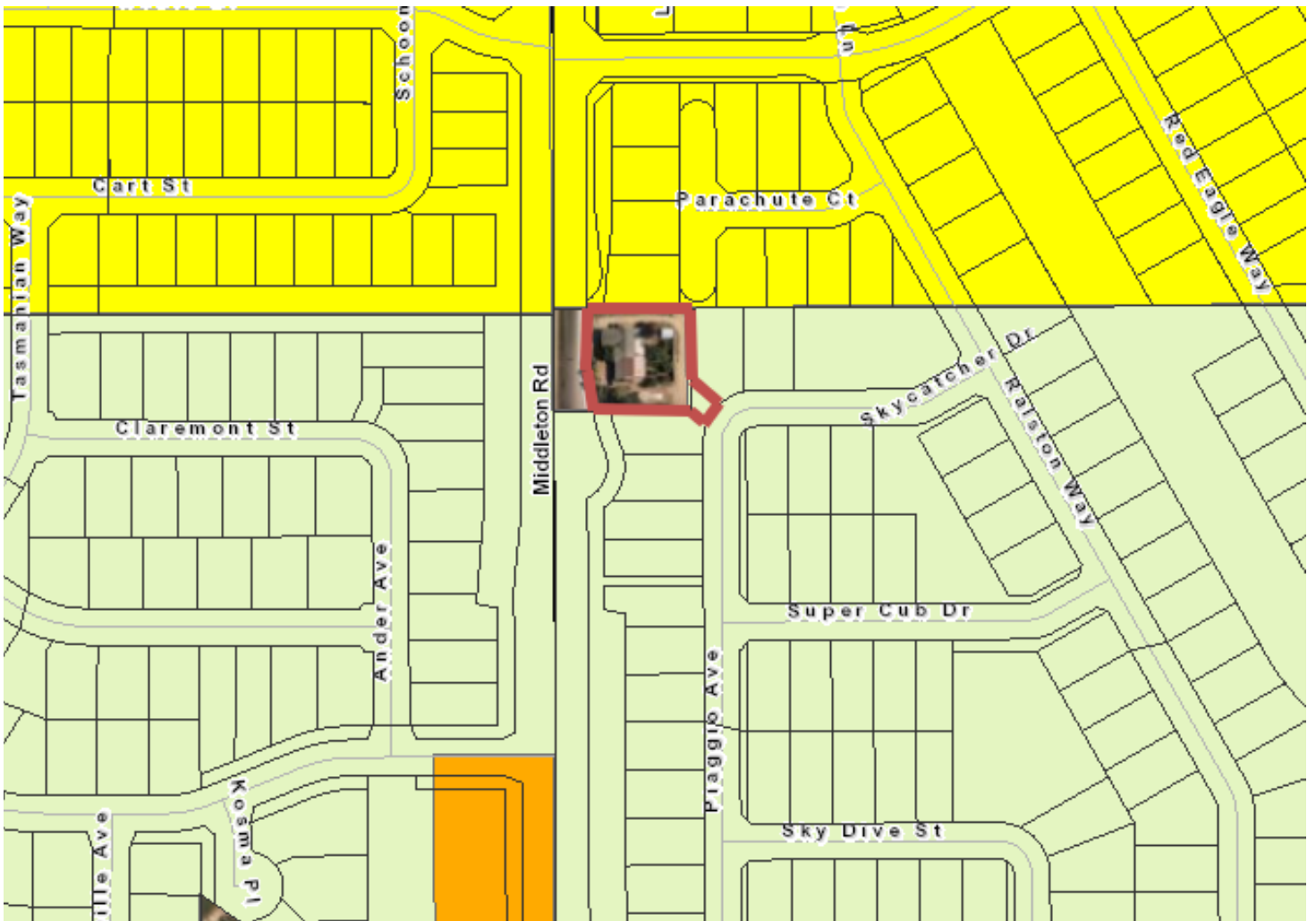


EXHIBIT S-3

Future Land Use Map

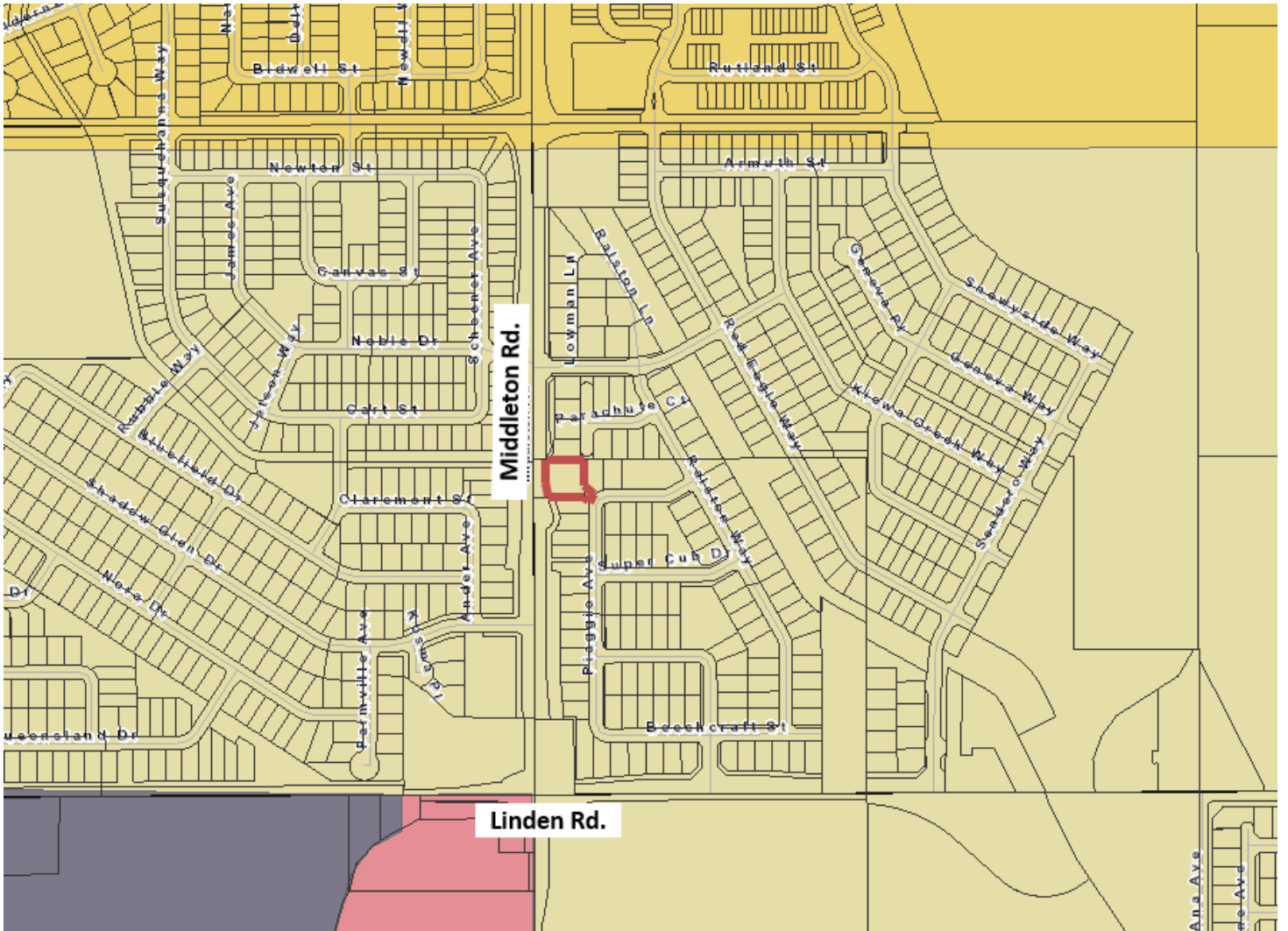


EXHIBIT S-4

Public Agency Notification List

OUTSIDE AGENCY WRITTEN TESTIMONY

Outside Agency Response Deadlines:

5/18/2026



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: 4/7/2026

1ST HEARING DATE: 6/10/2026	HEARING BODY: Planning and Zoning Commission
---	---

2ND HEARING DATE: 7/20/2026	HEARING BODY: City Council
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Application Case No(s): ANN26-000004

Project Name: 19241 Piaggio Annexation

Site Address: 19241 Piaggio Ave., Caldwell

Site Parcel ID: R3430600000

Site Location: On the east side of Middleton Rd., approximately 1,100 feet north of the intersection with Linden Rd.

Applicant: Sadilyn Andersen, Anders & Co. LLC
13601 W. McMillan Rd., Suite 102-163, Boise, ID, 83713
208-392-7109, anders.co.homes@gmail.com

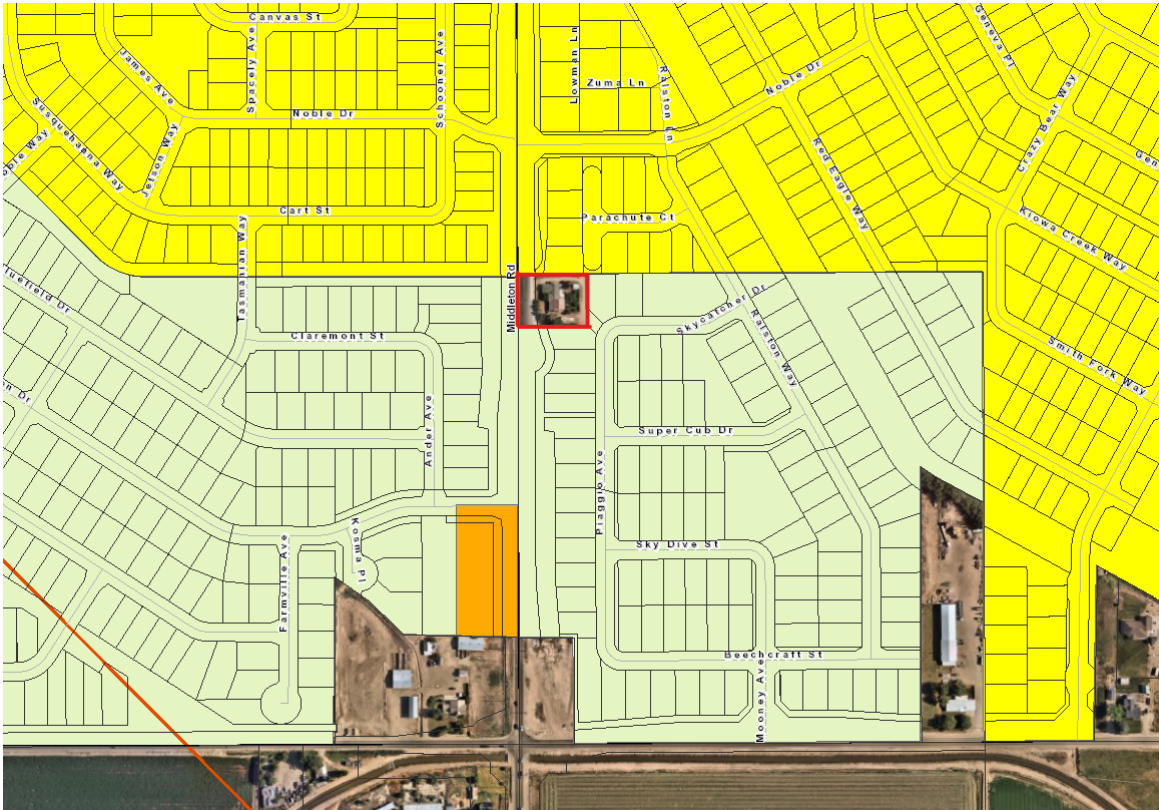
Property Owner: Ashley Castillon
20258 Carbondale Ave., Caldwell, ID 83605
208-405-9554, ashleycastillon1986@gmail.com

Agent Name:

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, Anders & Co. LLC, on behalf of Ashley Castiollo, is requesting annexation of parcel R3430600000 with an initial zoning designation of R-2, Community Residential. The parcel is designated as Neighborhood 2 within the Comprehensive Plan Future Land Use Map. There is an existing single-family dwelling on the parcel and the owner would like to annex into the City limits so they may access municipal sewer service. No other development is proposed at this time. The 0.52 acre parcel is addressed as 19241 Piaggio, and is located on the east side of Middleton Rd., approximately 1,100 feet north of the intersection with Linden Rd, in Caldwell, Idaho.



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

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

Mail: Caldwell Planning and Zoning Department, P.O. Box 1179, Caldwell, ID 83605
Email: Garline Davis, Planner I at gdavis@cityofcaldwell.org

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

PUBLIC AGENCY NOTIFICATION LIST

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

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

EXHIBIT S-5

Draft Bill and Ordinance and Ordinance Summary

**BILL NO. 16
ORDINANCE NO. 3750**

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-1 (NEIGHBORHOOD RESIDENTIAL) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; AND DIRECTING THE CLERK OF THE CITY OF CALDWELL TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215.

BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO:

Section 1. That the Caldwell City Council, upon recommendation of the Caldwell Planning and Zoning Commission and following the public notice and hearing procedures set forth in Section 10-01-07, Zoning Ordinance No. 1451, approved Case No. ANN26-000004 (Piaggio Annexation) at a public hearing held this (enter date of hearing) day of Month, 2026.

Section 2. The parcel is contiguous to the City of Caldwell, Idaho and the applicant has requested that said following described property should be annexed into the City of Caldwell as R-1 (Neighborhood Residential):

A parcel of land being more particularly described in Exhibit A: Legal Description and as shown in Exhibit B: Map Exhibit.

Section 3. That the City Engineer and the Planning and Zoning Director of the City of Caldwell, Idaho, are hereby instructed to so designate the same above described property on the official zoning map and other area maps of the City of Caldwell, Idaho as R-1 (Neighborhood Residential).

Section 4. All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

Section 5. This ordinance shall be in full force and in effect from and after its passage, approval and publication, according to law.

Section 6. The Clerk of the City of Caldwell, Idaho shall, within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman-like manner plainly and clearly designating the boundaries of the City of Caldwell, including the land herein annexed, with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code 63-215.

PASSED BY THE COUNCIL OF THE CITY OF CALDWELL, IDAHO, this (enter date of hearing) day of Month, 2026.

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this (enter date of hearing) day of Month, 2026.

ATTEST:

Mayor Eric Phillips

City Clerk

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. 3750
REGARDING ANNEXATION AND ZONE DESIGNATION
OF CERTAIN PROPERTY

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-1 (NEIGHBORHOOD RESIDENTIAL) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH;

Ordinance No. 3750 provided for the annexation of:

A parcel of land being a portion of the SW ¼ SW ¼ of Section 29, T4N, R2W, BM, City of Caldwell, Canyon County, Idaho being Canyon County Tax Parcel No. R3430600000 and that portion of adjacent dedicated right-of-way for Middleton Road, more particularly described as follows:

BEGINNING at the NW Corner of the SW ¼ SW ¼ (S 1/16th Corner) of Section 29, from which the SW Corner of said Section 29 bears S00°24'40"W, 1327.67 feet; thence S89°39'34" E, 200.00 feet along the North boundary line of said SW ¼ SW ¼ of Section 29 to the NE corner of said Tax Parcel No. R3430600000; thence and S00°24'39"W, 149.99 feet along the East Boundary Line of said Tax Parcel to the SE corner of said Tax Parcel; thence N89°39'34"W, 200.00 feet along the South Boundary Line of said Tax Parcel and its Prolongation to the West Boundary Line of said SW ¼ SW ¼ of Section 29; thence N00°24'40"E, 149.99 feet to the **POINT OF BEGINNING**. Containing 0.69 acres, more or less.

Section 1. This ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law.

Section 2. 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 read to carry out the purposes of the ordinance before the declaration of partial invalidity.

Section 3. All ordinances, resolutions, orders and parts thereof in conflict herewith are repealed.

Ordinance No. 3750 was passed by the Council and approved by the Mayor on the (enter day of hearing) day of (enter month of hearing), 2026. The full text of the Ordinance is available at Caldwell City Hall, 205 S 6th Ave, Caldwell, Idaho 83605. The Mayor and City Council approved this summary on the (enter day of hearing) day of (enter month of hearing), 2026, for publication on the (Enter date for Tuesday after hearing) day of (enter month), 2026, pursuant to Idaho Code § 50-901A.

STATEMENT OF LEGAL ADVISOR

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 3750 and provides adequate notice to the public as to the contents of such ordinance.

DATED this (enter day of hearing) day of (enter month of hearing), 2026.

Oscar Klaas, Attorney for City of Caldwell

EXHIBIT A: LEGAL DESCRIPTION



Exhibit "A"
Annexation Description
for
19241 Piaggio Avenue

The following Describes a Certain Parcel of Land being a Portion of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 4 North, Range 2 West, Boise Meridian, City of Caldwell, Canyon County, Idaho being Canyon County Tax Parcel No. R3430600000, and that Portion of Dedicated Right of Way of Middleton Road more Particularly Described as follows:

BEGINNING at the Northwest Corner of the Southwest 1/4 of the Southwest 1/4 (South 1/16th Corner) of Section 29, Township 4 North, Range 2 West, Boise Meridian; From which, the Southwest Corner of said Section 29 bears, South 00°24'40" West, 1327.67 feet;

Thence along the Northerly Boundary Line of the Southwest 1/4 of the Southwest 1/4 of said Section 29, South 89°39'34" East, 200.00 feet to the Northeast Corner of said Certain Parcel of Land;

Thence leaving said Northerly Boundary Line, and along the Easterly Boundary Line of said Certain Parcel of Land, South 00°24'39" West, 149.99 feet to the Southeast Corner of said Certain Parcel of Land;

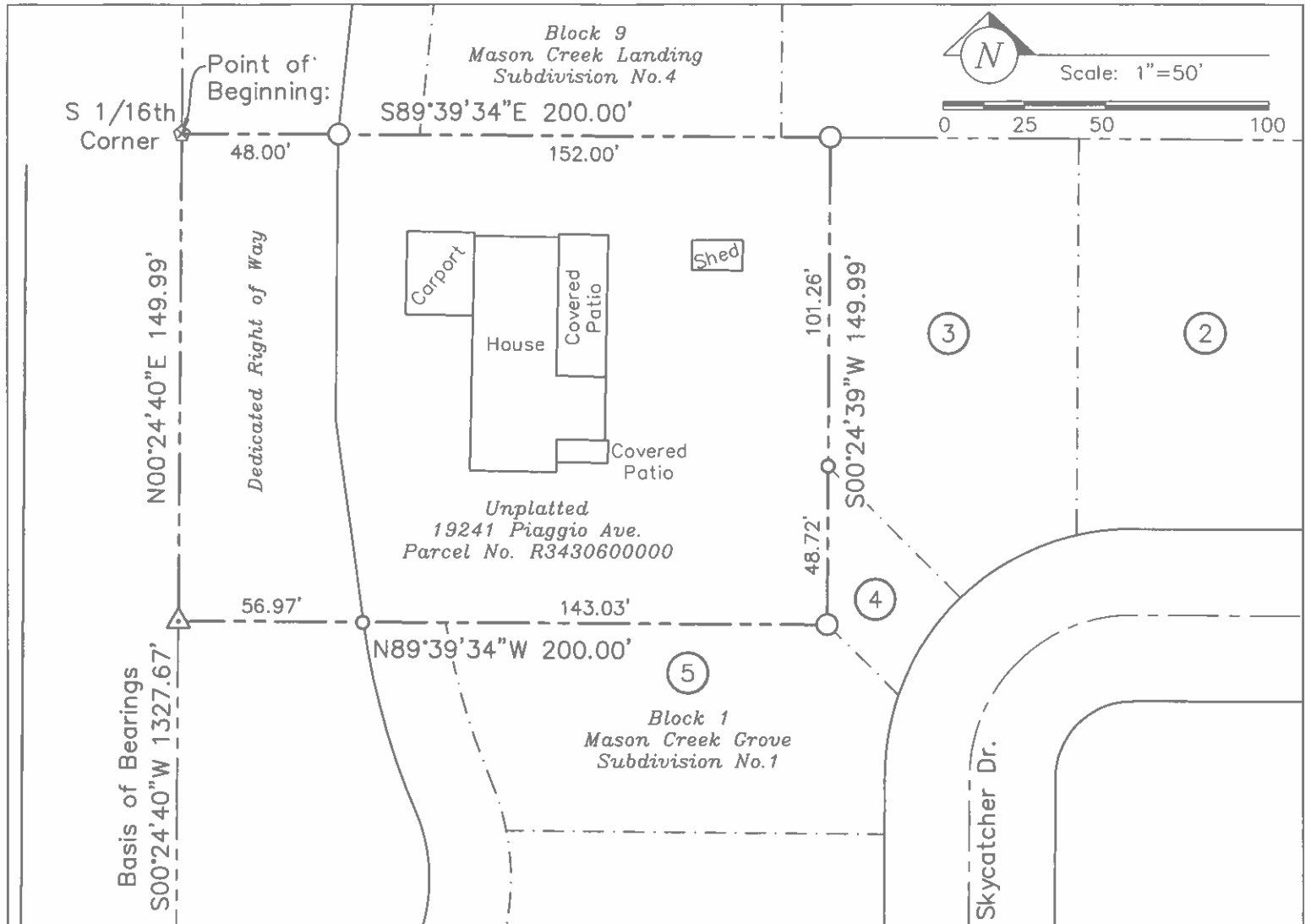
Thence leaving said Easterly Boundary Line, and along the Southerly Boundary Line of a Certain Parcel of Land, and its Prolongation, North 89°39'34" West, 200.00 feet to the Westerly Boundary Line of the Southwest 1/4 of the Southwest 1/4 of said Section 29;

Thence leaving said Southerly Boundary Line, and its Prolongation, North 00°24'40" East, 149.99 feet to the **POINT OF BEGINNING**:

The above Described Parcel of Land Contains 0.69 Acres (29,998 Sq. Ft.), more or less.

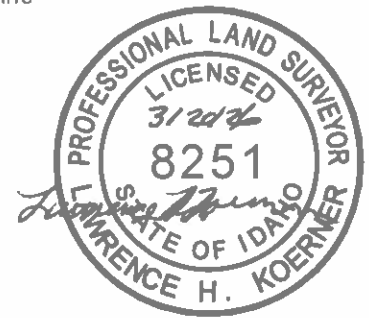


EXHIBIT B: MAP EXHIBIT



Legend

- Found Aluminum Cap
- Found 5/8" Iron Pin
- Found 1/2" Iron Pin
- △ Calculated Point
- ④ Platted Lot Number
- Right-of-Way Line
- - - Section Line
- - - - - Annexation Boundary Line
- · - · - Centerline
- · - · - Lot Line of Record



P:\19241 Piaggio Ave Annexation 26-019\dwg\Revised 26-019-Annexation Exhibit 3-20-26.dwg 3/20/2026 9 47 50 AM

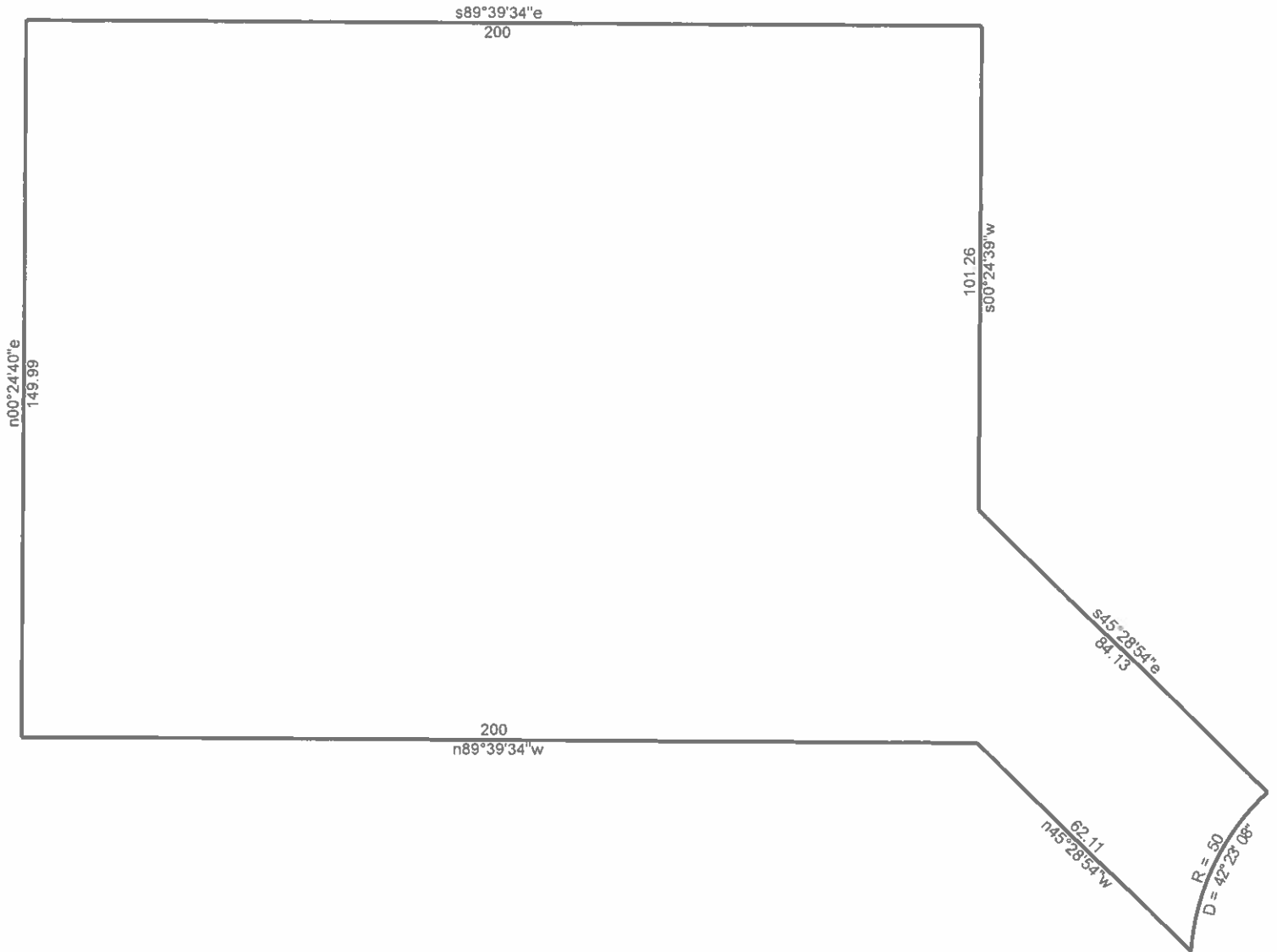
IDAHO SURVEY GROUP, LLC

9939 W EMERALD ST
BOISE, IDAHO 83704
(208) 846-8570

Annexation Exhibit "B"
19241 Piaggio Avenue

Located in the SW 1/4 SW 1/4 of Section 29,
T.4N., R.2W., B.M., City of Caldwell, Canyon County, Idaho.

Job No. 24-175
Sheet No. 1
Dwg. Date 3/20/2026



Annexaton Description for 19241 Piaggio Avenue

1/28/2026

Scale: 1 inch= 34 feet

File: Annexation Description.ndp

Tract 1: 0.7454 Acres (32469 Sq. Feet), Closure: n45.0948w 0.01 ft. (1/99014), Perimeter=835 ft.

- 01 s89.3934e 200
- 02 s00.2439w 101.26
- 03 s45.2854e 84.13
- 04 Lt, r=50.00, delta=042.2308, chord=s25.4345w 36.96
- 05 n45.2854w 62.11
- 06 n89.3934w 200
- 07 n00.2440e 149.99

EXHIBIT S-6

Commission Draft Meeting Minutes

PA-EXHIBITS

Public Agency Comments



COMMUNITY DEVELOPMENT DEPARTMENT
 Planning & Zoning Division
COVER SHEET

Staff Planner: Choose an item.

DOCKET NUMBER/CASE NUMBER
ANN26-000004
PUBLIC HEARING DATE
Click or tap to enter a date.

PROJECT NAME / TITLE
Piaggio
PROPERTY /LOCATION
Click or tap here to enter text.

BRIEF SUMMARY OF APPLICATION REQUESTS:

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

IMPACT ANALYSIS SUMMARY

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

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

FIRE SERVICES*

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

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

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

equipment beyond current levels at <u>full build-out</u> of development:	
Will the development pay development impact fees?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Additional Fire Comments:	Development comments will come with future applications.
POLICE SERVICES	
POLICE DEPARTMENT REVIEW STATUS:	The proposed application(s) have been reviewed by the Police Department and <input type="checkbox"/> Yes <input type="checkbox"/> No
* See the Police Department data included in the Exhibits of this Staff Report for full analysis and findings.	
Calls for Service in Area (YTD):	
Call Types within Area:	
Workload Saturation (%):	
Traffic Crash Data:	See Exhibits
Will this development have other significant impacts on the ability to provide services at <u>full build-out</u> of development:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Will this development necessitate additional police resources and/or equipment beyond current levels at <u>full build-out</u> of development:	<input type="checkbox"/> Yes <input type="checkbox"/> No Explain:
Additional Police Comments:	
PUBLIC SCHOOLS	
School District	Choose an item.
Capacity to Serve <i>(Based on Response from District)</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> School was not specific in their response <input type="checkbox"/> No response received from District
Schools that will Serve Development Vallivue Map Caldwell Nampa	Caldwell High ??? Elementary ??? Middle School

UTILITIES AND INFRASTRUCTURE

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

Yes No

Traffic Impact Study Completed?

Yes No Not Required

Are Traffic Improvements Required for Development?

Yes No

Are All Traffic Improvements Listed as Conditions of Approval?

Yes No

REQUIRED INFRASTRUCTURE IMPROVEMENTS

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

DEVELOPMENT AGREEMENT

Does the subject parcel(s) have an existing Development Agreement in place?

Yes No

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

Yes No

OTHER SUBSTANTIAL ADVERSE AND DEMONSTRABLE IMPACTS



Date 04/08/2026

City of Caldwell, Planning & Zoning Department
Parcel: R3430600000
Re: Case Number: ANN26-000004

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

Details:

Station 13 11925 Skyway St. Caldwell

National Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Nearest Fire Station:	Station 3
Closest fire station (in miles) to site:	1.4
Approximate response time to site:	4 minutes
Will this development have other significant impacts on the ability to provide services?	No
Will this development necessitate additional fire resources and/or equipment beyond current levels? <i>If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".</i> • Ongoing population increases will directly affect service levels until CFD can enhance and expand its operational capabilities.	No



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

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

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

City Annexation Approval

Prior to the development of the site, applicants must submit all required applications and documentation via the citizen service portal for review and approval if required. [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



Outlook

RE: Request for Agency Comments - 19241 Piaggio Annexation

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

Date Thu 2026-04-16 11:01 AM

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

Hello,

After careful review of the transmittal submitted to ITD on April 07, 2026, regarding, 19241 Piaggio Annexation, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 /Kendra.Conder@itd.idaho.gov

Thank you

Mila Kinakh

D3 Planning and Development

From: Morgan Bessaw <mbessaw@cityofcaldwell.org>

Sent: Tuesday, April 7, 2026 4:19 PM

To: Alan Perry <aperry@cityofcaldwell.org>; Angelica Gomez <agomez@cityofcaldwell.org>; Anita Means (Caldwell Transportation Co) <anita@ctcbus.com>; Bill Pastoor <wpastoor@republicservices.com>; Black Canyon Irrigation Dist. (bcid@blackcanyonirrigation.com) <bcid@blackcanyonirrigation.com>; Black Canyon Irrigation District <developmentreview@blackcanyonirrigation.com>; Boise Project Board of Control (tritthaler@boiseproject.org) <tritthaler@boiseproject.org>; Boise River Food Control Dist. #10 (projectmgr@boiseriver.org) <projectmgr@boiseriver.org>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; Brian Courtright <bcourtright@republicservices.com>; Brown Bus Company (brent.carpenter@brownbuscompany.com) <brent.carpenter@brownbuscompany.com>; Bureau of Land Management (jsullivan@blm.org) <jsullivan@blm.org>; Bureau of Land Management 2 (jcartwright@blm.org) <jcartwright@blm.org>; Bureau of Reclamation <bor-sha-msforealty@usbr.gov>; Cache Olson <colson@cityofcaldwell.org>; Caldwell Lateral Irrigation (amandacild@qwestoffice.net) <amandacild@qwestoffice.net>; Caldwell School District #132 (Nfrench@caldwellschools.org) <Nfrench@caldwellschools.org>; Canyon County Development Services - Jennifer Almeida (jennifer.almeida@canyoncounty.id.gov) <jennifer.almeida@canyoncounty.id.gov>; Canyon County Plat Room - DeAnn France (deann.gerthung@canyoncounty.id.gov) <deann.gerthung@canyoncounty.id.gov>; Canyon Hill Irrigation <canyonhillirrigation@gmail.com>; Chris Hopper HD4 <chopper@hwydistrict4.org>; Christin Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; College of Idaho (rerne@collegeofidaho.edu) <rerne@collegeofidaho.edu>; Corps of Engineers (greg.j.martinez@usace.army.mil) <greg.j.martinez@usace.army.mil>; Damon Rice <drice@cityofcaldwell.org>; Dave Marston <dmarston@cityofcaldwell.org>; Deer Flats <deerflat@fws.gov>; Department of Lands (IDL_jurisdictional@idl.idaho.gov) <IDL_jurisdictional@idl.idaho.gov>; Doug Critchfield <critchfieldd@cityofnampa.us>; Erika Olvera (eolvera@nmid.org) <eolvera@nmid.org>; Farmer's Co-Op Ditch Co (fcdc1875@gmail.com) <fcdc1875@gmail.com>; Genna Ashlet - Boise Project Board of Control <gashley@boiseproject.org>; 'gis@compassidaho.org' <gis@compassidaho.org>; HD4 - Lenny Ricco <Iriccio@hwydistrict4.org>; Idaho Dept of Water Resources <file@idwr.idaho.gov>; Idaho Power (easements@idahopower.com) <easements@idahopower.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Jene Price

<jprice@cityofcaldwell.org>; Kayla Valle <kvalle@cityofcaldwell.org>; Kirk (kirk@pioneerirrigation.com) <kirk@pioneerirrigation.com>; Konrad McDannel <KMCDanner@republicservices.com>; Laura Wilder (wilders04@msn.com) <wilders04@msn.com>; Lorina Herb <lherb@cityofcaldwell.org>; Lynn Troxel - Notus Parma HD <lynntroxel@nphd.net>; Marlon Leslie <mleslie@cityofcaldwell.org>; Michael Comeskey (nmid@nmid.org) <nmid@nmid.org>; Monica Taylor, Intermountain Gas <monica.taylor@intgas.com>; Nampa Highway District #1 (eddy@nampahighway1.com) <eddy@nampahighway1.com>; Ofelia Morales <omorales@cityofcaldwell.org>; Oscar Klaas <oklaas@cityofcaldwell.org>; 'pzall@cityofnampa.us' <pzall@cityofnampa.us>; Randall, Reece C <rcrandall@usbr.gov>; Republic Services <gallen3@republicservices.com>; Rex Ingram <ringram@cityofcaldwell.org>; Riverside Irrigation District (rid1896@gmail.com) <rid1896@gmail.com>; Rob Oates (KEUL) <roates@cityofcaldwell.org>; Robb MacDonald <rmacdonald@cityofcaldwell.org>; Robins, Angel <ARobins@idahopower.com>; 'Rodney Ashby' <ashbyr@cityofnampa.us>; Ruben Salas <rsalas@republicservices.com>; Southwest District Health 2 (Mitch.Kiester@phd3.idaho.gov) <Mitch.Kiester@phd3.idaho.gov>; Steve Pendleton <spendleton@cityofcaldwell.org>; Tammie Halcomb <tammie@fareidaho.org>; Tiffany DeFrance <tdefrance@cityofcaldwell.org>; Trevor Farris <tfarris@cityofcaldwell.org>; USPS Caldwell (MIKE.Y.BROWNFIELD@USPS.GOV) <MIKE.Y.BROWNFIELD@USPS.GOV>; Valley Regional Transit - Stephen Hunt (development@valleyregionaltransit.org) <development@valleyregionaltransit.org>; Vallivue School Dist. <jenny.titus@vallivue.org>; Vallivue School District <joseph.palmer@vallivue.org>; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; Wilder Irrigation District - Dianne Paulsen (wilderirrigation2@hotmail.com) <wilderirrigation2@hotmail.com>; Wilder Irrigation District (wilderirrigation1@hotmail.com) <wilderirrigation1@hotmail.com>
Subject: Request for Agency Comments - 19241 Piaggio Annexation

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

Dear Outside Agencies and Internal City Departments:

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

Outside Agencies:

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

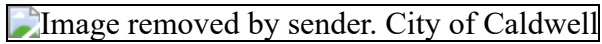
Internal City Departments:

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

Additional Information:

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

Thank you,

Image removed by sender. City of Caldwell

COMMUNITY DEVELOPMENT

Morgan Bessaw

Deputy Director

205 S. 6th Ave. •

www.cityofcaldwell.org • 2084554594

LEGAL AND CONFIDENTIALITY NOTICE:

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PH- EXHIBITS

Public Hearing Late Exhibits

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



COMMUNITY DEVELOPMENT DEPARTMENT
 Planning & Zoning Division
COVER SHEET

Staff Planner: Katie Wright, Senior Planner

DOCKET NUMBER/CASE NUMBER
ANN26-000005/SPP26-000003
PUBLIC HEARING DATE
6/10/2026 Planning and Zoning Commission

PROJECT NAME / TITLE
Legacy Farms Neighborhood
PROPERTY /LOCATION
SWC of Skyway St. and Northside Blvd.

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

IMPACT ANALYSIS SUMMARY

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

LAND USE SUMMARY		ESTIMATED POPULATION INCREASE	
# Proposed Single Family Units:	402	Population = (DU * 3):	1,206
# Proposed Duplex & Multifamily Units:	-	Population = (DU * 2):	-
Proposed Commercial Acreage:	-	TOTAL estimated population increase (based on census data):	1,206
# PROPOSED PHASES FOR DEVELOPMENT		ESTIMATED DEVELOPMENT TIMELINE	
Total # of Phases in Development:	7	Approximate timeline for full build-out of development (all phases):	8-10 years
FIRE SERVICES*			
FIRE DEPARTMENT REVIEW STATUS:	The proposed application(s) are not within Caldwell Fire Department's jurisdiction. Nampa Fire Department provided a memo stating they are not opposed to the development so long they comply with code and the conditions of approval they provided.		
* See the Fire Department staff report included in the Exhibits of this Staff Report for full analysis, findings, and recommended conditions.			
Fire department t travel response time Goals:	90% within 4 min.		
Closest Fire Station (in miles):			
Est. Response Time to Site:			
Will this development have other significant impacts on the ability to provide services at <u>full build-out</u> of development:	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Will this development necessitate additional fire resources and/or	<input type="checkbox"/> Yes <input type="checkbox"/> No		

equipment beyond current levels at <u>full build-out</u> of development:	
Will the development pay development impact fees?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Additional Fire Comments:	Nampa Fire did not specify in their comments the above information.

POLICE SERVICES

POLICE DEPARTMENT REVIEW STATUS:	The proposed application(s) have not been reviewed by the Police Department and/or no comments have been provided at this time.
---	---

*** See the Police Department data included in the Exhibits of this Staff Report for full analysis and findings.**

Calls for Service in Area (YTD):	
Call Types within Area:	
Workload Saturation (%):	
Traffic Crash Data:	See Exhibits
Will this development have other significant impacts on the ability to provide services at <u>full build-out</u> of development:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Will this development necessitate additional police resources and/or equipment beyond current levels at <u>full build-out</u> of development:	<input type="checkbox"/> Yes <input type="checkbox"/> No Explain:
Additional Police Comments:	Information was not provided by Caldwell Police Department.

PUBLIC SCHOOLS

School District	Vallivue
Capacity to Serve <i>(Based on Response from District)</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> School was not specific in their response <input type="checkbox"/> No response received from District
Schools that will Serve Development Vallivue Map Caldwell Nampa	Ridgevue High East Canyon Elementary Summitvue Middle School

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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--	---

required facilities in accordance with City standards as a condition of approval.	
Traffic Impact Study Completed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Required
Are Traffic Improvements Required for Development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are All Traffic Improvements Listed as Conditions of Approval?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
REQUIRED INFRASTRUCTURE IMPROVEMENTS	
<input checked="" type="checkbox"/> Curb and Gutter <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Widening <input type="checkbox"/> Construction of Roundabout <input type="checkbox"/> Traffic Signals <input checked="" type="checkbox"/> Turn Lanes <input type="checkbox"/> Well <input type="checkbox"/> Lift Station <input checked="" type="checkbox"/> Utility Main Line Extensions <input checked="" type="checkbox"/> Public Pathways <input checked="" type="checkbox"/> Crosswalks <input checked="" type="checkbox"/> School Crossing Beacons <input type="checkbox"/> Transit Stop <input type="checkbox"/> School Bus Stop <input checked="" type="checkbox"/> Public Pathways <input checked="" type="checkbox"/> Landscaping / Open Space <input type="checkbox"/> Land Use Buffering / Screening <input type="checkbox"/> Other:	
DEVELOPMENT AGREEMENT	
Does the subject parcel(s) have an existing Development Agreement in place?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If not, is staff recommending the development be subject to a Development Agreement?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
OTHER SUBSTANTIAL ADVERSE AND DEMONSTRABLE IMPACTS	



COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division
STAFF REPORT

Staff Planner: Katie Wright, Senior Planner

DOCKET NUMBER/CASE NUMBER
ANN26-000005/SPP26-000003
PUBLIC HEARING DATE
6/10/2026 Planning and Zoning Commission

PROJECT NAME / TITLE
Legacy Farms Neighborhood
PROPERTY /LOCATION
SWC of Skyway St. and Northside Blvd.

BRIEF SUMMARY OF APPLICATION REQUESTS:

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

PLANNING & ZONING COMMISSION 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:

Porchlight Development, on behalf of the property owner, Gemini LLLP, is requesting approval to annex approximately 95.6 acres consisting of three separate parcels within the City of Caldwell with a zoning request of R-2 (Community Residential) and the incorporation of a Development Agreement. In addition, the applicant is requesting approval of a subdivision preliminary plat for Legacy Farms Neighborhood, consisting of 449 total lots (402 single-family detached residential lots and 47 common lots).

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

Application Type(s):

Annexation with Zoning, Development Agreement, and Preliminary Plat

Project Name:

Legacy Farms Neighborhood

File Number (s):	File No. ANN26-000005, SPP26-000003
Applicant:	Porchlight Development
Property Owner:	Gemini LLLP
Project Site Address:	0 BLUEBELL CT, 0 KNOTT LN, and 0 NORTHSIDE BLVD
Project Site Location:	The subject site is located on the SWC of Skyway Street and Northside Boulevard, with property address(es) of 0 BLUEBELL CT, 0 KNOTT LN, and 0 NORTHSIDE BLVD, described as SE ¼ of Section 27 and W ½ of Section 26, T4N, R2W, B.M.
Project Site Parcel Number(s):	R3428313400 (0.89AC); R3426800000 (54.56 AC); R3426500000 (40.15 AC)
Project Site Acres:	Total of approximately 95.6 acres, more or less
Jurisdiction:	The property(s) are currently located within the County, and within the City of Caldwell's Area of Impact.
Site/Project Background and History:	The subject site is within the county and has no history within the City.

IV. STAFF REVIEW AND ANALYSIS - SITE

Floodplain:	The property is not within a floodplain.
Mature Trees:	None
Streams & Creeks:	The property has no existing streams or creeks.
Wildlife Habitat:	None
Riparian Habitat:	None
Sleep Slopes & Hillsides:	None
Canals, Ditches & Drains:	Maddens Spur Drain (BOR) runs along the south boundary of the property and Miller Lateral (Pioneer Irrigation District) runs along the northeast boundary.
Other Site Features:	N/a
Outparcels; Describe:	There are 2 outparcels along the central north boundary.

Fire Service Provider: Nampa Fire

Police Service Provider: Caldwell Police

School District: Vallivue

Water Provider: City of Caldwell (Municipal Water)

Sewer Provider: City of Caldwell (Municipal Sewer)

Trash Provider: Republic Services

Irrigation Service: City of Caldwell (Pressurized Irrigation)

Irrigation District: Pioneer Irrigation District

Other Providers: Bureau of Reclamation

Site and Surrounding Land Uses:

Site: Active Farmland

North: Active Farmland
Vacant land – not actively farmed

South: Active Farmland
Vacant land – not actively farmed

East: Active Farmland
Vacant land – not actively farmed

West: Active Farmland
Vacant land – not actively farmed

Site and Surrounding Zoning Classifications:

Site: Agricultural – Canyon County

North: Agricultural – Canyon County
CR-R1 (SINGLE FAMILY RESIDENTIAL- COND REZONE) – Canyon County
R-1 (Neighborhood Residential) - City

South: Agricultural – Canyon County

East: Agricultural – Canyon County

West: Agricultural – Canyon County

Site and Surrounding Comprehensive Plan Land Use Designations:

Site: Neighborhood 2

North: Neighborhood 3

South: Neighborhood 2

East: Neighborhood 2

West: Neighborhood 2

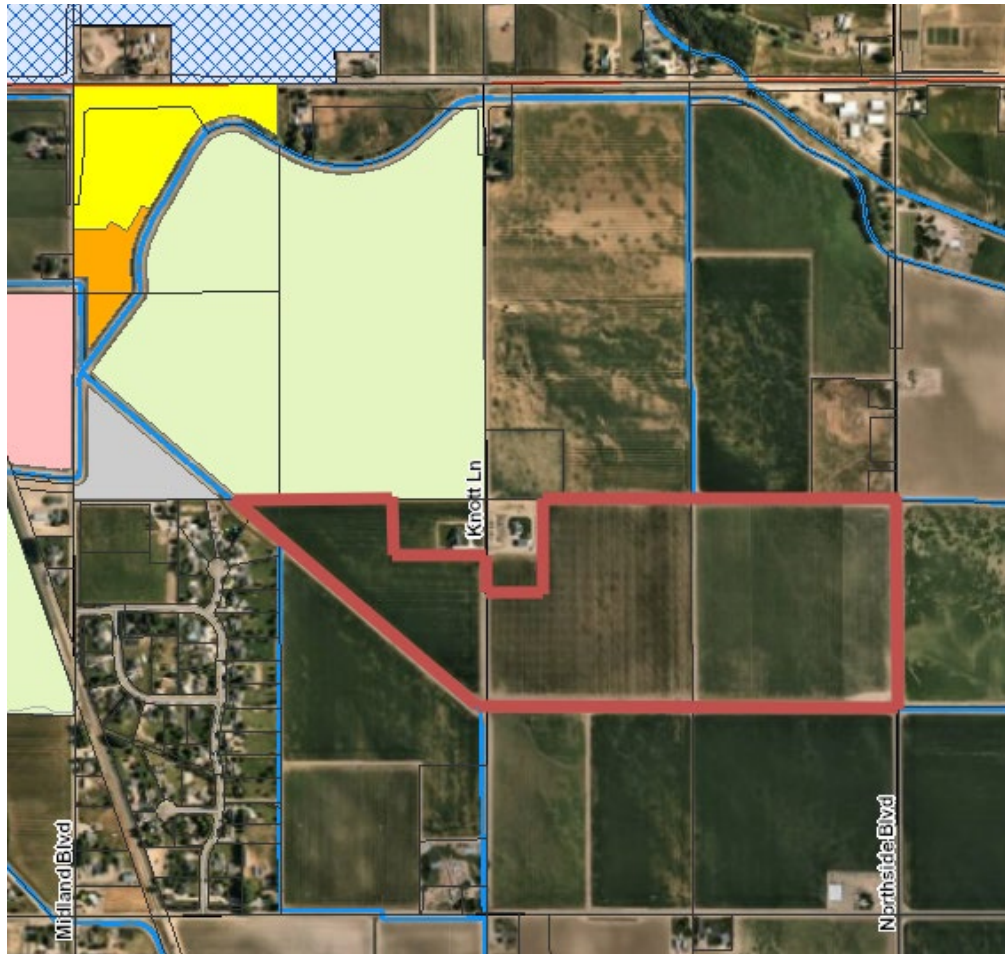
V. STAFF REVIEW AND ANALYSIS - ANNEXATION

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 exists where the parcel(s) (shown outlined in red) provide a touch 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.

Staff Comments:

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

VI. STAFF REVIEW AND ANALYSIS – ZONING ORDINANCE 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 Neighborhood 2 land use designation place type (**See Visual Exhibit 1: City of Caldwell Comprehensive Plan Map**). This designation is the primary residential place type in Caldwell providing an array of low to mid-density housing options. The growth strategy for the Neighborhood 2 place type is the most prevalent place type and covers areas between major centers. These areas should develop to be highly connected and allow for a variety of housing options. In general, less dense housing is found in areas further from major roadways and increases in density closer to major roads. Commercial services are low to medium intensity and are generally only found at major intersections of arterial and major collector roads but should be highly accessible to surrounding residential areas.

The Neighborhood 2 place type has multiple compatible zoning designations (R-1, R-2, C-1, P-D) that indicates residential low-density and residential mid-density are “Primary” land uses. 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). All of these uses are permitted uses within the R-2 zoning district within the Caldwell Municipal Code. (**See Visual Exhibit 2: Comprehensive Plan - Neighborhood 2 Land Use Snapshot**)

Both R-1 and R-2 zones are compatible within the Neighborhood 2 Place type, and both zones have similar neighborhood protections and development standards. The key differences are that the R-2 zone allows for the same land uses as within the R-1 zone but has provisions to allow for smaller lots sizes and a greater variety of missing middle housing types (i.e., cottage housing, patio homes, triplexes, fourplexes, row housing/townhomes).

The Neighborhood 2 place type allows a minimum density of 2 du/acre and a maximum density allowance of 8 du/ac, but the R-2 zone allows for density bonus increase up to 12 du/ac. This development is not utilizing the density bonus, as they are proposing a density of 4.21 du/acre, which is consistent with the Neighborhood 2 place type.

The proposed R-2 zone would be compatible with properties in the immediate vicinity which are utilized as agricultural land because the R-2 zone is one of the primary residential zones and would allow residential uses at varying densities. The applicant is proposing to construct single family detached, with the size of buildable lots ranging from 3,083 square feet to 17,096 sq. ft with one-story and two-story homes. This provides for a diverse range of housing options to choose from. With the allowance of the smaller lot sizes, the applicant is able to provide larger lots along the neighboring county properties, while providing additional density with smaller lots towards the interior of the development.

The subject property is situated along an arterial (Northside Blvd.), which is an appropriate location for increased residential intensity. Water, sewer, and fire flow will have the capacity to serve the proposed development at time of build-out.

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 request are shown below, followed by staff comments.

Vision Theme: Quality Neighborhoods to Call Home

Goal 1: Policy 1.2: Require a mix of housing types and densities in large residential subdivisions and encourage a mix in all smaller projects.

Staff Comments:

A zoning designation of R-2 allows for a broader mix of housing types and allows for a larger variety in lot sizes than what is allowed within an R-1 zone.

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

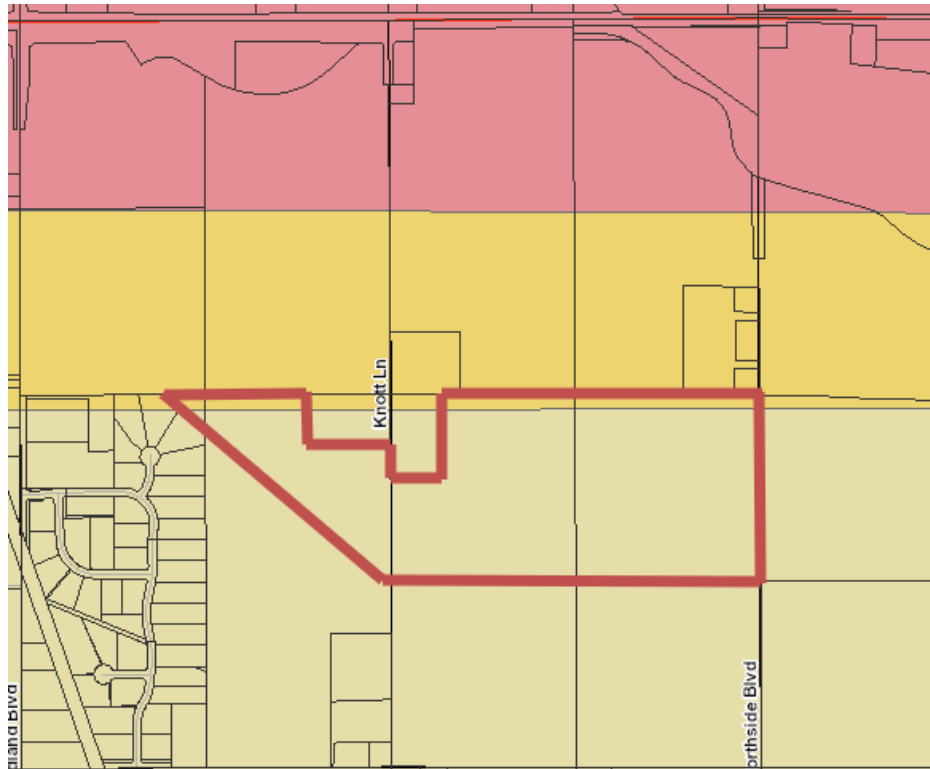
Staff Comments:

The R-2 zone allows for small lot sizes, allowing a variety of different housing types and sizes within the development.

Goal 3: Policy 3.4: Develop lower-density residential neighborhoods adjacent to rural and agricultural lands.

Staff Comments:

The R-2 zone here transitions from the Neighborhood 3 placetype to the north to the lower Neighborhood 2 placetype, encouraging the transition from higher density to lower density.



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

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

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

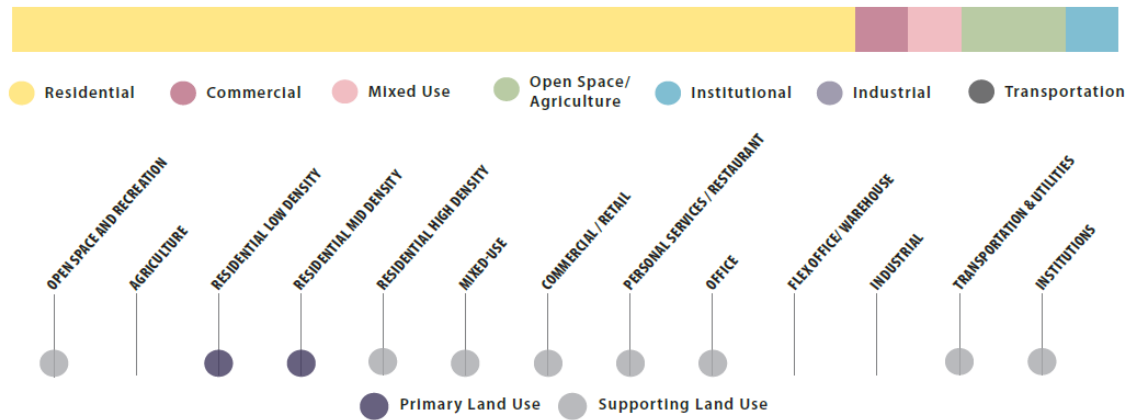


Exhibit 2: Comprehensive Plan - Neighborhood 2 Land Use Snapshot (above)

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

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 a variety of housing types which is consistent with the purpose of the R-2 zone.

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.

As noted earlier in the staff report, the proposed R-2 zone would be compatible with properties in the immediate vicinity which are utilized as agricultural land because the R-2 zone is one of the primary residential zones and would allow residential uses at varying densities. The applicant is proposing to construct single family detached, with the size of buildable lots ranging from 3,083 square feet to 17,096 sq. ft with one-story and two-story homes. This provides for a diverse range of housing options to choose from. With the allowance of the smaller

lot sizes, the applicant is able to provide larger lots along the neighboring county properties, while providing additional density with smaller lots towards the interior of the development.

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, such as curb, gutter, sidewalk, and new landscaping buffers. Additionally, there is the Hwy 20/26 commercial corridor approximately half of a mile (via roadways) from the subject site to provide commercial activity to any new homes on the subject site.

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 zone. There have been no identified adverse impacts 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 about the capacities at each of the schools within this zone and mentioned that the developer has entered into a Donor Agreement, if the application is approved.

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 all proposed land uses, number of buildings, number of dwelling units, and proposed phases for development.

Phased Development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	How Many Phases?	7
Residential Land Uses	# of Lots	# of Buildings	# Dwelling Units
Dwelling - Single-Family (detached)	402	Same as # of DU	402
Common Lots	47	N/A	N/A
TOTAL	449	402	402

Bulk and Dimensional Standards Analysis

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

zoning district in accordance with Caldwell City Code, and the dimensions proposed by the subject development.

R-2 Zone Standards		
Minimum Lot Size	Required	Proposed
Interior Lot Area (sq. ft.)	4,000sqft	3,083sqft (requesting deviation through the Development Agreement)
Corner Lot Area (sq. ft.)	5,000sqft	n/a
Minimum Lot Width / Frontage (ft.)	30'	24' Not Compliant (conditioned prior to Council)
Setbacks	Required	Proposed
Front Yard Setback, Garage; Minimum (ft.)	22'	Shall comply with code at building permit review.
Front Yard Setback, Living Area; Minimum (ft.)	15'	
Interior Side Yard Setback (ft.) (Minimum)	5'0'	3' (requesting deviation through the Development Agreement)
Street Side Yard Setback (ft.) (Minimum)	15'	Shall comply with code at building permit review.
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 with code at building permit review.
Residential Density Range in Gross units /acre	2-8du/acre	4.21du/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.		

Staff Comments:

The applicant is proposing deviations from the R-2 zone standards through the Development Agreement to provide additional housing choices to the development. **City Council shall determine if these waivers should be approved.**

Off-Street Parking Standards Analysis

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

Residential Off-Street Parking		
Dwelling - Single-Family/Townhouse	Minimum Required	Proposed
Off-Street Parking Spaces (Minimum) - 2.0 per dwelling unit	804	Approximately 1,608 (2 car garage and 2 car driveway)
TOTAL VEHICLE PARKING:	804	1,608

Staff Comments:

Based on staff review and the analysis within the Off-Street Parking Analysis Table above, the project is proposing off-street parking as required by Caldwell City Code Section 10-02-05.

All parking spaces meet the minimum stall width, parking stall length and aisle width as indicated in Section 10-02-05 (3), Table 1 of Caldwell City Code.

Staff Comments:

Since this is a single family development and all lots will include driveways and garages, the off-street parking requirement is well exceeded.

Safe Routes to School Analysis:

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

Safe Routes to School Standards	
Standards	Analysis
Is the project a residential or multifamily subdivision and/or development that is the “walk zone” or within a 1 ½ mile radius of school?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, they must comply with the following requirements:
Development shall provide a level, ADA accessible sidewalk with minimum cross slopes where sidewalks cross is required. These pathways shall connect to schools where needed and shall be on the shortest and safest route.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> NOT Compliant <input type="checkbox"/> NA
Development shall provide curb ramps in accordance with the latest ADA design standards.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> NOT Compliant <input type="checkbox"/> NA
Development shall provide crosswalks and/or protected crosswalks, as required by the city.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> NOT Compliant <input type="checkbox"/> NA
Crosswalks provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are unprotected/uncontrolled crosswalks allowed (no signal or stop sign)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are protected crosswalks required (at a stop sign or signal)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are flashing beacons required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Staff Comments:

This proposed development is approximately 0.87 miles away from Ridgevue High School, which is in the “walk zone”. At this time, there are no sidewalks along the major roads, other than the frontage improvements required with this development. It seems unreasonable to require any crossings at this time, as they would promote walking along the shoulder of the roadways. Staff would recommend these improvements are required with future development in this area, rather than this development.

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		
Northside Blvd – Arterial (1,150 LF):	Min. Required	Proposed
Buffer Width:	25' wide	20' wide (conditioned to comply)
Sidewalk:	5' wide detached or 7' attached	5' wide detached
Berms:	Yes	Not compliant (conditioned to comply)
Class I tree: - One per 25 LF - No more than 50% of the trees	10 Class I tree	450'/25' = 18 Class I trees
Class II tree: - One per 35 LF	20 Class II tree	910'/35' = 26 Class II trees
Shrubs: - One per 4 LF	288 shrubs	288+ shrubs
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	9,870'/21,880' = 45%
Boulders:	N/A	N/A
Knott Lane (West) – Collector (855 LF):	Min. Required	Proposed
Buffer Width:	20' wide	20' wide
Sidewalk:	5' wide detached or 7' attached	5' wide detached
Berms (undulating):	N/A	N/A
Class I tree: - One per 25 LF - No more than 50% of the trees	6 trees	325'/25' = 13 Class I trees
Class II tree: - One per 35 LF	15 trees	700'/35' = 20 Class II trees
Shrubs: - One per 4 LF	214 shrubs	214+ shrubs
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	5,970'/12,305' = 49%
Boulders:	N/A	N/A
Knott Lane (East) – Collector (610 LF):	Min. Required	Proposed
Buffer Width:	20' wide	20' wide
Sidewalk:	5' wide detached or 7' attached	5' wide detached
Berms (undulating):	N/A	N/A
Class I tree: - One per 25 LF No more than 50% of the trees	1 tree	225'/25' = 9 Class I trees
Class II tree:	11 tree	595'/35' = 17 Class II trees

One per 35 LF		
Shrubs: One per 4 LF	153 shrubs	153+ shrubs
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	3,100'/11,360' = 27%
Boulders:	N/A	N/A
Skyway Street – Collector (3,040 LF):	Min. Required	Proposed
Buffer Width:	20' wide	20' wide
Sidewalk:	5' wide detached or 7' attached	5' wide detached
Berms (undulating):	N/A	N/A
Class I tree: - One per 25 LF No more than 50% of the trees	10 trees	1,325'/25' = 53 Class I trees
Class II tree: One per 35 LF	49 trees	2,800'/35' = 80 Class II trees
Shrubs: One per 4 LF	760 shrubs	760+ shrubs
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	28,470' /58,515' = 49%
Boulders:	N/A	N/A

Open Space		
Open Space: Non-Multi-Family Development	Min. Required	Proposed
Qualifying Open Space (Minimum):	10%	11.9% (11.4 AC)
Amenities		
Amenities	Min. Required	Proposed
	n/a	<ul style="list-style-type: none"> - Pool - 4 Fenced Dog Park(s) - 2 Open Play Area(s) - 4 pickleball courts - ½ court basketball - Playground - Cornhole plaza

Pathways and Pathway Landscaping:		
Public Pathways:	Required	Compliant
Irrigation/Drain Pathways:	No	n/a
Regional Pathway (10' multi-use):	No	n/a

Neighborhood Pathways:	Required	Compliant
Min. 5' wide asphalt or concrete pathway	Yes	Not Compliant- Conditioned to be compliant prior to Council.
- Min. 5' landscaping along both sides		Not Compliant- Conditioned to be compliant prior to Council.
- Combination of trees, shrubs, lawn or other vegetative or nonvegetative groundcover so that the entire pathway landscape buffer area on both sides of the paved surface is completely covered		Not Compliant- Conditioned to be compliant prior to Council.
- 25 shrubs for every 100 lineal feet		Not Compliant- Conditioned to be compliant prior to Council.
Community Pathways (4,410 LF):	Required	Compliant
Min. 8' wide asphalt or concrete pathway	Yes	8' wide
- Landscaping along both sides	5'	
- Shrubs	15 every 100 linear feet (4,410' / 100) x 15 = 662 shrubs	660+ shrubs Doesn't comply - conditioned
- Trees	(1) Class I or II every 40 linear feet 4,410' / 40 = 110 trees	112 trees

Staff Comments (Landscaping, Buffers, Open Space):

Staff finds that the applicant is/will be proposing to meet all landscaping, buffer, open space, codes subject to the staff recommended conditions. **Staff has conditioned that the Neighborhood pathway be called out on the landscape plan and meet all code requirements, that 662 shrubs be called out along the Community Pathway, and that the Northside Blvd. landscaping buffer be 25' wide with berming and a 5' wide detached sidewalk.**

The applicant is proposing several amenities, where none are required and proposing ample open space to exceed what is required by code.

Regional Pathways Analysis

Staff notes the 2040 Bicycle and Pedestrian Master Plan does not identify any required public pathways along the Maddens Spur Drain within this development. However, the applicant is locating their community pathway along the Maddens Spur Drain.

Neighborhood Pathways Analysis:

The applicant is proposing “connection pathways” which provide connectivity between open spaces within the development and to the Community Pathway. It is unclear if this currently meets the requirements for the Neighborhood Pathway.

The development is required to have a five-foot (5') wide neighborhood pathways to provide pedestrian connectivity between common open space areas within the development. The pathway will have a minimum five-foot (5') wide landscape buffer along both sides. The pathway, then, shall be a total width of fifteen feet (15') consisting of five feet (5') of paved surface and five feet (5') of landscaping on either side of the paved surface. All pathways will be constructed of asphalt and/or concrete and will be ADA Accessible.

Staff Comments:

The community pathway type, width, location, landscaping, and plantings being proposed are not in compliance with Section 10-02-08-7(4) of Caldwell City Code, but **staff has conditioned that the existing “connection pathway” be brought into compliance with the Neighborhood Pathway code requirements.** Staff finds there to be plenty of space to make this adjustment.

Community Pathways Analysis:

The applicant is proposing 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. The applicant currently is not proposing the correct plantings, which **staff has conditioned prior to Council.**

Staff Comments:

The pathway type, width, location, landscaping, and plantings being proposed are in compliance with Section 10-02-08-7(4) of Caldwell City Code, subject to conditions of approval.

Fencing and Screening Analysis:

Staff Comments:

Although not required by code, various fencing types and heights are proposed throughout the development including 6' vinyl fencing (along perimeter property lines and landscaping buffers), 5' open vision black iron fence (along canal and easements), and 6' open vision vinyl slat top fencing (adjacent to common lots).

Staff Comments:

The fences that are being proposed are in compliance with Caldwell City Code 10-02-07.

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

Staff Comments:

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

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

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

The future land use designation for the subject site is Neighborhood 2. Neighborhood 2 is the most prevalent place type and covers areas between major centers. These areas should develop to be highly connected and allow for a variety of housing options. In general, less dense housing is found in areas further from major roadways and increases in density closer to major roads. Commercial services are low to medium intensity and are generally only found at major intersections of arterial and major collector roads but should be highly accessible to surrounding residential areas.

A variety of residential uses including single-family and mid-density housing types, which are defined within the comprehensive plan as small lot single-family homes (including ADU), duplexes, triplexes or fourplexes, townhomes, and small scale multifamily (generally 8 or fewer units per structure). Includes other mid-level intensity housing such as cottage courts (a group of small 1-1.5 story detached structures arranged around a shared courtyard visible from the street) or mansion houses (several dwellings in one structure designed to look like a large single-family home.) May include small scale mixed use or live/work housing types.

House-Scale Buildings are those that match the size of a typical house, in terms of form, height, building footprint, and architectural details. Block-Scale Buildings are those that are individually as large as a block, or most of a block; or, when arranged together along a street, appear as long as most or all of a block.

House scale buildings are uniformly setback off streets with separation between buildings. Block scale buildings, such as townhomes, are set closer to the street and can be accessed from the street. When applicable, block scale buildings such as townhomes should consider alley-loaded design. Block scale buildings provide step backs when transitioning to areas of house scale buildings.

Staff Comments:

The plat proposes a mix of low and mid-density, one and two-story housing types. The larger single-family detached lots are situated near the county residential properties, with the smaller lots internal to the development and closer to Northside Blvd. All buildings are “House-scale”, as they are only doing single family detached. The proposed land uses and design characteristics are consistent with the comprehensive plan. In addition, the proposed plat is consistent with the overall vision of the plan and advances or supports the following goals and policies

Comprehensive Plan Goals and Policies:

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

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

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

Vision Theme: A Connected Community

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

Staff Comments:

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

Goal 1: Policy 1.4: Connect residential developments with existing streets and require future connections to the City's planned street system.

Staff Comments:

The development is required to construct portions of Skyway St and Knott Lane, where the streets currently do not exist. This will allow for future connections to existing segments of these streets.

Goal 4: Policy 4.1: Require new residential development to incorporate safe and interconnected bicycle and pedestrian pathways.

Staff Comments:

The development will be providing an 8' wide community pathway along the Maddens Spur Drain that will connect to sidewalks along Skyway Street and Northside Boulevard.

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

Staff Comments:

The development will be required to complete street frontage improvements along Knott Lane, Northside Boulevard and Skyway Street, which will provide sidewalks in locations that currently do not exist. This will then provide future connection as other parcels in the area develop.

Goal 6: Prioritize public safety in transportation infrastructure and design.

Staff Comments:

The development is providing for proper ingress/egress and access for emergency vehicles and responders, including secondary routes, adequate street widths and turning spaces.

Vision Theme: 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:

This development is providing a wide range of different amenities with several large open green spaces to be utilized by residents.

Goal 3: Policy 3.2: Provide green space, parks and pathways near the waterways and separate development from floodways to prevent damage to structures.

Staff Comments:

The development is providing a pathway with landscaping along the north/east side of the Maddens Spur Drain, providing additional buffering and easements for the drain to be separated from development. This protects the waterway as well as the residents.

Vision Theme: Quality Neighborhoods to Call Home

Goal 1: Diversify housing options to accommodate varying household incomes, lifestyles, and sizes.

Staff Comments:

The mix of lot sizes will allow for the mix of housing types specifically called out in the comprehensive plan. This variety of housing types and sizes will provide additional affordable rental and ownership opportunities, for varying income levels and housing needs.

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

Staff Comments:

The proposed development proposed a variety of lot sizes, housing types, and square footage. In addition, the architectural styles shown in the proposed elevations differ slightly, breaking up the monotonous styles and housing types.

Goal 2: Policy 2.2: Encourage detached sidewalks and healthy tree canopies along residential streets.

Staff Comments:

The development is proposing several internal residential streets to have detached sidewalks to allow for street trees.

Goal 2: Policy 2.3: Integrate neighborhood amenities such as parks, community centers, branch libraries, and schools to create neighborhood identity.

Staff Comments:

The applicant is proposing a variety of amenities throughout the development such as dog parks, pickleball courts, green open space, a pool, ½ court basketball court, and others.

Goal 2: Policy 2.5: Increase neighborhood access and resident mobility with off-street pedestrian paths and stub streets for future road connections.

Staff Comments:

The proposed development is providing sidewalks along Northside Blvd., Skyway St., and Knott Ln., and is providing pedestrian pathways internal to the subdivision and along the Maddens Spur Drain. The development is also proposing a stub street to the south that will provide future connectivity.

Goal 3: Policy 3.4: Develop lower-density residential neighborhoods adjacent to rural and agricultural lands.

Staff Comments:

The development is proposing a density of 4.21 du/acre which is a lower density within the City.

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

Analysis of Public Services and Utilities	
Sewer:	Adequate sewer is available or will be available as outlined in the City of Caldwell Engineering staff report memo.
Water:	Water for the site will be extended by the development. This extension will provide service to the proposed development but will also provide opportunities for municipal water connections to neighboring sites. Adequate water is available or will be available as outlined in the City of Caldwell Engineering staff report memo.
Irrigation:	Applicant is required to provide pressurized irrigation throughout the project in accordance with Caldwell City Code. The subject site is located within the Pioneer Irrigation District boundary and the Maddens Spur Drain is under the Bureau of Reclamation’s jurisdiction. 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 East Canyon Elementary School, Summitvue Middle School , and Ridgevue High School. The letter received from the district did not state concerns with accommodating additional students generated from this development and stated that the applicant has signed a Donor Agreement with the School District.
Police:	Emergency police services are provided by the City of Caldwell Police. The nearest police station is approximately 5.13 miles away from the furthest point of the development. Caldwell Police Department has not provided comments on this application.
Fire:	Emergency fire services are provided by the City of Nampa Fire. Nampa Fire has provided a memo stating they are not opposed to the application subject to the code requirements and the conditions of approval. General conditions were included in the memo.

Staff Comments:

Based on public agency reviews and submitted comments, adequate public utilities and services, including water, wastewater, stormwater, fire, schools, and other necessary infrastructure, are available or can be reasonably extended to serve the proposed development. **Caldwell Police have not commented on this application, so that information has not been provided.** Utilities shall have sufficient capacity to accommodate the proposed development at building permit issuance. Where necessary, the applicant shall construct or extend required facilities in accordance with City standards as a condition of approval.

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

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

Analysis of Components for Transportation Master Plan	
Street Frontage:	The Legacy Farms Subdivision has 1,150' of frontage along Northside Blvd, 610' of frontage along the east side of Knott Lane, 855' of frontage along the west side of Knott Lane, and 3,040' of frontage along Skyway Street.
Street Classifications:	Northside Blvd – Minor Arterial; Knott Lane – Collector; Skyway Street – Future Collector
Right of Way Dedication:	The development is proposing to construct the half-width street section along Northside Blvd, Skyway Street, and part of Knot Lane, and a full street section along the remainder of Knot Ln. which includes right of way dedication.
Proposed Site Access and Connectivity:	The development is proposing to build full access points to Knott Lane, Skyway St., and Northside Blvd. Skyway is a planned collector street and will connect Northside Blvd. to Knott Lane. Access to individual lots is proposed via local streets. No direct access is proposed nor allowed to any of these classified roadways.
Traffic Impact Study (TIS):	A TIS was required for this application due to the number of lots proposed. The TIS was prepared by CR Engineering, Inc. in February 2026 and was accepted by the Caldwell Engineering Department in April 2026. The following are some basic data points from the TIS that considered residential uses:
Traffic Impact Study – Project Build Out Trip Generation	
Daily Trips:	3,566
AM Peak Hour Trips:	280
PM Peak Hour Trips:	352
Traffic Impact Study - Project Build-Out Total Traffic Conditions	
Intersections	The following intersections are projected to operate at a LOS F: Midland Blvd and US 20/26 Knott Ln and US 20/26 Northside Blvd and US 20/26
Required Improvements noted within Engineering Memo:	The applicant shall construct: a NB-RTL on Knott Ln. at Skyway St., a WB-RTL on Skyway St. at Knott Ln., a WB-RTL on Skyway St. at Northside Blvd., and a NB-LTL on Northside Blvd at the site entrance proposed to be Disk Dr.

Staff Comments:

Based upon the above analysis and the information received from the City of Caldwell Engineering Department, the proposed plat is consistent with the City Transportation Master Plan. The subdivision implements the planned street network by dedicating right-of-way for Knott Lane, Skyway Street, and Northside Blvd. and aligning internal streets with future connections. The design provides adequate connectivity, avoids the creation of isolated street segments, and includes pedestrian infrastructure consistent with adopted standards. The proposal does not conflict with any planned transportation improvements and supports safe and efficient movement of vehicles, pedestrians, and cyclists.

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

Staff Comments:

The subject property contains an irrigation canal (Maddens Spur Drain). The proposed subdivision design preserves the natural features by incorporating them into designated open space areas, pathways, and providing appropriate setbacks and buffering. The site does not contain any wetlands, floodplains, steep slopes or unique topography, wildlife habitat, viewsheds, structures listed or eligible for historic register, or other historic features.

VIII. PUBLIC NOTIFICATIONS

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

Public Hearing Notifications	
Notice Type	Date
Neighborhood Meeting Held	2/10/2026
Public Agency Notification Sent for Notification of Both Hearings (See attached exhibit for list of agencies notified)	4/7/2026
(500') Radius Notices Mailed - P&Z Commission Hearing (Min. 15 days prior to hearing)	5/21/2026
Legal Ad Published - P&Z Commission Hearing (Min. 15 days prior to hearing)	5/24/2026
Physical Site Posted - P&Z Commission Hearing (Min. 10 days prior to hearing)	5/26/2026
Applicant Proof of Posting Received - P&Z Commission Hearing	5/29/2026
P&Z Commission Public Hearing	6/10/2026
<i>This staff report will be updated with the information below prior to the city council hearing.</i>	
Notice Type	Date
(500') Radius Notices Mailed – City Council (Min. 15 days prior to hearing)	Click or tap to enter a date.
Legal Ad Published – City Council (Min. 15 days prior to hearing)	Click or tap to enter a date.
Physical Site Posted – City Council (Min. 15 days prior to hearing)	Click or tap to enter a date.
Applicant Proof of Posting Received – City Council (Min. 10 days prior to hearing)	Click or tap to enter a date.
City Council Public Hearing	Click or tap to enter a date.

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 **PA-Exhibits** attached hereto.

Public Agency Responses Received	
Agency Name	Comments/Description
Caldwell Engineering Department	Memo with Conditions of Approval
Caldwell Mapping Department	Memo with Conditions of Approval
Nampa Fire Department:	Conditions of Approval
Community Planning Association of Southwest Idaho	Information Only: Provided Communities in Motion Checklist. Commented that Pedestrian and Bicycle improvements to Knott Lane could change the Safety score.
Idaho Transportation Department	Letter stating that a Transportation Mitigation Agreement is requested for a proportionate share contribution for impacts to US 20/26.
Vallivue School District	Letter providing information about schools serving development and district capacities. They also provided a Donor Agreement with the applicant.
The following agencies responded acknowledging they reviewed the application but had no comments:	
No additional agencies commented prior to PZ Commission.	

X. PUBLIC COMMENTS

Staff received no public comments prior to the completion of the staff report. Late Exhibits received after the staff report will be reflected in the updated staff report to City Council and entered into the official record.

Public Comments Received		
Position	Name and Address	Comments/Reason
No public comment prior to PZ Commission.		

XI. PLANNING AND ZONING COMMISSION PUBLIC PROCESS AND DECISIONS

Public Process:

A public hearing on the proposal(s) was held before the Planning and Zoning Commission on 6/10/2026, 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 its entirety as part of the official record.

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

Public Hearing Testimony		
Position	Name and Address	Comments/Reason

XII. PLANNING AND ZONING COMMISSION HEARING BODY DECISIONS:

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

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

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

* Notes:

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

XIII. CITY COUNCIL PUBLIC HEARING PROCESS

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

Public Process:

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

The city council public hearing is scheduled to be held on 7/6/2026.

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.

XIV. CITY COUNCIL DECISION OPTIONS

The City Council may choose to:

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

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

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

*Notes:

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

XV. CONDITIONS OF APPROVAL

(This section is only applicable to approval decisions)

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

Specific Requirements:

1. At time of construction drawing and final plat submittal, landscape plans shall identify all required pathway amenities as described in 10-02-09-7 of Caldwell City Code.
2. Site Plan, Building Elevations and Landscape Plans: The site plan, building elevations, and landscape plan submitted and presented to the deciding during the public hearing are hereby incorporated by reference and approved as part of the subject applications, including any modifications requested by the deciding body. The final approved site plan, building elevation, and landscape plan approved by the deciding body as part of the approval will be incorporated into the Findings of Fact, Conclusions of Law and Reasoned Decision.

Any modification to the approved plans shall be reviewed by the Director for consistency with the approval and applicable code provisions. If the City determines that any such modifications materially

alter the approved design, layout or intensity of use shall require additional public comment, through a formal public hearing, due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the elevations presented to the public.

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

3. ***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.
4. Prior to Final Plat Signature, a lot for the use of a well shall meet DEQ requirements, Engineering requirements, and be dedicated to the City at no cost. The lot size shall fully comply with all requirements from the Caldwell Engineering Department.
5. At time of construction drawings, the applicant shall depict crosswalks that comply with Caldwell City Code at Knott Lane and Disk Dr., along with any other locations decided by Engineering.
6. Prior to City Council, the applicant shall submit an updated landscape plan showing the following:
 - a. 25' wide landscape buffer along Northside Blvd.
 - b. Berming within the street buffer along Northside Blvd.
 - c. Labeled sidewalk widths
 - d. Required landscaping along the Community pathway
 - i. Minimum of 662 shrubs
 - e. Required Neighborhood pathway with 5' wide landscaping buffers along each side with the required plantings
 - i. Combination of trees, shrubs, lawn, or other vegetative groundcover
 - ii. 25 shrubs per 100 Linear feet of the pathway
 - f. Minimum lot frontage of 30'
7. Prior to City Council, the applicant shall submit an updated preliminary plat showing the following:
 - a. 25' wide landscape buffer along Northside Blvd.
 - b. Minimum lot frontage of 30'

General Requirements:

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

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

Site Design and Development Standards:

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

Landscaping Specific Requirements:

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

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

Subdivision Specific Requirements:

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

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

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

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

6. **Approved Street Names, Street Layout, Lot and Block Numbering, and Subdivision Phasing Plan:** No changes to the original approved street names, street layout and configuration, lot and block numbering, or subdivision phasing plan shall occur without prior approval from the City of Caldwell Mapping

Division. Any substantial changes from what was originally approved may require additional public hearings.

XVI. ATTACHMENTS

Application Exhibits: (AP-Exhibits)

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

Staff Exhibits: (S-Exhibits)

Exhibit S-1: Vicinity Map
Exhibit S-2: Zoning Map
Exhibit S-3: Future Land Use Map
Exhibit S-4: Public Agency Notification List
Exhibit S-5: Draft Bill and Ordinance and Ordinance Summary *(Staff report will be updated prior to City Council)*
Exhibit S-6: P&Z Commission Minutes *(Staff report will be updated prior to City Council)*

Public Comments: (PC-Exhibits)

N/A

Public Agency Comments: (PA-Exhibits)

Caldwell Engineering Dept.
Caldwell Mapping Dept.
Nampa Fire Dept.
Community Planning Association of Southwest Idaho (COMPASS)
Idaho Transportation Department
Vallivue School District

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

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

AP-EXHIBITS

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



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

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.

APPLICATION REQUESTS

Note: Please check all that apply.

<input type="checkbox"/> Director Determination <input type="checkbox"/> Administrative Development Review ² <input type="checkbox"/> Alternative Method of Compliance <input checked="" type="checkbox"/> *Annexation w/ Zoning <input type="checkbox"/> Business License (Business Permit) <input type="checkbox"/> *Certificate of Appropriateness <input type="checkbox"/> *Comprehensive Plan Amendment <input type="checkbox"/> Text <input type="checkbox"/> Map <input type="checkbox"/> *Deannexation <input type="checkbox"/> **Design Review <input checked="" type="checkbox"/> Development Agreement <input checked="" type="checkbox"/> *New <input type="checkbox"/> **Modification <input type="checkbox"/> *Termination <input type="checkbox"/> Home Occupation Permit <input type="checkbox"/> New <input type="checkbox"/> Renewal <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Lot Split <input type="checkbox"/> Administrative <input type="checkbox"/> Simple	<input type="checkbox"/> *Manufactured Home Community <input type="checkbox"/> Mobile Food Unit (Individual) <input type="checkbox"/> Mobile Food Unit Park / Court <input type="checkbox"/> Outdoor Dining Permit <input type="checkbox"/> Parcel Consolidation <input type="checkbox"/> Performance Bonding <input type="checkbox"/> Planned Unit Development (PUD) <input type="checkbox"/> *New <input type="checkbox"/> **Modification <input type="checkbox"/> Public Art / Murals <input type="checkbox"/> *Rezone (Zoning Map Amendment) <input type="checkbox"/> Signs ¹ <input type="checkbox"/> Special Use Permit (SUP) <input type="checkbox"/> *New <input type="checkbox"/> **Modification <input type="checkbox"/> Time Extension <input checked="" type="checkbox"/> Subdivision Plats <input checked="" type="checkbox"/> *Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> *Short Plat (Regular) <input type="checkbox"/> *Short Plat (Condo) <input type="checkbox"/> **Plat Modification <input type="checkbox"/> Time Extension <input type="checkbox"/> Renewal	<input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> New <input type="checkbox"/> Renewal <input type="checkbox"/> Construction Trailer <input type="checkbox"/> Model Home Sales Office <input type="checkbox"/> Storage Containers / Pods <input type="checkbox"/> Temporary Housing <input type="checkbox"/> Transient Merchant <input type="checkbox"/> Traffic Impact Study Review <input type="checkbox"/> Vacation of Easement and/or Right-of-way <input type="checkbox"/> *Variance <input type="checkbox"/> *Zoning Ordinance Text Amendment <input type="checkbox"/> Other, Pleases Describe: <hr/> <hr/> <hr/>
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¹Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.
²Used when not associated with other land use applications, when revisions to an approved (non-subdivision development) is being proposed, or when the land use schedules or specific use provisions of the Code indicate the requirement for Administrative Development Review.



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

PROJECT and SITE/PROPERTY INFORMATION

Project or Business Name: Porchlight Development

Site Address (s):

810 E Central Dr
Meridian, Idaho 83642

Suite #:

Parcel #(s):

R3428313400, R3426800000, R3426500000

Total Acres:

95.60

General Location of Site:

North of Linden Road between Northside and Knot Lane

Current Zoning of Parcel(s):

(Check all that apply)

- RS-1 RS-2 R-1 R-2 R-3 C-1 C-2 C-3 C-4 C-C
 DCB M-1 M-2 I-P A-D C-D H-D P-D T-N H-C

Property currently In County

Please list the current county zoning designation: R1

Overlay Districts:

(Check all that apply)

- APO-1 APO-2 Indian Creek Corridor Overlay
 Downtown Local Historic Area Steunenberg Historic District
 Floodplain Overlay None

City of Caldwell Comprehensive Plan Designation of Parcel(s):

(Check all that apply)

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

Are parcels located within an Area Hub as indicated on the City of Caldwell Comprehensive Plan?

- Yes No



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Description of Proposed Project / Request:

The applications for the Legacy Farm Neighborhood, located north of Linden Road and west of Northside Road, are attached for your r

APPLICANT INFORMATION:

Name: Legacy Farm Neighborhood

Company Name (if applicable): Porchlight Development

Property Owner Authorized Agent Purchaser Petitioner (Vacations only)

Mailing Address: 810 E Central Dr, Meridian Idaho 83642

Phone: 208-899-1155

Email: Laren@congergroup.com

PROPERTY OWNERS' INFORMATION

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

Not Applicable

Name: Gemini LLLP

Mailing Address: 810 E Central Dr, Meridian Idaho 83642

Phone: 208-899-1155

Email: Laren@congergroup.com



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

DESIGNATED CONTACT PERSON

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

Same as:

Applicant Property Owner Other

Name: Laren Bailey

Company Name (if applicable): Porchlight Development

Mailing Address: 810 E Central Dr, Meridian Idaho 83642

Phone: 208-899-1155 - Laren@congergroup.com

Email:

CONTRACTOR / DEVELOPER INFORMATION

Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

ARCHITECT INFORMATION

Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

ENGINEER / SURVEYOR INFORMATION

Not Applicable

Name:

Dennis Jordan

Company Name (if applicable):

Focus Engineering

Mailing Address:

Phone:

Email:

LANDSCAPE ARCHITECT INFORMATION

Not Applicable

Name:

Kim Seigenthaler

Company Name (if applicable): Jensen Belts

Mailing Address:

Phone:

Email:



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

ACKNOWLEDGEMENTS

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

I am the: Property Owner Authorized Agent Petitioner (Vacations Only)

Applicant Signature: Laren Bailey Date: 2.18.2026

Printed Name: _____



City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Online Application Submittal Instructions

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

Step 1:

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

Step 2

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

Drawing Submittal Instructions:

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



Annexation (with initial zoning)
CCC Chapter 10, Article 3, Section 10-03-01

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

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

I. Filing and Submittal Standards

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

II. Submittal Documents

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

✓	Submittal Item Description	Document Naming Convention
<input checked="" type="checkbox"/>	Master Land Use Application. Copy of a completed and signed Master Land Use Application.	Application_ProjectName
<input checked="" type="checkbox"/>	Annexation Checklist. Copy of a completed and signed Annexation checklist.	ANNChecklist_ProjectName
<input checked="" type="checkbox"/>	Copy of Deeds or Proof of Ownership. If the owner is a corporation or LLC, proof of the representative or agent for the LLC or corporation will be required.	Deeds_ProjectName
<input checked="" type="checkbox"/>	Property Owner Acknowledgement. Signed Property Owner Acknowledgement form (if applicable).	OwnerAck_ProjectName



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<input checked="" type="checkbox"/>	<p>Neighborhood Meeting Information, including;</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A copy of the letter sent to all owners, residents, and associations within 500' of the property boundary. <input checked="" type="checkbox"/> A copy of the 500' mailing list <input checked="" type="checkbox"/> A copy of the sign-in sheet, with your signature for certification 	NeighborhoodMtg_ProjectName
<input checked="" type="checkbox"/>	<p>Legal Description.</p> <ul style="list-style-type: none"> • 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
<input checked="" type="checkbox"/>	<p>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.</p>	
<input checked="" type="checkbox"/>	<p>Site Plan (to scale). Site plan, drawn to scale, showing:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Location of all property lines and dimensions <input checked="" type="checkbox"/> All streets with street names <input checked="" type="checkbox"/> All existing and proposed buildings and structures <input checked="" type="checkbox"/> All setbacks to the property lines and between buildings <input checked="" type="checkbox"/> All utilities <input checked="" type="checkbox"/> All easements 	SitePlan_ProjectName
<input checked="" type="checkbox"/>	<p>Vicinity Map. Showing the boundaries of the subject property with relation to nearby roadways and landmarks.</p>	VicinityMap_ProjectName
<input checked="" type="checkbox"/>	<p>Project Narrative. A detailed project narrative addressing the following:</p> <ul style="list-style-type: none"> • Description of overall proposed development plan • Description of compliance with the City's Comprehensive Plan and Vision and compliance with zoning ordinances. • Description of overall project benefits, the impacts on surrounding properties, and the mitigation of those impacts. • List of all proposed land uses 	Narrative_ProjectName
<input checked="" type="checkbox"/>	<p>Conceptual Development Plan. <i>If the annexation is not associated with a special use permit, planned unit development or subdivision plat, please submit a concept future development plan.</i></p>	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:

Residential Subdivision

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:

Knot Lane

Northside Blvd

Skyway Drive

Existing Domestic Water:

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



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Nearest Water Line Connection:

Being constructed to Midland and Skyview

Existing Sewer:

Individual Septic City Municipal Sewer Not Applicable

Nearest Sewer Connection:

Being constructed to Midland and Skyview

Existing Irrigation:

Surface
 Irrigation Well
 Pressurized
 Gravity
 Not Applicable

Nearest Irrigation Connection:

on property

Irrigation District:

Pioneer Irrigation

School District Serving this Location:

Caldwell SD Nampa SD Vallivue SD



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IV. PDF Formatting Requirements

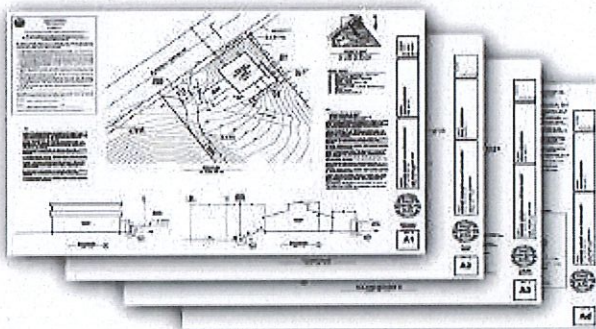
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for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



plans.pdf (multiple sheets)

✓ **Correct**

Labeling:

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



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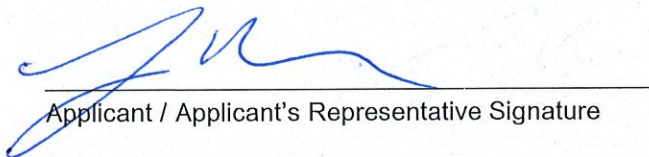
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

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

Laren Bailey
Applicant / Applicant's Representative Printed Name

2.18.2026
Date


Applicant / Applicant's Representative Signature



SUBDIVISION PRELIMINARY PLAT CHECKLIST

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

SECTION I			
SUBMITTAL DOCUMENTS & RELATED PLANS		Applicant	Staff
Master Land Use Application	Copy of completed, signed and dated application	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: <ul style="list-style-type: none"> • A copy of the letter mailed by the applicant (<i>Min. 15 days prior to meeting</i>) • A copy of the 500' mailing list indicating all notified owners, residents and associations • A copy of the sign-up sheet from the meeting, with your signature <i>Note: Neighborhood meetings must have been held within four (4) months of application submission.</i>	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: <ul style="list-style-type: none"> • 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 <i>(see attached example)</i>	Table Schedule of: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • Hillside • Floodplain 	X	
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	Landscape plans shall be prepared by a landscape architect, a landscape designer or a qualified nursery person; Landscape plans shall be stamped by a licensed landscape architect.	X	
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	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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	x	
Public Transit Stops	Location of any public transit	x	
Street Landscape Buffers	Location and width of all street landscape buffers. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.	X	
Landscape Buffers Between Land Uses	Location and width of all landscape buffers between different land uses. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.	X	
Parking Lot Landscaping	Location and size of all landscape islands within parking lots, Include the location of all landscaping materials proposed	X	
Trash Enclosures	Location of all trash enclosures, to include details about screening and landscaping	x	
Fencing	Location, height, color, and materials for all existing or proposed fencing	x	
Other Landscape Amenities	Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.	X	
Landscape Schedule	Provide a table listing all of the locations, descriptions, types and numbers of landscaping products to be installed.	X	

SECTION IV

GENERAL PROJECT INFORMATION	
Type of land uses within subdivision:	<input checked="" type="radio"/> Residential only <input type="radio"/> Commercial only <input type="radio"/> Industrial only <input type="radio"/> Mixed-use (mix of residential and non-residential uses)
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	<input type="radio"/> Yes <input checked="" type="radio"/> 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?	<input checked="" type="radio"/> Yes <input type="radio"/> No If yes, how many phases are proposed? 8
Development timeline for full build out?	8-10 years

LAND USE AND ZONING INFORMATION			
	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	R1	Neighborhood 2	Ag
Proposed (Subject Property)	R2	Neighborhood 2	Residential
North of Site		Neighborhood 3	Ag
South of Site		Neighborhood 2	Ag
East of Site		Neighborhood 2	Ag
West of Site		Neighborhood 2	Ag



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PROJECT SPECIFIC INFORMATION						
	Number of Lots		Acres		Percent of "Net" Acres <i>Net acreage is the total acreage minus any public streets and public rights of way</i>	
Residential Lots	402		95.60			
Commercial Lots	0					
Industrial Lots	0					
Common Lots	47		16.4			
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		402				
Townhomes						
Two-family (<i>duplex</i>)						
Three-family residential (<i>triplex</i>)						
Four, five and six family (<i>fourplex, fiveplex, and sixplex</i>)						
Multi-family (7 or > dwelling units) in a single building						
Commercial			N/A	N/A		
Industrial			N/A	N/A		
Type of Commercial or Industrial Buildings:			Single-tenant building(s) Multi-tenant buildings			
DENSITY AND OPEN SPACE (Comprehensive Plan and CCC 10-07-05)						
	Max. Allowed			Proposed		
Dwelling units per gross acre (Density):	8			4.19		
	% Required			% Proposed		
Total Open Space	10			17.2		
	% Required			% Proposed		
Total "Qualifying" Open Space	10			17.2		
Included	NOTE: Attach a separate Open Space Exhibit showing all areas of open space highlighted, all areas highlighted and labeled for qualifying open space, and table with breakdown, square footage, percentage and acreage of all open space vs. qualifying open space.					



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PARKING, LOADING AND PEDESTRIAN AMENITIES (CCC 10-02-05)		
Description	Min. Required	Proposed
Electric vehicle parking spaces		
Off-street parking spaces		
Commercial loading spaces		
Industrial loading spaces		
Bicycle parking spaces:		
Describe any public transportation facilities that will be provided in accordance with (CCC 10-02-05 B)		
Public Amenities:	<i>Provide a description of the type of public amenities proposed:</i>	
LANDSCAPING AND PATHWAYS (CCC Chapter 10, Article 7)		
Landscaping: <i>(Please check all locations where landscaping will be provided)</i>	Parking lot <input type="checkbox"/> Common areas <input checked="" type="checkbox"/> Street landscape buffers <input checked="" type="checkbox"/> Between different land uses <input type="checkbox"/> Pathways <input checked="" type="checkbox"/> Around building exterior <input type="checkbox"/> Other _____	
Major Pathways	<i>Describe location, width, and landscaping:</i> Madden Spur Drain Pathway, 5' wide, 3/4 mile long	
Micro Pathways	<i>Describe location, width, and landscaping:</i> Internal pathways, 5' wide	
Public Pathways <i>(per Bicycles and Pathways Master Plan)</i>	<i>Describe location, width, landscaping, and any proposed fencing:</i> 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)
knot Lane	20'	20'	per code	per code	per code	per code	per code
Linden Road	20'	20'					
Northside Blvd	20'	20'					
Skyway Drive	20'	20'					

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

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

PUBLIC SIDEWALKS

Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
			Meandering	Attached	Detached
			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	
	City Municipal Water System Caldwell	
	N/A	
Nearest Water Line Connection:		
Sewer (Wastewater):	Individual Septic	
	City Municipal Sewer Caldwell	
	N/A	
	Nearest Sewer Line Connection:	
Irrigation:	Surface Pioneer Irrigation	
	Irrigation Well	
	X Pressurized	
	Gravity	
	N/A	
	Nearest Irrigation Connection: Caldwell Hoshorn Canal	
Irrigation District: Pioneer Irrigation Dist		



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Stormwater:		Swales x
		Ponds x
		Borrow Ditches
		Other, Explain:
Stormwater Management:	Does the site disturb one or more acres of land? Yes No	
Fire Suppression Water Supply Source:	Municiple Water	
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	Caldwell Highline canal, Miller Lateral and Groves Branch Lateral	
Type of Site Access:		Street Frontage
		Easement Easement Width: Instrument #
Street(s) Providing Access:	Knot Lane, Linden Road, Skyway Drive, Northside Blvd	
Will Secondary Access for Fire be Provided:		Yes Yes
		No
Internal Roads:		Public Yes
		Private
		Internal Circulation Yes
		Road User's Maintenance Agreement Inst#
School Districts Serving this Location:		Caldwell School District
		Vallivue 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	



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

Describe any other unique site characteristics:	None
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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 documents; and
✓	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
✓	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

Laren Bailey

2.18.2026

Applicant / Applicant's Representative Printed Name

Date


Applicant / Applicant's Representative Signature



Narrative

The applications for the Legacy Farm Neighborhood, located north of Linden Road and west of Northside Road, are attached for your review and favorable consideration. We respectfully request approval of our Annexation and Zoning, Development Agreement, and Preliminary Plat applications.

For design and planning purposes, our design team used the Caldwell City Pre-Application Meetings, Neighborhood Meetings, the Comprehensive Plan, and Zoning Code as the policy basis for the design of the Legacy Farm Neighborhood. We have thoughtfully designed 402 single-family residential dwellings on 95.60 acres that will be added to the surrounding neighborhoods. Located north of Linden Road and west of Northside Road, Legacy Farm Neighborhood will add to the mix of Caldwell’s available housing opportunities. Homeowners will have access to on-site amenities such as a pool facility, four pickleball courts, a large playground, several dog parks, pathways, and attractive landscaping. Off-site amenities include access to the newly widened Highway 20/26 Corridor with its existing and proposed retail and commercial businesses. This project will provide homes that people can afford on a property that will utilize existing utilities and roads that have been planned for development in this area.

SUMMARY OF APPLICATIONS

- Annexation/Zoning
- Preliminary Plat
- Development Agreement

ZONING INFORMATION

- Current Zone – County
- Comp. Plan Designation – Neighborhood 2
- Proposed Zone – R-2

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Executive Summary

Legacy Farm is a thoughtfully planned, infrastructure-supported neighborhood that aligns with the City of Caldwell’s long-term vision for balanced growth. The project delivers housing, infrastructure, open space, and economic support in a manner that is consistent with adopted policy and responsive to community needs.

Comprehensive Plan Compliant

Legacy Farm directly advances the goals of the Caldwell Comprehensive Plan, including creating a connected community, providing vibrant gathering spaces, supporting quality neighborhoods, and reinforcing intentional centers along key corridors.

Lower Density Than Allowed

The proposed density is below what is permitted under current zoning and Comprehensive Plan designations. This ensures compatibility with surrounding development while still contributing meaningfully to the City’s housing supply.

17% Qualifying Open Space

The project provides 16.4 acres (17.2%) of qualifying landscaped common area—well above the City’s 10% requirement. This oversized open space includes a pool, pickleball courts, playground, soccer fields, dog parks, and regional pathway connections, setting a high standard for neighborhood design.

Developer-Funded Infrastructure

All necessary water, sewer, roadway, and utility extensions will be funded by the developer. The project also generates substantial impact fees that support transportation, parks, and public safety infrastructure citywide. In addition, a future municipal well site will be dedicated to support long-term water planning.

Attainable Owner-Occupied Housing

Legacy Farm delivers 402 detached single-family homes designed for attainable homeownership. This product type promotes neighborhood stability, long-term residency, and wealth-building opportunities for Caldwell families.

Supports the Highway 20/26 Commercial Corridor

The project is located approximately one-half mile from the Highway 20/26 corridor and designated mixed-use commercial areas. These rooftops are essential to supporting retail, service, and employment uses along the corridor, strengthening the commercial tax base and reducing trip lengths by placing housing near goods and services.

Adds Tax Base and Impact Fee Revenue

Legacy Farm will expand Caldwell’s property tax base while generating significant one-time and ongoing revenue through impact fees and building permits. Growth in this location is efficient, logical, and supported by existing and expanding infrastructure.



Strong Emergency Response

The site is served by existing fire protection services, with anticipated response times within standard service thresholds. The interconnected street network further supports efficient emergency access and circulation.

Schools in Place

The Vallivue School District has already made substantial investments in the area, including Ridgevue High School and new elementary schools. Capacity and facilities are in place to serve families who will reside in Legacy Farm.

Conclusion

Legacy Farm represents responsible growth in the right location, at the right density, with the right infrastructure. It is Comprehensive Plan compliant, fiscally beneficial, infrastructure-ready, and designed to enhance the quality of life for future residents and the broader Caldwell community.

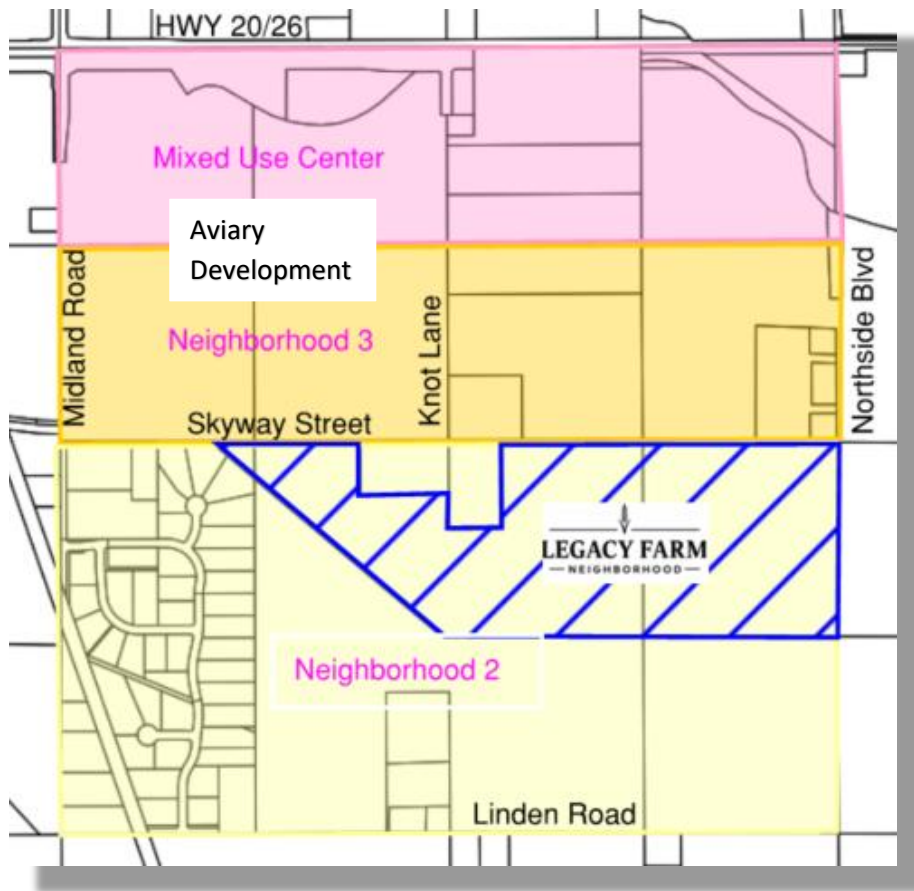
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Exhibit A – Vicinity Map / Comprehensive Plan Map

Legacy Farm Neighborhood is a residential community located in the City of Caldwell Impact Area and designated in its Comprehensive Plan as Neighborhood 2. The Legacy Farm Neighborhood will provide a mix of single-family home sizes that fit the R-2 Zoning designation.

- The project is located approximately one-half mile from the newly expanded Highway 20/26 and the mixed-use commercial corridor designated in the Comprehensive Plan.
- The development contributes to an appropriate mix of densities in the area and provides additional residential housing in close proximity to planned commercial and retail uses along the Highway 20/26 corridor.
- Residents of Legacy Farm will benefit from a walkable and bikeable community with convenient access to shopping, healthcare services, employment opportunities, and major regional transportation corridors.



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Exhibit B - Site Plan

Legacy Farm Neighborhood will consist of 402 single-family residential homes. Legacy Farm will provide much-needed housing options for future residents looking to live in the Eastern Caldwell Area in a highly amenitized neighborhood. Additional rooftops in this quickly developing area of Caldwell will help support commercial and retail uses along the Highway 20/26 Corridor.

Legacy farms will focus on homes that people can afford to buy and live in.

Pathways and sidewalks within the development will encourage walkability through the community and along regional pathways that connect to the neighborhood on the south side along the existing waterway.

The project has a pool facility, multiple pickleball courts, a playground, soccer fields, several dog parks, pathways, generously landscaped boulevards and endcaps, and other amenities distributed throughout the development. These will welcome residents' homes and create a sense of place and a feeling of community.





Exhibit C – Benefits to The City of Caldwell

The **Legacy Farm Neighborhood** represents a strategic investment in Caldwell’s future and delivers clear, measurable benefits that align with the City’s long-term goals for growth, economic vitality, and quality of life.

- **Helps Caldwell Meet Housing Supply Targets**
The addition of 402 new homes directly supports the City’s responsibility to accommodate projected population growth. By providing new housing in a planned and infrastructure-ready area, the project helps Caldwell stay ahead of demand rather than react to shortages that drive up costs and strain services.
- **Adds Owner-Occupied, Attainable Housing**
Legacy Farm will expand opportunities for attainable homeownership in Caldwell. Quality, detached single-family homes at attainable price points strengthen neighborhood stability, encourage long-term residency, and build generational wealth within the community.
- **Funds Infrastructure Through Impact Fees**
The project will generate significant impact fees and permit revenue that directly fund transportation, parks, public safety, and utility infrastructure. Growth within a planned development such as Legacy Farm pays its own way and contributes to the broader public improvements that benefit the entire community.
- **Donates a Future Well Site**
The dedication of a future municipal well site demonstrates forward-thinking partnership with the City. This contribution supports Caldwell’s long-term water system planning and ensures that essential infrastructure keeps pace with growth.
- **Provides Oversized Open Space**
With 16.4 acres of qualifying landscaped common area—well exceeding City Code requirements—the project delivers meaningful recreational amenities and high-quality open space. These investments enhance livability, promote healthy lifestyles, and set a strong standard for future residential development.
- **Supports the Highway 20/26 Commercial Tax Base**
Residential rooftops are the foundation of successful commercial development. By placing 402 homes within close proximity to the Highway 20/26 corridor, Legacy Farm strengthens the viability of existing and planned retail, service, and employment uses. This balanced growth pattern supports local businesses, expands the commercial tax base, and reduces vehicle trip lengths by locating housing near goods and services.

In sum, Legacy Farm is not simply a residential subdivision—it is a thoughtfully planned neighborhood that supports Caldwell’s housing goals, strengthens its economic base, and invests in the infrastructure and amenities that define a thriving community.

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Exhibit C –Community Amenities

PROJECT AMENITIES

As developers, we have researched and interviewed past homeowners and used the city ordinances as a guide to plan the most productive amenities for this neighborhood. As typical of our developments, the amenity package exceeds the requirement of the Caldwell City Development Code.

Proposed Amenities

A. Main Central Park (Block 18, Lot 1) - The Over 6-acre park will contain the following recreation facilities:

- **Community Pool and Changing Rooms**
- **Parking lot**
- **Fenced Play Structures, Swing Set, Climbing Dome**
- **Seating Benches**
- **Dog Park**
- **4 Pickleball Courts**
- **3 Soccer Fields**
- **Large Fenced Dog Park Area**
- **Cornhole Pad**
- **Food Truck Area W/ Seating**
- **Attractive Landscaping**



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C. Four Dog Parks (Block 3, Lot 1, Block 6, Lot 1, Block 9, Lot 1 & Block 18, Lot 1) - parks will be nearly 1/2 of an acre and feature:

- Open fencing, gated area
- Waste station
- Sitting benches
- Attractive landscaping



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- D. Pathways** – The Legacy Farm Neighborhood will include the following pedestrian pathways:
- **5 ' Regional Pathways will be constructed along The Maddens Spur Drain (4.748 L.F. ft) with numerous internal**



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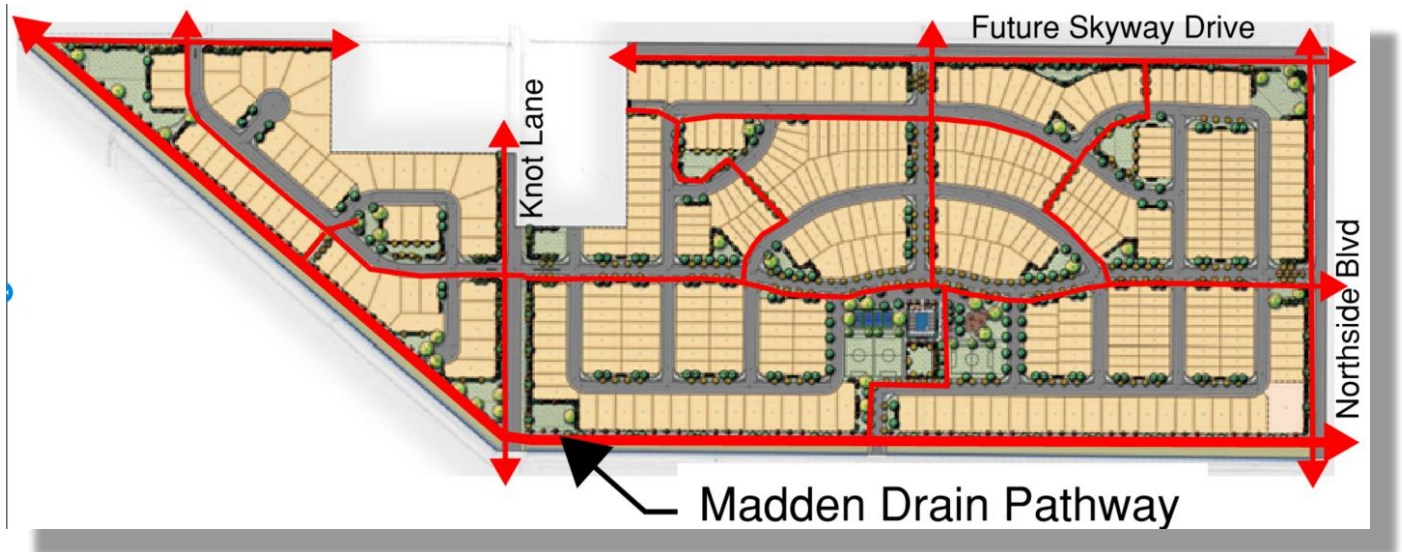
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Exhibit D – Pedestrian Connectivity

The Legacy Farm Neighborhood will feature pedestrian pathways and internal sidewalks that create a highly connected and pedestrian-friendly environment for both residents and the public.

A three-quarter-mile pedestrian pathway along the Maddens Spur Drain will provide an exceptional walking and biking experience. This pathway will connect to the already approved Aviary Subdivision located northwest of the Legacy Farm Neighborhood, enhancing regional connectivity and expanding recreational opportunities.

Internal pathways and sidewalks throughout the community will establish a series of walking loops and circuits, allowing residents convenient access to central amenities, common open spaces, and dog parks while promoting an active and walkable neighborhood design.

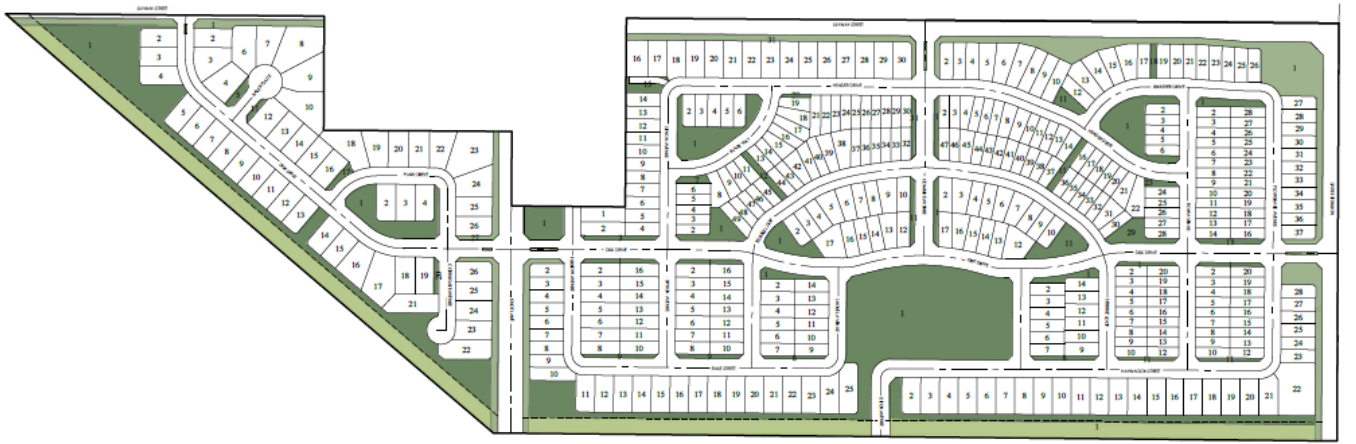



LEGACY FARM
 — NEIGHBORHOOD —

**Exhibit E – Open Space
 (70% more than required)**

Open Space – The Legacy Farm Neighborhood will provide over 16 acres of qualifying landscaped common area, including a neighborhood pool with changing rooms, four pickleball courts, four dog parks, a playground, landscaped internal pathways, landscaped end caps at each block, and enhanced landscaping along arterial and collector street frontages.

The total qualifying landscaped common area equals 16.4 acres (17.2% of the site). This exceeds the City Code requirement of 10%, providing approximately 6.84 acres, more open space than required or a 70% increase.



LEGEND




	DRAINAGE/IRRIGATION OPEN SPACE	5.1 ACRES / 5.3%
	LANDSCAPED OPEN SPACE	3.9 ACRES / 4.1%
	PARK OPEN SPACE	12.5 ACRES / 13.1%



Exhibit F – Home Design

Homes within the Legacy Farm Neighborhood will include 402 residences featuring a mix of product types, including both single-story and two-story detached single-family homes.

The architectural design of Legacy Farm has been intentionally developed to support the City of Caldwell’s “Quality Neighborhoods to Call Home” Comprehensive Plan goal. The community will feature meaningful architectural diversity through multiple floor plans, varied elevations, and distinctive façade options to avoid repetition and create visual interest throughout the neighborhood. Design standards will require high-quality exterior materials, architectural-grade shingles, enhanced articulation, and carefully composed elevations. Vinyl siding will not be permitted.

Garage dominance will be mitigated through thoughtful placement, varied setbacks, and architectural treatments that emphasize primary living spaces and entry features. These standards ensure attractive streetscapes and pedestrian-friendly frontages rather than garage-forward repetition.

Interior finishes will include upgraded materials and functional layouts designed to meet modern expectations while remaining attainable for working families. By combining affordability with durable construction and strong architectural standards, Legacy Farm is designed to maintain long-term neighborhood quality, protect property values, and deliver a community that will age well over time.

This approach elevates the project from simply providing housing to creating a lasting, high-quality neighborhood consistent with Caldwell’s adopted vision.

The following exhibits illustrate representative home types and architectural styles proposed for the community. Most floor plans will offer three to four distinct façade options, allowing the builder to create architectural diversity and varied streetscapes throughout the neighborhood.

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LEGACY FARM
— NEIGHBORHOOD —



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LEGACY FARM
— NEIGHBORHOOD —



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LEGACY FARM
— NEIGHBORHOOD —





Exhibit G –Infrastructure Investments and Utilities

INFRASTRUCTURE INVESTMENT

Investment in the East Caldwell area has been substantial and intentional. Over the past decade, coordinated public and private partnerships have delivered new recreational amenities and expanded critical municipal infrastructure. State and federal investments have significantly improved regional transportation corridors, including the widening of Highway 20/26 and the construction of Highway 16, positioning this area for planned and orderly growth.

Legacy Farm builds upon that foundation and continues this investment. All on-site and necessary off-site water, sewer, roadway, and utility extensions required to serve the project will be fully funded and constructed by the developer. The project will also generate substantial impact fees and permit revenue to support transportation, parks, and public safety infrastructure citywide. Growth within Legacy Farm is designed to pay its own way and will not create a financial burden on existing taxpayers.

In addition, the development includes the dedication of a future municipal well site, providing long-term value to the City's water system planning and capacity needs. Where required, utilities will be sized and installed to accommodate future growth beyond the boundaries of the project, creating additional infrastructure capacity that benefits surrounding properties and supports continued expansion in the East Caldwell area.

The Vallivue School District has also made major investments in the vicinity, including Ridgevue High School and new elementary schools, ensuring that educational facilities are already in place to serve future residents.

With regional transportation improvements, expanded utility capacity, educational facilities in place, and developer-funded infrastructure extensions, Legacy Farm represents efficient, fiscally responsible growth in an area specifically positioned for expansion. It leverages existing public investment, strengthens long-term system capacity, and adds to the City's tax base without shifting costs to current residents.

UTILITIES

The Legacy Farm Neighborhood will be fully supported by existing and extended utility infrastructure necessary to serve the development.

- Municipal water and sewer mains are available and of sufficient capacity to serve the Legacy Farm Neighborhood.
- The developer will fund the extension of these public utilities to and throughout the project site.
- Extension of water and sewer infrastructure will also benefit surrounding properties and help facilitate additional development in the area.
- Dry utilities, including electrical power, natural gas, telecommunications, and cable services, are also available to serve the site.



LEGACY FARM

 — NEIGHBORHOOD —

Exhibit H – Schools / Emergency Response Times

VALLIVUE SCHOOL DISTRICT

The Vallivue School District has made significant investments in the surrounding area, including the construction of Ridgevue High School and the addition of new elementary schools. These facilities enhance the educational resources available to residents of the Legacy Farm Neighborhood.

School-age children residing in the Legacy Farm Neighborhood will attend schools within the Vallivue School District.

Legacy Farm Schools
East Canyon Elementary School
Summitvue Middle School
Ridgevue High School

There are four private and charter schools within a short drive of the project:

- Legacy Academy of Idaho (K-12) 8 min drive.
- Vision Charter School (K-12) 6 min drive.
- Thomas Jefferson Charter School (K-12) 8 min drive.
- Gem Prep Charter School (K-12) 11 min drive.

EMERGENCY RESPONSE TIMES

The Legacy Farm Neighborhood will be located within 6 minutes of Caldwell Fire Station #3 and is within the emergency response time goals for the fire department and other first responders. When Skyway Drive is completed, it is anticipated the response time will be even less.





Exhibit I – Transportation

TRANSPORTATION

The Legacy Farm Neighborhood is located at the northeast corner of the intersection of Northside Boulevard and Linden Road and is bisected by Knot Lane.

According to the traffic study, the majority of site-generated traffic is anticipated to travel north to Highway 20/26, then head east and west to access Interstate 84 via the Franklin Interchange to the west and the Highway 16 interchange to the east. The planned Skyway Drive will serve as a much-needed frontage (backage) road along the 20/26 corridor, facilitating east–west traffic movement and improving overall circulation in the area.

A portion of traffic is expected to travel south along Northside Boulevard and Midland Boulevard to access shopping, services, and freeway connections in Nampa. The transportation network in this area is highly interconnected, providing multiple routes in and out of the neighborhood. This level of connectivity is expected to help reduce congestion, particularly as additional commercial, service, and retail uses continue to develop along the Highway 20/26 corridor, including establishments such as WinCo and Home Depot.

ROADWAY CONSTRUCTION

The Idaho Transportation Department is currently widening Highway 20/26 to five lanes. It is anticipated that the widening will be completed prior to occupancy of any homes within the Legacy Farm Neighborhood.

The expansion of this key state highway will help alleviate existing and projected traffic congestion in the area while improving overall mobility. The project will also enhance regional connectivity by providing improved access to the new Highway 16 corridor and Interstate 84, creating more efficient transportation routes for residents and the surrounding community.

EMERGENCY ACCESS

Emergency access will be provided during all seven phases of the project via the phasing plan submitted with this application.



Exhibit J - Preliminary Plat/ Annexation/ Rezone

PRELIMINARY PLAT APPLICATION

The Legacy Farm Neighborhood will provide attainable homeownership opportunities in one of the most desirable and infrastructure-supported areas of East Caldwell. The proposed single-family residential density is 4.19 dwelling units per acre.

The City of Caldwell Comprehensive Plan designates this area as Neighborhood 2, which allows for densities ranging from 2 to 8 dwelling units per acre. **At 4.19 dwelling units per acre, the project falls on the lower end of the permitted range, ensuring compatibility with surrounding development while still contributing meaningfully to the City's housing supply.**

Importantly, this density reflects a **balanced and sustainable development pattern**—one that supports long-term fiscal responsibility. Development at this level generates sufficient tax base and impact fee revenue to contribute to infrastructure, public safety, and municipal services over time, while avoiding the inefficiencies associated with underdeveloped land. The result is a neighborhood that pays for itself over the long term and represents economically responsible growth for the City of Caldwell.

ANNEXATION:

The Legacy Farm Annexation consists of three parcels R3428313400 (0.887 Ac), R3426800000 (54.56 Ac.), and R3426500000 (40.08 Ac.). The annexation path will be through the Aviary Subdivision to the North and West of the Property.

REZONING

It is requested that all three parcels in the Legacy Farm Neighborhood be rezoned to the R-2 Zoning Designation which is consistent with the Neighborhood 2 designation in the Comprehensive Plan.



Exhibit K – Development Agreement

Development Agreement Request for Relief from Code Requirements

The Legacy Farms Neighborhood requests approval of a Development Agreement to allow limited relief from two specific zoning code standards. These requests are intended to support a thoughtfully designed residential neighborhood that expands housing choice while maintaining safety, functionality, and compatibility with surrounding development.

Side Yard Setback Reduction

The applicant requests a reduction in the required side yard setback from 5 feet to 3 feet. A 3-foot side yard setback is consistent with the International Fire Code and provides adequate separation for life safety and emergency access. This standard has been successfully implemented in numerous jurisdictions, including the Cities of Meridian and Boise, where similar housing types have demonstrated long-term functionality and neighborhood compatibility.

To further ensure usability and access, the project will utilize side yard use easements between adjacent homes. These easements will provide each residence with a combined 6-foot-wide access corridor to the rear yard, preserving practical side yard access while allowing for more efficient lot design. This approach balances safety, access, and livability while supporting a compact and well-organized neighborhood pattern.

Minimum Lot Size Reduction

The applicant also requests a reduction in the minimum lot size within the R-2 zoning district from 4,000 square feet to 3,500 square feet. This modest adjustment enables the development of a housing size, type, and price point that is not currently available in the Caldwell market.

Reducing the minimum lot size allows for the creation of attainable, for-sale single-family homes that respond to current market demand while maintaining high-quality design and neighborhood character. This housing product has been built with significant success in Meridian and Boise, where it has expanded homeownership opportunities and contributed positively to the local housing supply.

Together, these requested adjustments support the City's goals of providing diverse housing options, efficient land use, and well-designed neighborhoods. The proposed Development Agreement offers a reasonable and proven approach to achieving these objectives while maintaining public safety and community standards.



Exhibit L – Comprehensive Plan

The City of Caldwell Comprehensive Plan identifies five Vision Goals. The Legacy Farm Neighborhood is consistent with and supports each of these goals as outlined below:

1. **A Connected Community**

The Legacy Farm Neighborhood features a highly interconnected and porous street network, providing multiple routes for residents to travel to and from work, school, and shopping areas. Walkability is a central design element, with nearly one mile of regional pathways in addition to internal sidewalks, walking loops, and trail connections. These facilities provide convenient access to neighborhood amenities as well as external connections to adjacent neighborhoods and regional commercial and activity centers along the Highway 20/26 corridor.

2. **Vibrant Gathering Spaces**

The Legacy Farm Neighborhood’s central park and amenity areas are designed to serve as a model for future residential development in Caldwell. Amenities include a neighborhood pool with changing rooms, four pickleball courts, a playground, soccer fields, a designated food truck area, and four dog parks distributed throughout the community. Together, these features create multiple vibrant gathering spaces that encourage recreation, community interaction, and neighborhood events.

3. **Where Rivers, Parks, and Agriculture Meet**

While the project is not located along the Boise River, it provides connectivity to natural features such as the Maddens Spur Drain, an open waterway along which nearly one mile of pathway will be constructed on the south side of the neighborhood. The planned parks and open spaces will further establish a strong connection to the area’s agricultural and open space character, creating opportunities for community gatherings and outdoor recreation.

4. **Quality Neighborhoods to Call Home**

Legacy Farm exemplifies a high-quality residential neighborhood, offering attractive landscaping, thoughtfully designed amenities, and well-constructed homes at attainable price points. The community has been planned with a healthy lifestyle in mind, incorporating walking paths, open spaces, and recreational amenities that allow residents to exercise, gather, and recreate without leaving their neighborhood.

5. **Intentional and Distinct Centers**

Legacy Farm will establish a distinct residential center within the community through its central amenities and gathering spaces. In addition, the development will provide the rooftops necessary to support commercial and economic activity along the Highway 20/26 corridor. Proximity between residential and commercial uses strengthens local businesses, reduces vehicle trip lengths, and promotes more efficient traffic patterns. By locating homes near goods and services, the project supports a balanced and sustainable growth pattern for the City of Caldwell.

Please refer to specific compliance with comprehensive plan goals in section K.



Exhibit M – Comprehensive Plan Goals

The Legacy Farm Neighborhood will help Caldwell honor its heritage as it embraces its future through thoughtful growth, mixture of housing, accessible community connections and distinct spaces. The following table describes how the Legacy Farm Neighborhood design and meets the City of Caldwell’s Comprehensive Plan Goals:

CP Page	Goal and Response
8	Support a balance and integration of diverse housing and neighborhood types. <ul style="list-style-type: none"> <i>The Legacy Farm Neighborhood will incorporate three distinct housing types that will provide for sale housing at price points that residence can afford.</i>
10	A connected Community <ul style="list-style-type: none"> <i>The Legacy Farm Neighborhood will provide a network of efficient and accessible vehicular and pedestrian corridors linking the neighborhood to multiple transportation options to shopping and recreation.</i>
10	Vibrant Gathering Spaces <ul style="list-style-type: none"> <i>A large park/gathering area will be the central focus of the Legacy Farms Community. The park will include numerous recreation and gathering opportunities such as a swimming pool, four pickleball courts, soccer fields, playground, picnic shelters, food truck patio and dog parks.</i>
10	Where Rivers, Parks and Agriculture Meet <ul style="list-style-type: none"> <i>The Large Park in the Legacy Farms Neighborhood will have a connected pathway to a regional pathway along the Maddens Spur Drain that could provide future pedestrian connections to other community resources such as shopping and schools.</i>
10	Quality Neighborhoods to Call Home <ul style="list-style-type: none"> <i>The Legacy Farm Neighborhood will be a highly amenitized community with attractive landscaping and open spaces that residence will be glad to call home.</i>
10	Intentional and Distinct Centers <ul style="list-style-type: none"> <i>The Legacy Farm Neighborhood will provide housing density and rooftops near employment, large shopping areas, and along major transportation corridors. These “rooftops” will support commercial and retail growth in the area as well as providing important impact fees and tax revenue to the city.</i>
15 - 16	Future Land Use Plan <ul style="list-style-type: none"> <i>The Legacy Farm Neighborhood embodies the vision for Caldwell’s Future by using the elements in the comprehensive plan as a guide for the neighborhood design by using elements such as, curvilinear street design, place making parks and common areas, walkability to Area hubs such as the large neighborhood park, schools and shopping areas.</i>



LEGACY FARM
— NEIGHBORHOOD —

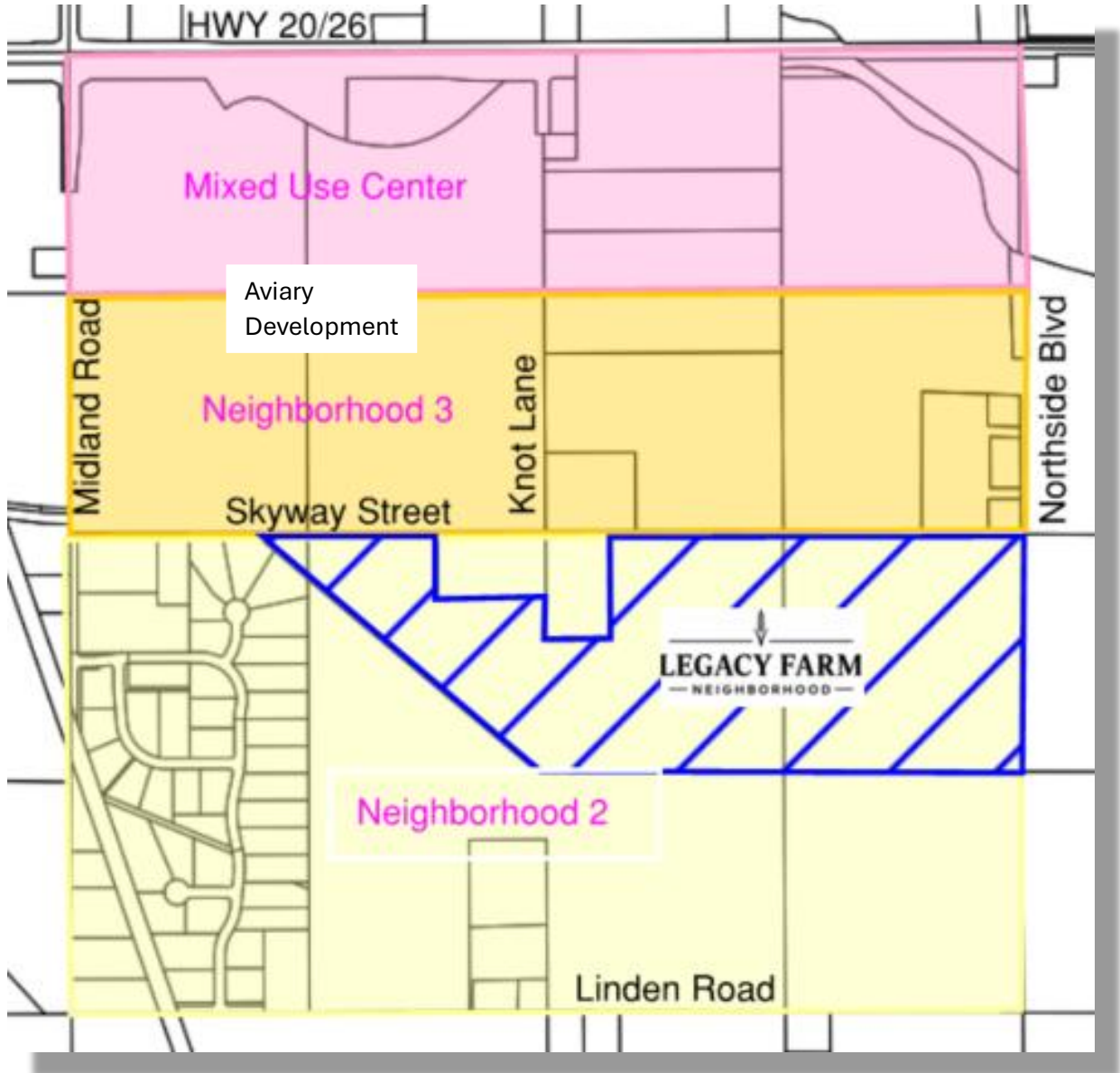
17 - 18	Primary and Supporting land uses
	<ul style="list-style-type: none"> <i>The Legacy Farm Neighborhood is within the Neighborhood 2 Comprehensive Plan Designation on the Future Land Use Map. The proposed single family home density of 4.19 fits well within the range of 8 units and under as required by the Comprehensive Plan.</i>
24	Neighborhood 2 - Density
	<ul style="list-style-type: none"> <i>The Legacy Farm Neighborhood will fit perfectly into the “Primary Residential Place Type” of the Neighborhood 2 Designation with a density well under the 8 units per acre limit.</i>
25	Neighborhood 2 - Connectivity
	<ul style="list-style-type: none"> <i>The Legacy Farms Neighborhood will be a highly connected neighborhood with both vehicular and pedestrian connections throughout the neighborhood.</i>
25	Area Hub Connections
	<ul style="list-style-type: none"> <i>The legacy Farm Neighborhood will be an integral part of the commercial and retail hub along the Highway 20/26 Corridor providing the needed residential rooftops to support the commercial and retail activity.</i>
71	Ensure that Development Pays for Itself
	<ul style="list-style-type: none"> <i>The Legacy Farm Neighborhood will build all of the necessary sewer, water, power, gas and telecom infrastructure required by neighborhood. Roadway widening and improvements to Northside, Skyway and Knot Lane will be constructed with the development. A City well site is also being donated to the City for the construction of a future municipal well.</i>
71	Local and Collector Street Design
	<ul style="list-style-type: none"> <i>The street network within and adjacent to the Legacy Farms Neighborhood have been carefully and thoughtfully designed to meet all of the City of Caldwell requirements and best design practices.</i>
71	Connect to Existing Street Network
	<ul style="list-style-type: none"> <i>Connection to the existing street network and future main roadways such as Skyway Drive were important design considerations in the layout of the neighborhood plan.</i>
71	Preserve the Function of Highways
	<ul style="list-style-type: none"> <i>The location of the neighborhood and future street network connectivity will not reduce the functionality of the Highway 20/26 Corridor, the addition of Skyway Drive and access to several other main arterials will help to distribute traffic easily and provide alternatives in high traffic times of day.</i>



LEGACY FARM
— NEIGHBORHOOD —

72	Ensure Safe, Pathways for Pedestrians
	<ul style="list-style-type: none"> <i>In the Legacy Farm Neighborhood walking paths, large open play areas with perimeter fencing, streets with curb, gutter and sidewalks will promote a safe and healthy community.</i>
73	Prioritize Public Safety
	<ul style="list-style-type: none"> <i>Emergency responders will have multiple routes to the Legacy Farms Neighborhood. Caldwell Fire Station #3 is less than 6 minutes from the neighborhood.</i>
73	Proper Ingress and Egress for Emergency Vehicles
	<ul style="list-style-type: none"> <i>The Legacy Farm Neighborhood will meet all local and international fire code requirements for access of emergency vehicles.</i>
74	Utility Services and Facilities
	<ul style="list-style-type: none"> <i>The Legacy Farm Neighborhood will provide adequate power, gas and telecommunications services to all of its residence as well as extending it to future developments.</i>
75	Average Travel Time to Work
	<ul style="list-style-type: none"> <i>Legacy Farm Neighborhood is on the lower end of the travel time to work exhibit in the Comprehensive Plan. Many options for drivers will cut down on commute times.</i>
78	Vibrant Gathering Spaces
	<ul style="list-style-type: none"> <i>The Legacy Farm Neighborhood will provide many community gathering spaces as described above.</i>
81	Range of Activities
	<ul style="list-style-type: none"> <i>The amenities listed in the narrative above clearly illustrate lengths that the developer is going to in order create a welcoming community that has activities for all age groups.</i>
87	Neighborhood Park Opportunity
	<ul style="list-style-type: none"> <i>The Main Community Park and Gathering Area are located near a Neighborhood Park designation on the map on page 87 of the Comprehensive Plan Document.</i>
89	Safeguard Environmental Features
	<ul style="list-style-type: none"> <i>Legacy Farms will utilize City and National Codes and best practice requirements for Environmental Protection, both during and after construction to ensure there are no impacts on natural resources.</i>
87	Neighborhood Park Opportunity
	<ul style="list-style-type: none"> <i>The Main Community Park and Gathering Area are located near a Neighborhood Park designation on the map on page 87 of the Comprehensive Plan Document.</i>

Legacy Farm Neighborhood Vicinity Map



LEGACY FARMS

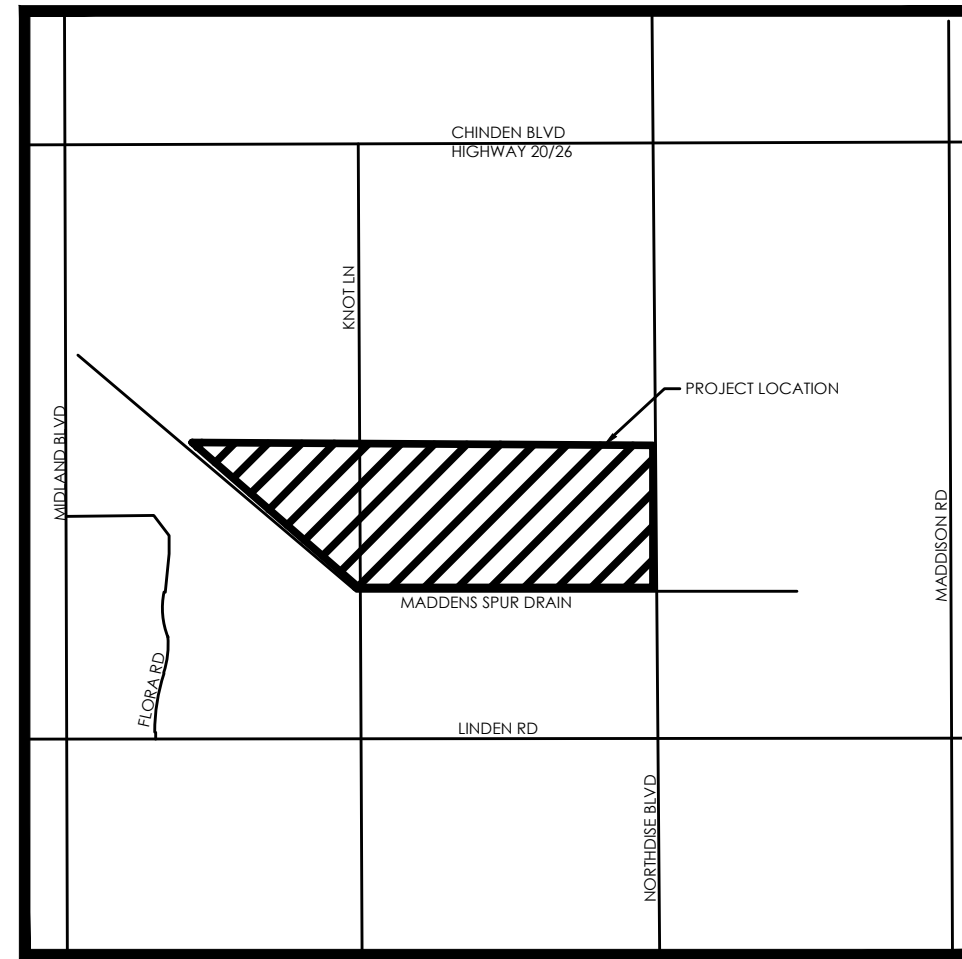
PREPARED FOR:
PORCHLIGHT, LLC

LOCATED IN:

SE 1/4 OF SECTION 27 AND THE W 1/2 OF SECTION 26,
TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CALDWELL CITY, CANYON COUNTY

Sheet List Table

Sheet Number	Sheet Title
C1	COVER
C2	PHASING PLAN
C2.1	OPEN SPACE PLAN
C3.0	LOT DIMENSIONS WEST
C3.1	LOT DIMENSIONS CENTER
C3.2	LOT DIMENSIONS EAST
C4.0	SITE PLAN
C4.1	SITE PLAN
C4.2	SITE PLAN
C5	STREET SECTIONS



VICINITY MAP

NTS

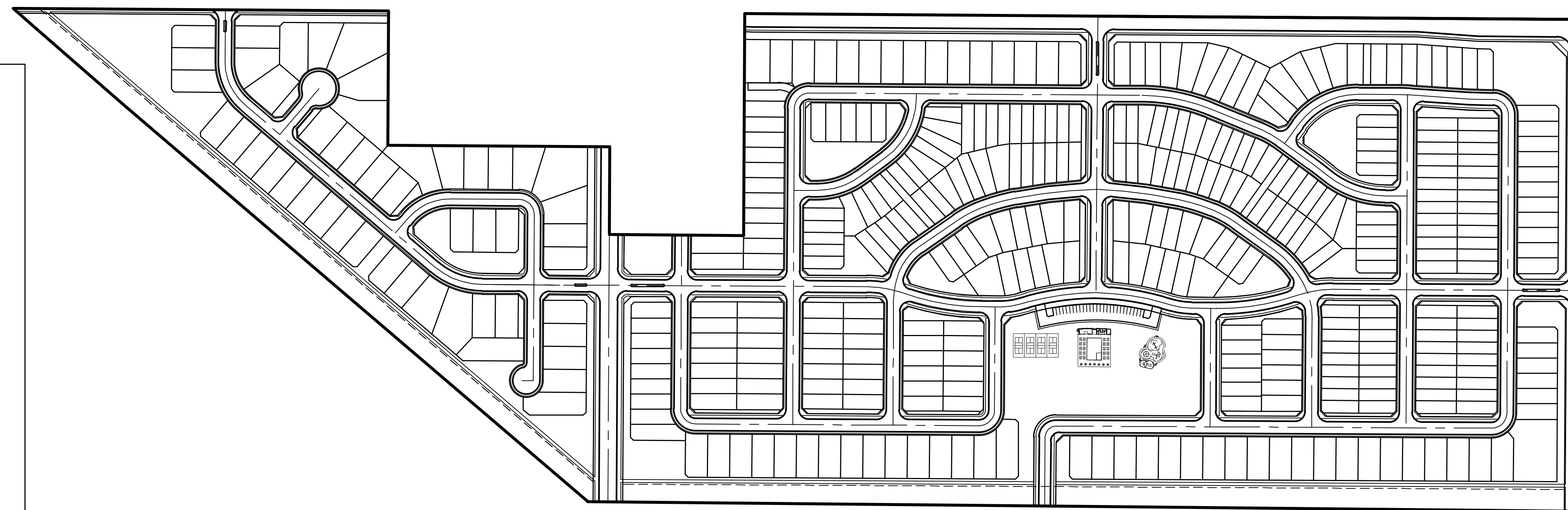
SITE DATA

ZONING	
EXISTING:	R1
PROPOSED:	R2
SITE AREA	
TOTAL ACREAGE	95.60 ACRES
QUALIFYING OPEN SPACE:	16.4 ACRES (17.2%)
TOTAL LOTS	
BUILDABLE LOTS:	449 LOTS
COMMON LOTS:	402 LOTS
AVERAGE BUILDABLE LOT SIZE:	47 LOTS
DWELLING UNITS PER GROSS ACRE:	5141 SQFT
	4.19 UNITS/ACRE

NOTE: COMMON LOTS TO BE OWNED AND MAINTAINED BY THE LEGACY FARMS SUBDIVISION HOMEOWNERS ASSOCIATION

LOT SIZE DATA		
TYP. 32' x 110' LOT SIZE:	3520 SQFT	154 LOTS
TYP. 41' x 110' LOT SIZE:	4510 SQFT	147 LOTS
TYP. 60' x 117' LOT SIZE:	7020 SQFT	101 LOTS

AMENITIES
SWIMMING POOL FACILITY, PLAYGROUND, (4) PICKLEBALL COURTS



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO CITY OF CALDWELL AND ISPC STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF IDAHO. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
1001 N. ROSARIO ST SUITE 100
MERIDIAN, IDAHO 83642
(208) 974-0075
PROJECT MANAGER: DENNIS JORDAN

SURVEYOR
SAWTOOTH LAND SURVEYING, INC
2030 S. WASHINGTON AVE
EMMETT, IDAHO 83617
(208) 398-8104
CONTACT: GUS PORTER

OWNER/DEVELOPER
PORCHLIGHT, LLC
810 E CENTRAL LANE STE 120
MERIDIAN, IDAHO 83642
(208) 336-5355
CONTACT: LAREN BAILEY

BENCHMARK

SE CORNER
SECTION 28
2.5" ALUM. CAP
ELEV: 2459.23



GRAPHIC SCALE



(IN FEET)
1 inch = 200ft.

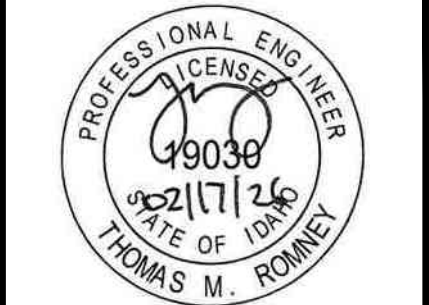
LEGACY FARMS
PRELIMINARY PLAT
CALDWELL CITY, CANYON COUNTY

REVISION BLOCK	DATE	DESCRIPTION
1		
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6		

COVER

Scale: 1"=200' Drawn: NR
Date: 2/17/26 Job #: 25-5029
Sheet:

C1



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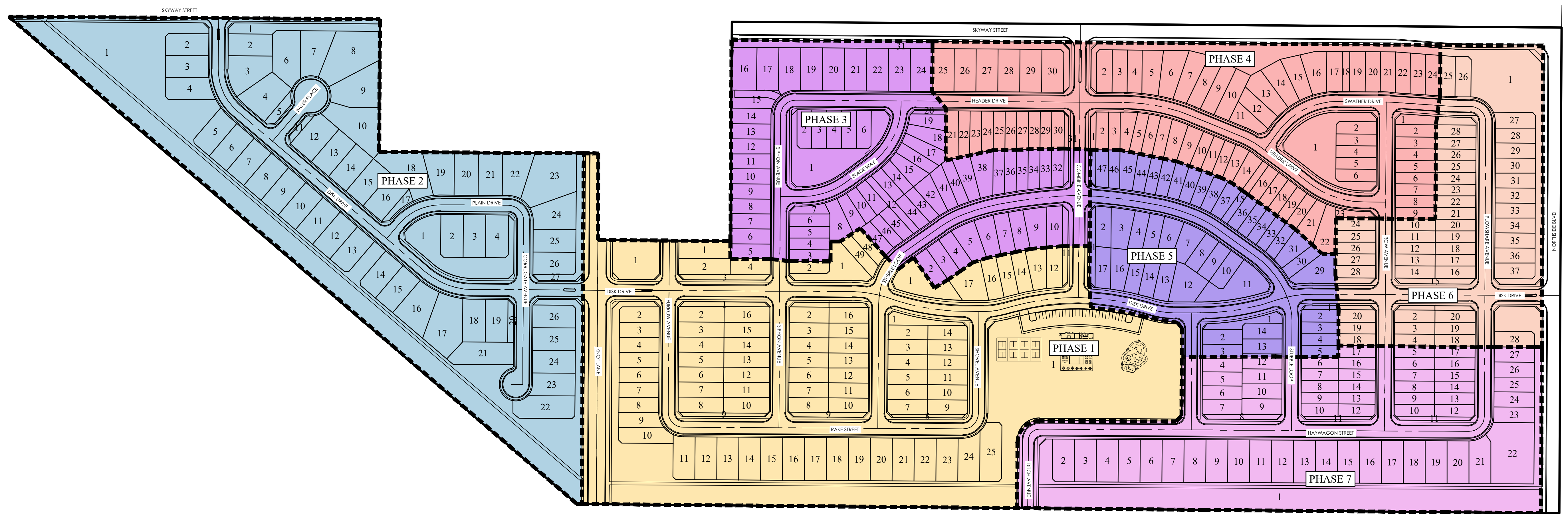




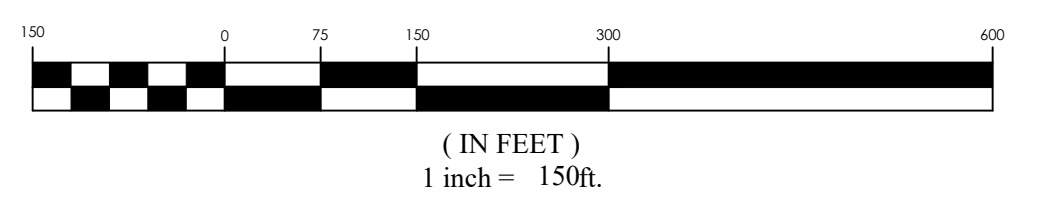
**LEGACY FARMS
 PRELIMINARY PLAT**
 CALDWELL CITY, CANYON COUNTY

PHASING LEGEND

- PHASE 1: ±22.9 ACRES 76 LOTS
- PHASE 2: ±19.4 ACRES 49 LOTS
- PHASE 3: ±10.6 ACRES 64 LOTS
- PHASE 4: ±11.9 ACRES 70 LOTS
- PHASE 5: ±6.4 ACRES 41 LOTS
- PHASE 6: ±7.8 ACRES 46 LOTS
- PHASE 7: ±12.3 ACRES 56 LOTS
- TOTAL: 402 LOTS**



GRAPHIC SCALE



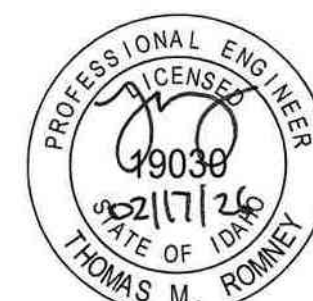
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PHASING PLAN

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 Date: 2/17/26 Job #: 25-5029
 Sheet:



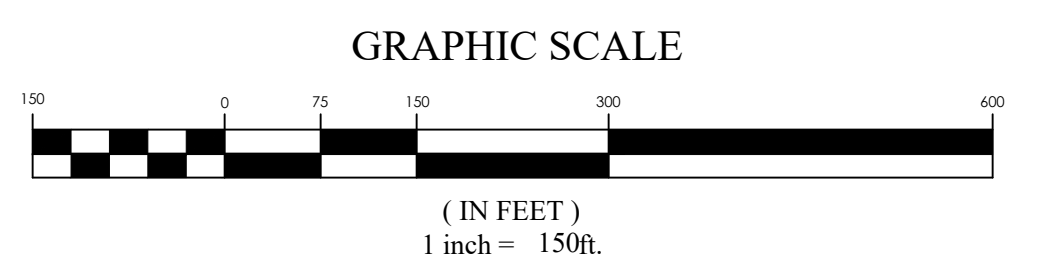
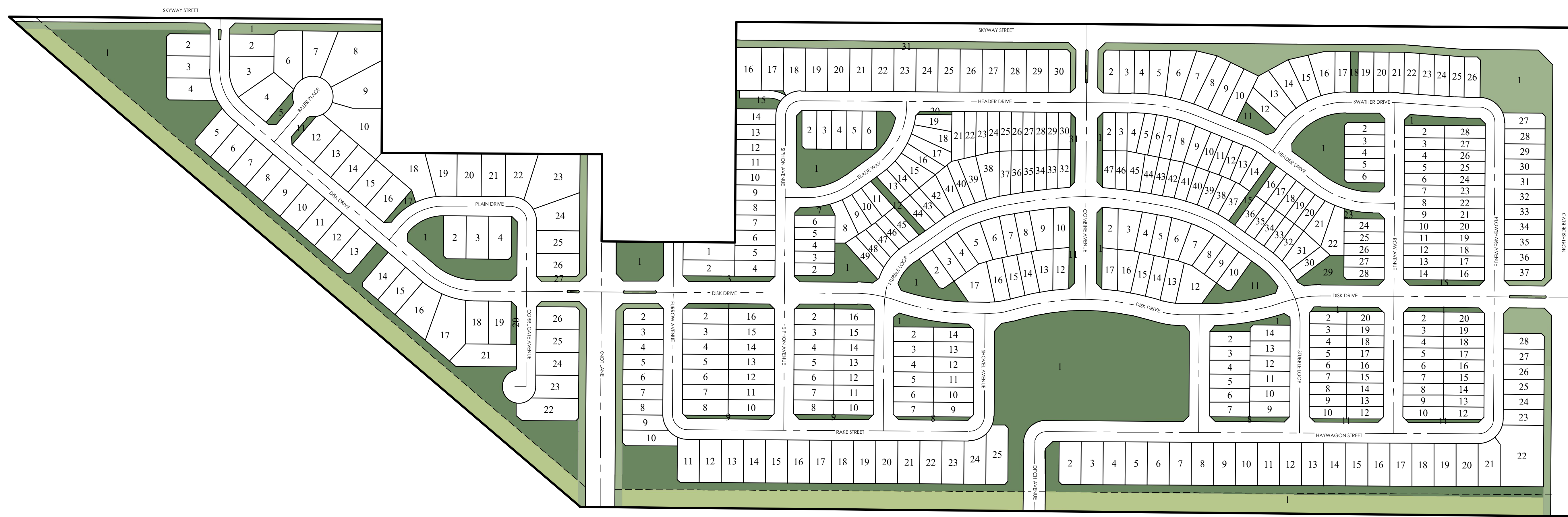
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**LEGACY FARMS
 PRELIMINARY PLAT**
 CALDWELL CITY, CANYON COUNTY

LEGEND

- DRAINAGE/IRRIGATION OPEN SPACE 5.1 ACRES / 5.3%
- LANDSCAPED OPEN SPACE 3.9 ACRES / 4.1%
- PARK OPEN SPACE 12.5 ACRES / 13.1%



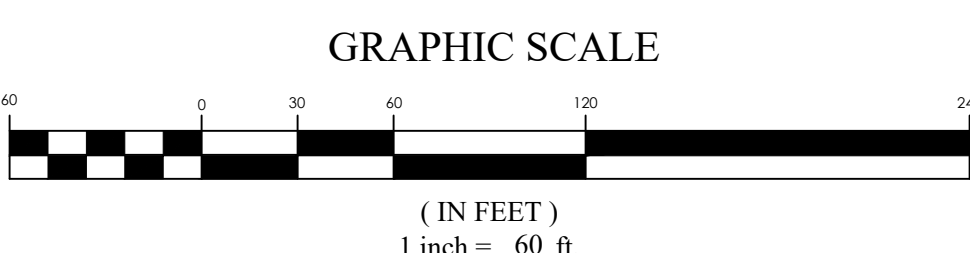
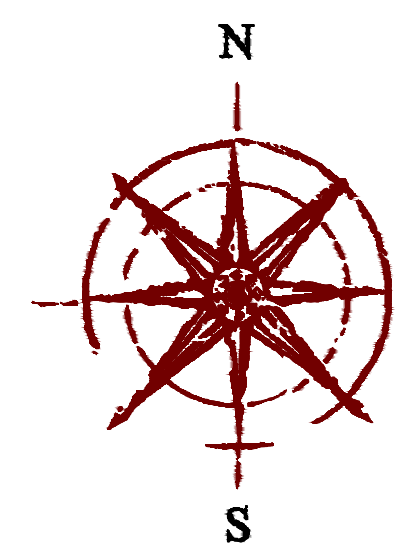
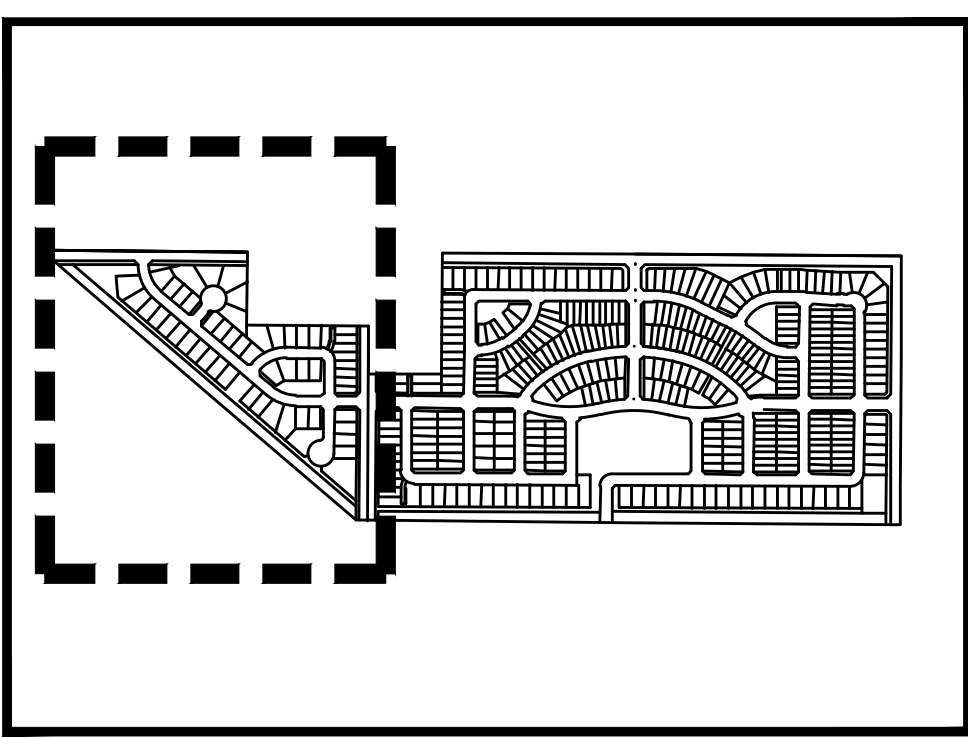
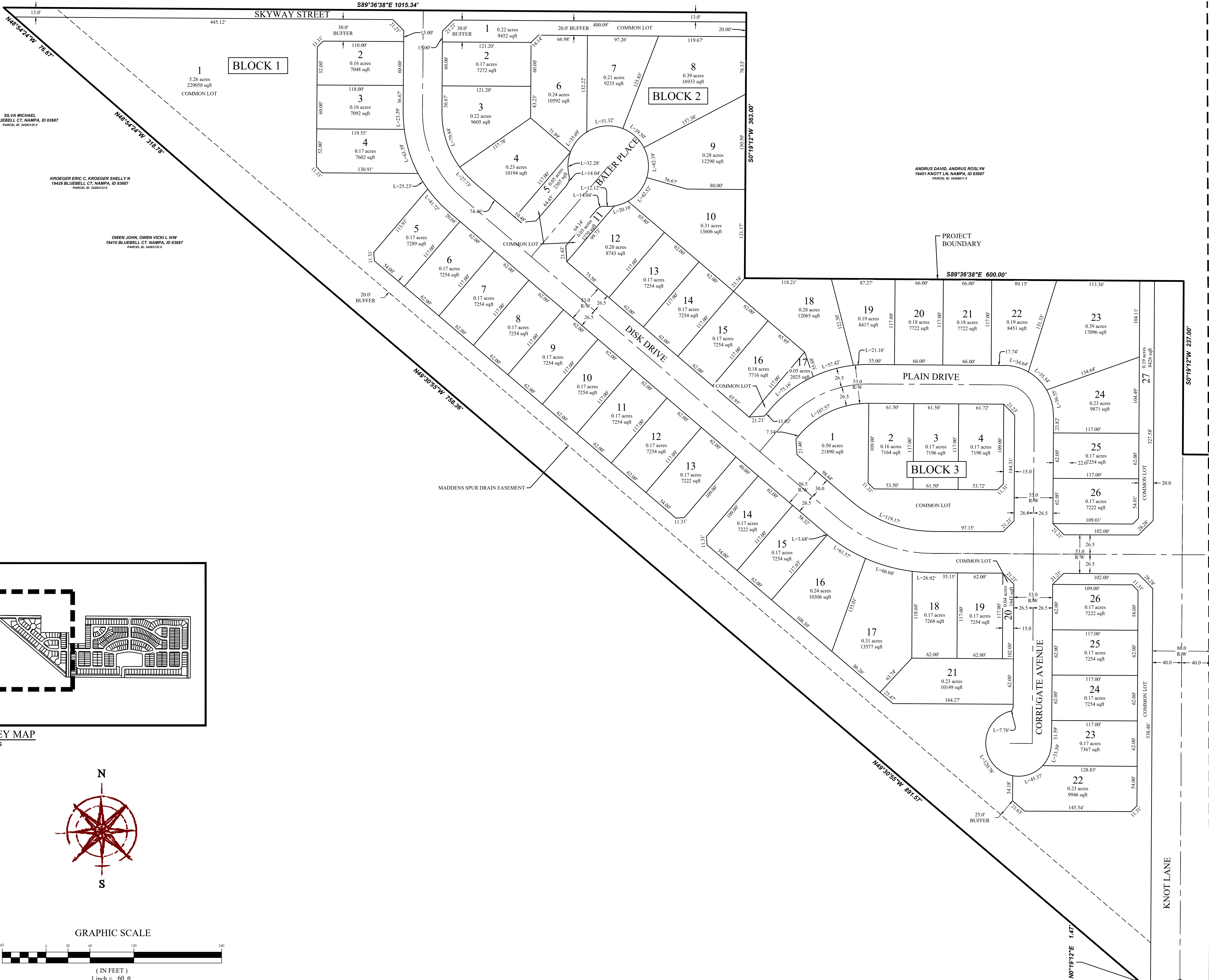
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**OPEN SPACE
 PLAN**

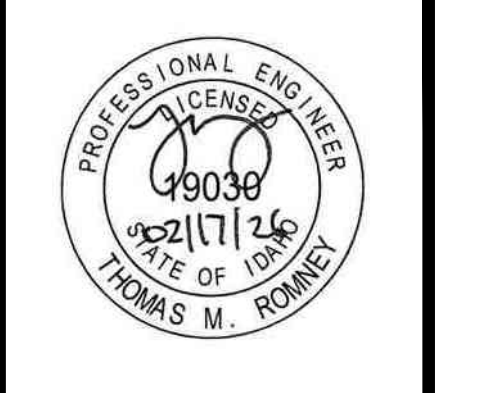
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C2.1





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LOT DIMENSIONS WEST

REVISION BLOCK	DATE	DESCRIPTION
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LOT DIMENSIONS WEST

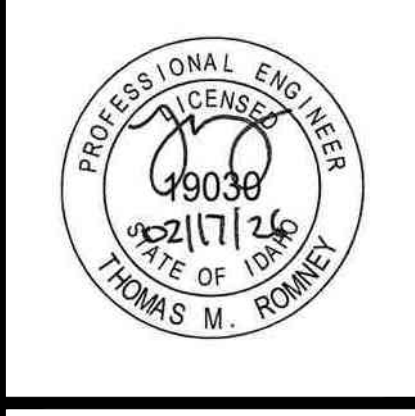
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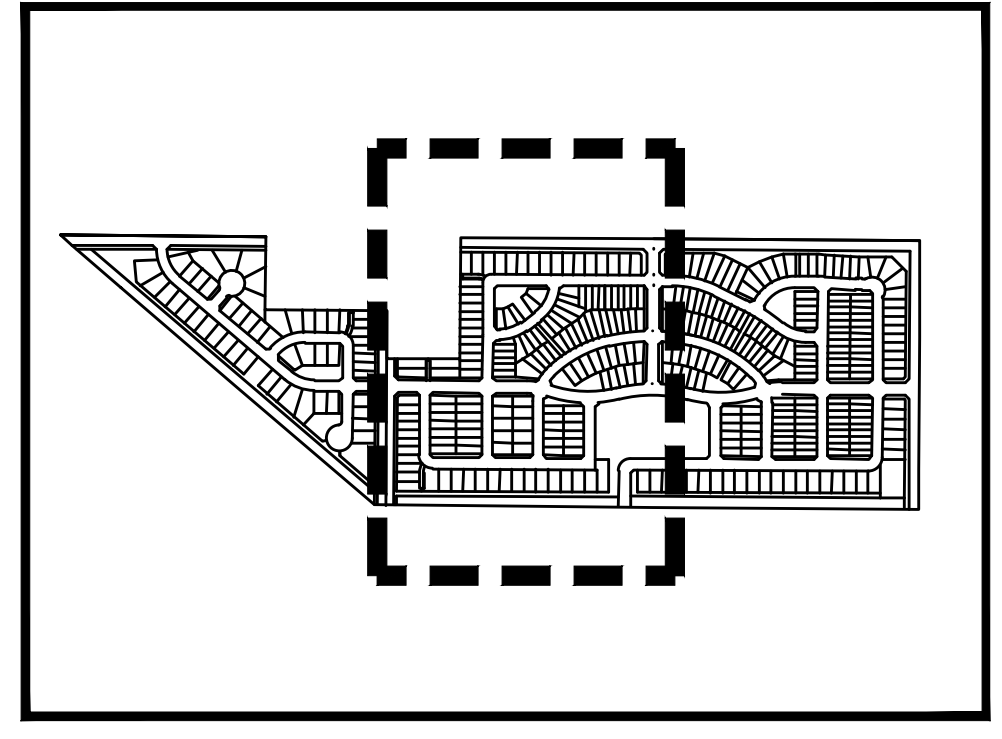
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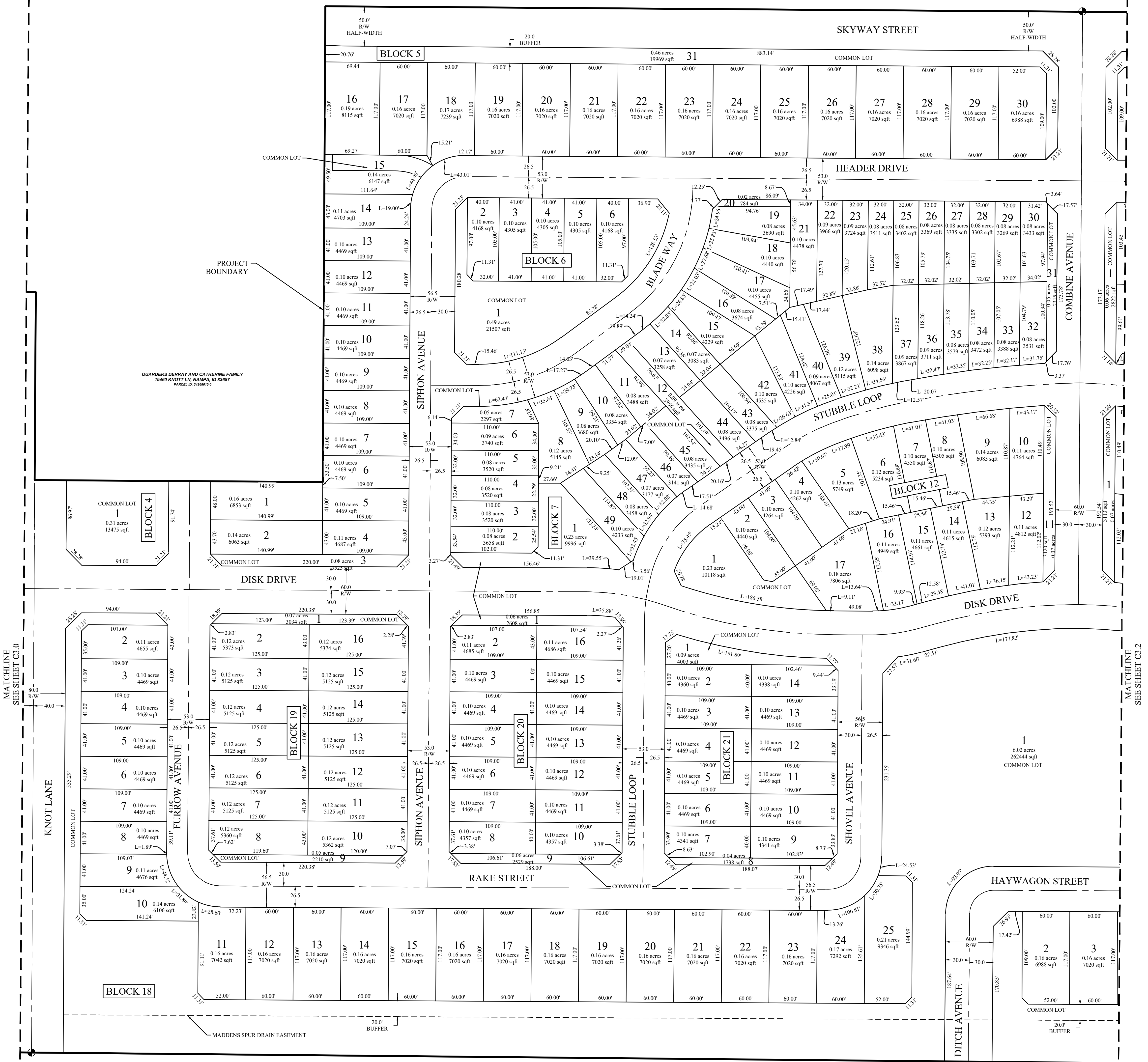
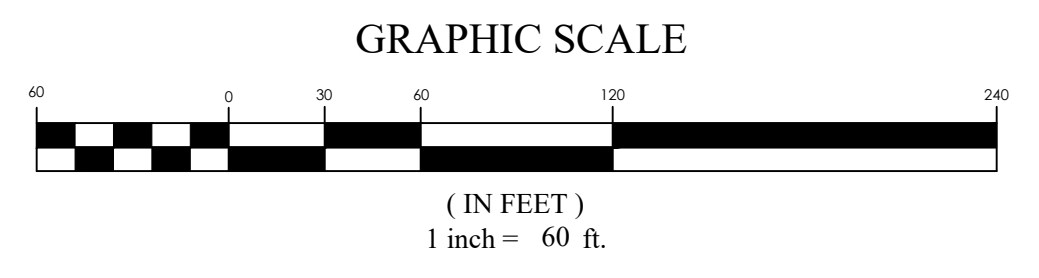
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LEGACY FARMS
 CALDWELL CITY, CANYON COUNTY
 LOT DIMENSIONS CENTER



KEY MAP
 N.T.S.



MATCHLINE
 SEE SHEET C3.0

MATCHLINE
 SEE SHEET C3.2

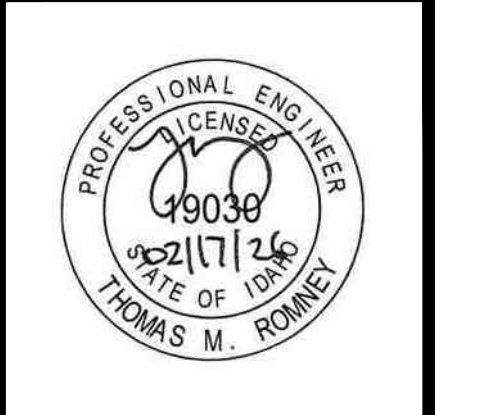
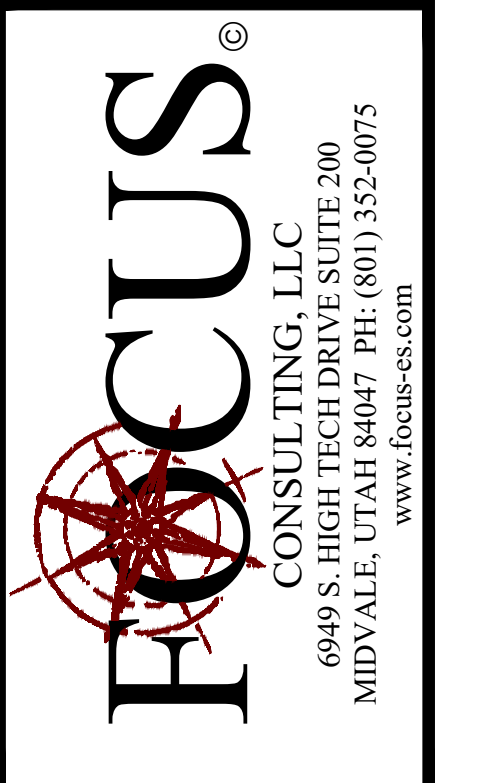
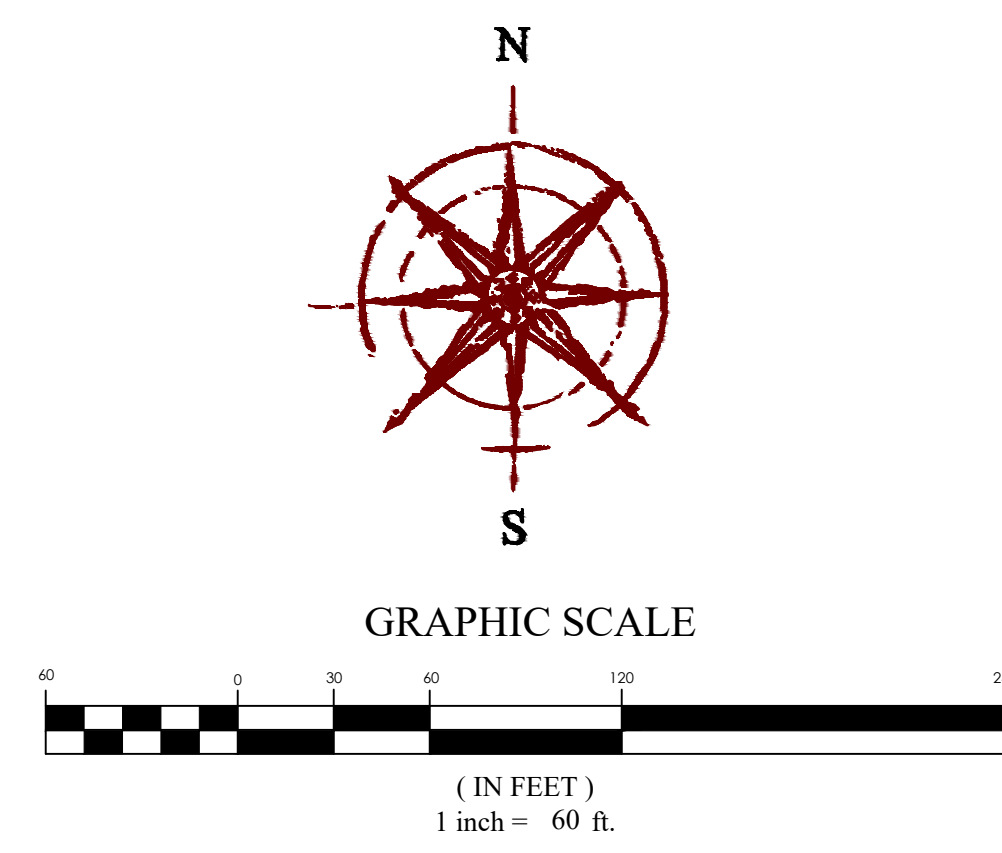
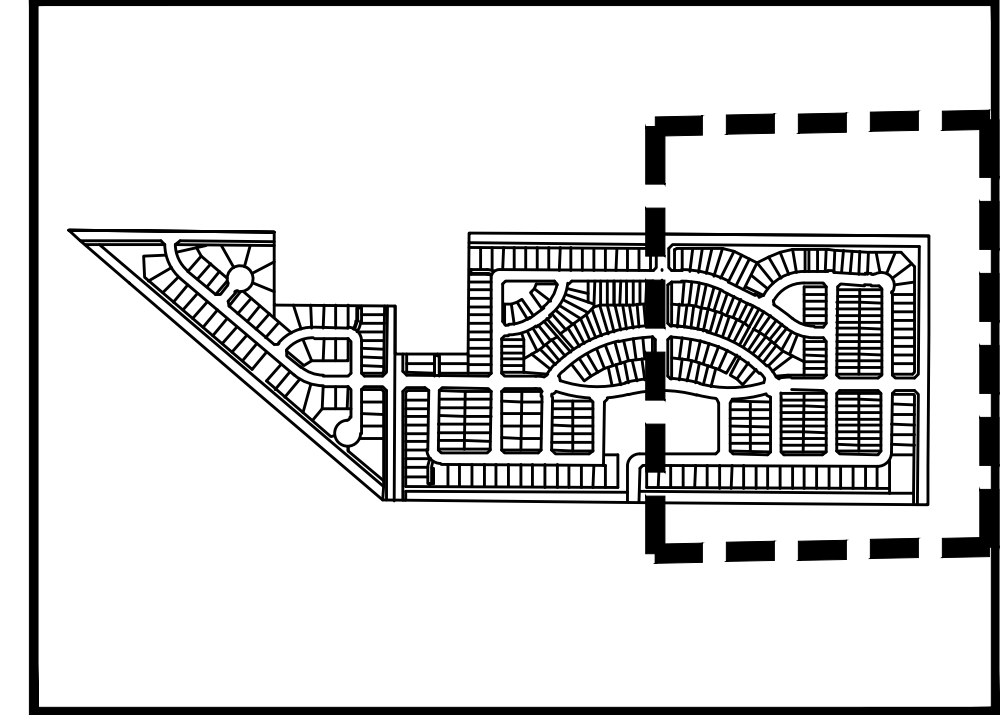
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LOT DIMENSIONS CENTER

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LEGACY FARMS
CALDWELL CITY, CANYON COUNTY
LOT DIMENSIONS EAST

REVISION BLOCK	DATE	DESCRIPTION
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LOT DIMENSIONS EAST

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Job #: 25-5029

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Job #: 25-5029

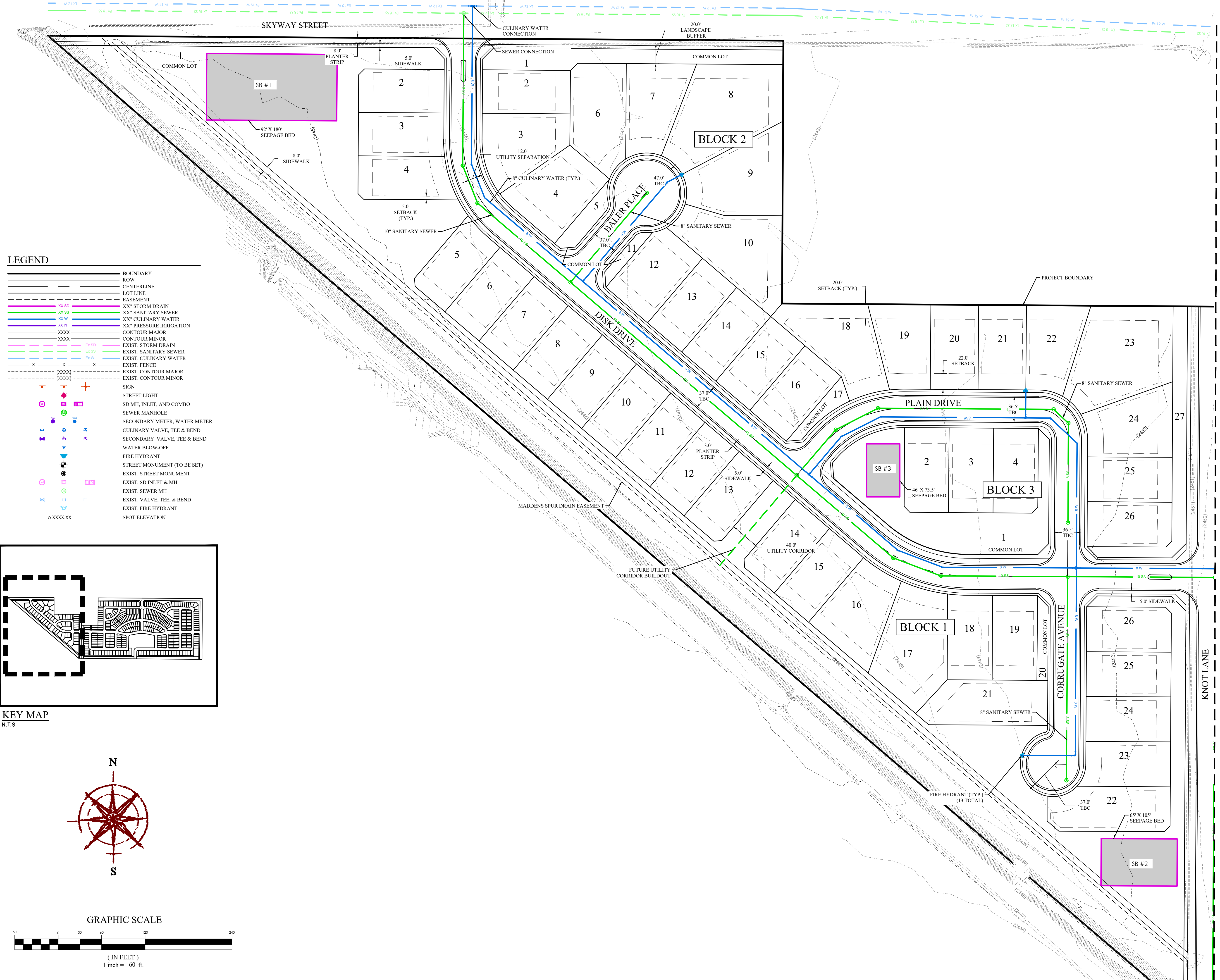
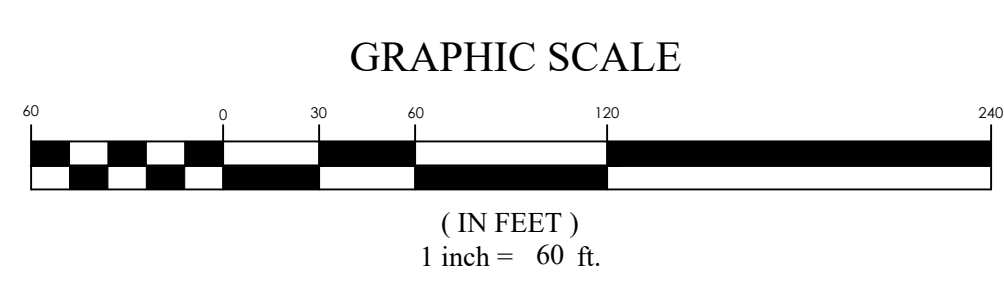
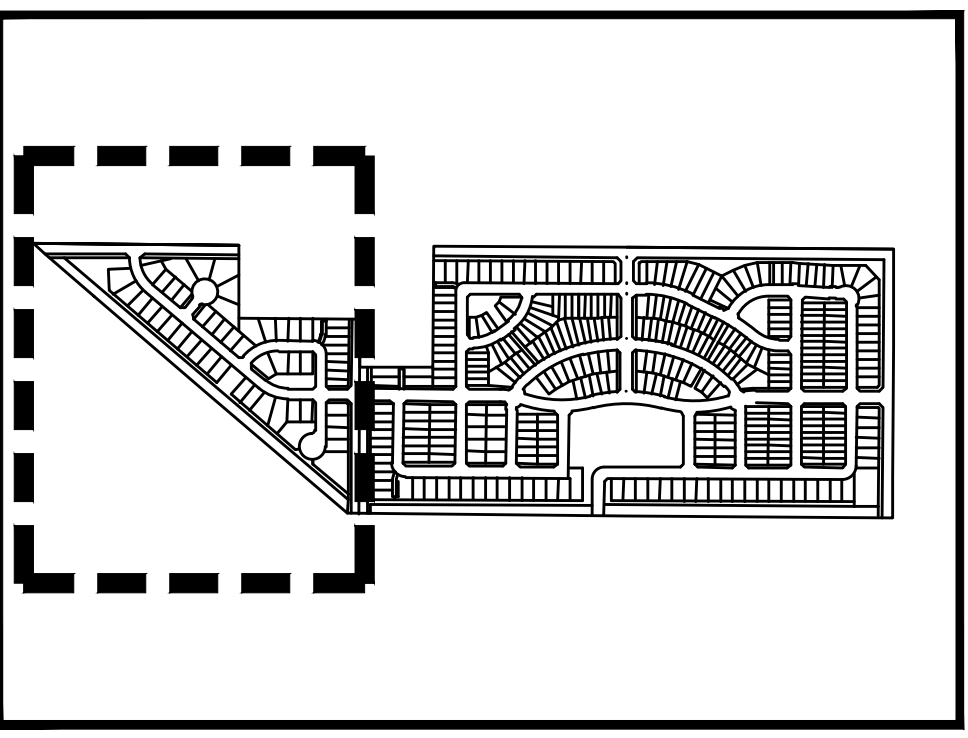
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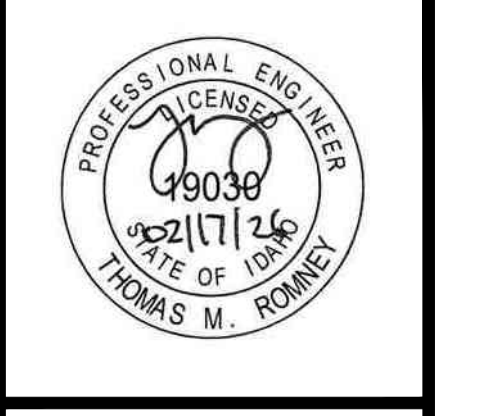
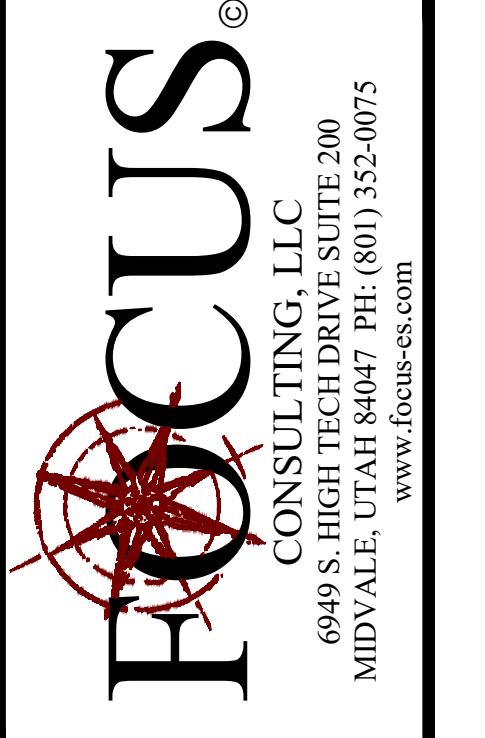
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LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	XX" STORM DRAIN
---	XX" SANITARY SEWER
---	XX" CULINARY WATER
---	XX" PRESSURE IRRIGATION
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	SECONDARY METER, WATER METER
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION



MATCHLINE
SEE SHEET C4.1



LEGACY FARMS
CALDWELL CITY, CANYON COUNTY
SITE PLAN

REVISION BLOCK

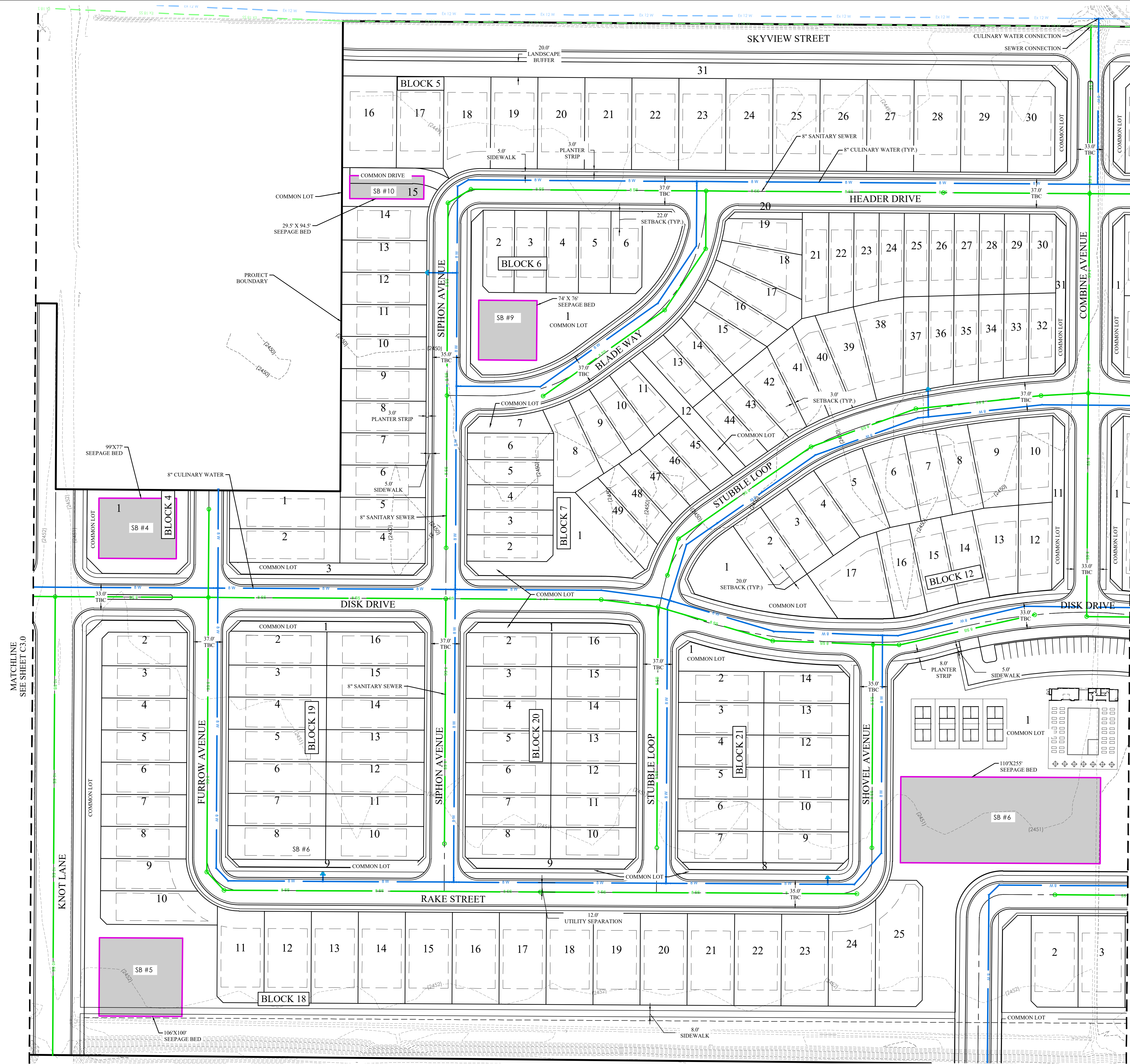
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SITE PLAN

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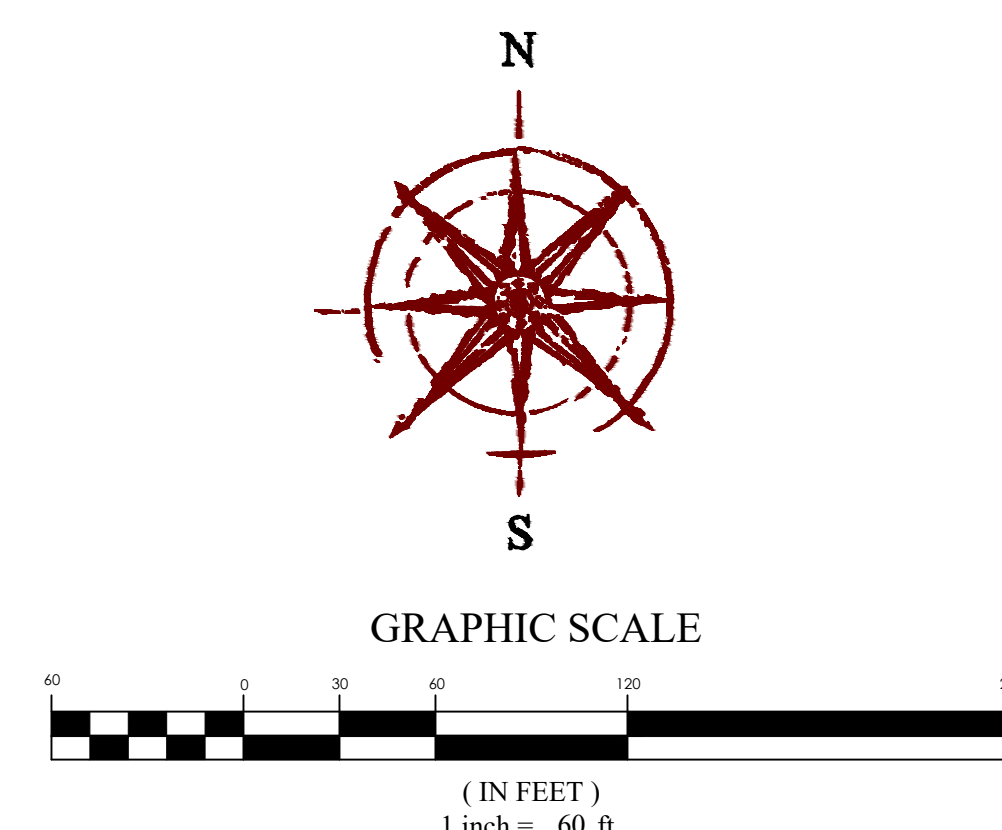
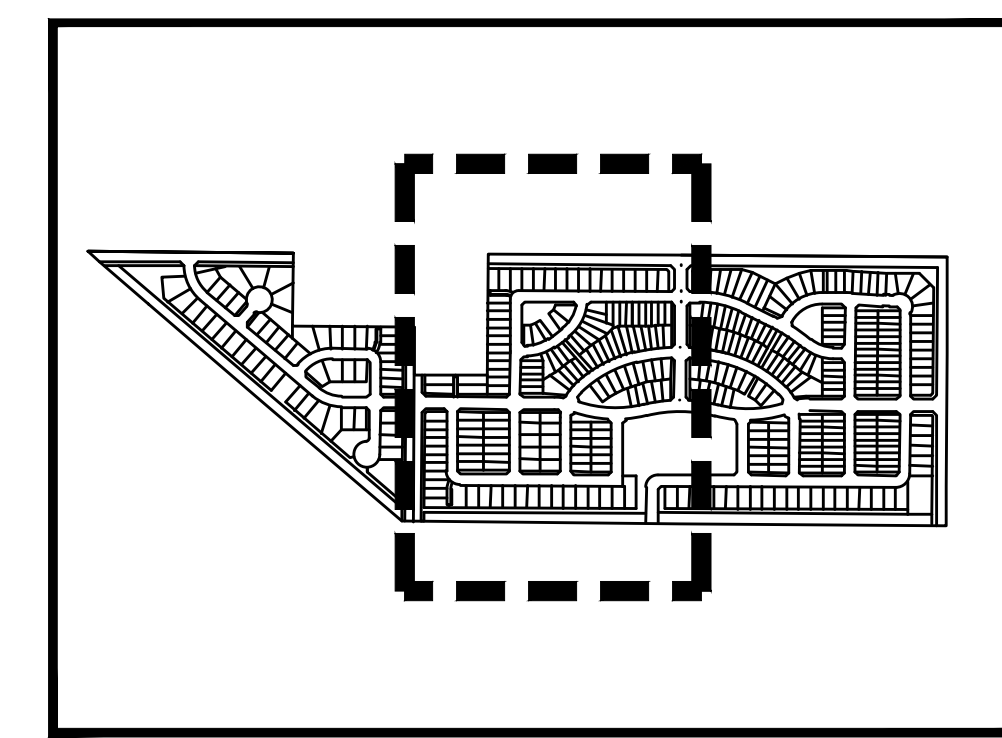


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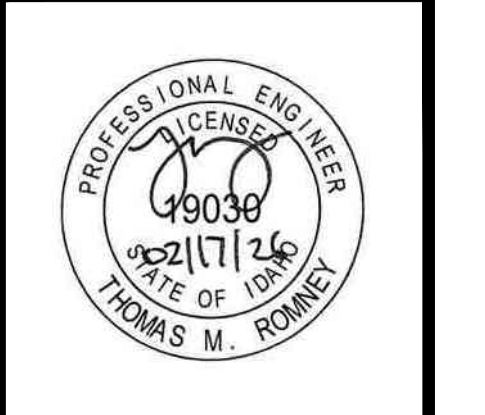


LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
XX	12" STORM DRAIN
XX	8" SANITARY SEWER
XX	8" CULINARY WATER
XX	8" PRESSURE IRRIGATION
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
XXXX	EXIST. STORM DRAIN
XXXX	EXIST. SANITARY SEWER
XXXX	EXIST. CULINARY WATER
XXXX	EXIST. FENCE
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	SECONDARY METER, WATER METER
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION



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CALDWELL CITY, CANYON COUNTY

REVISION BLOCK

#	DATE	DESCRIPTION
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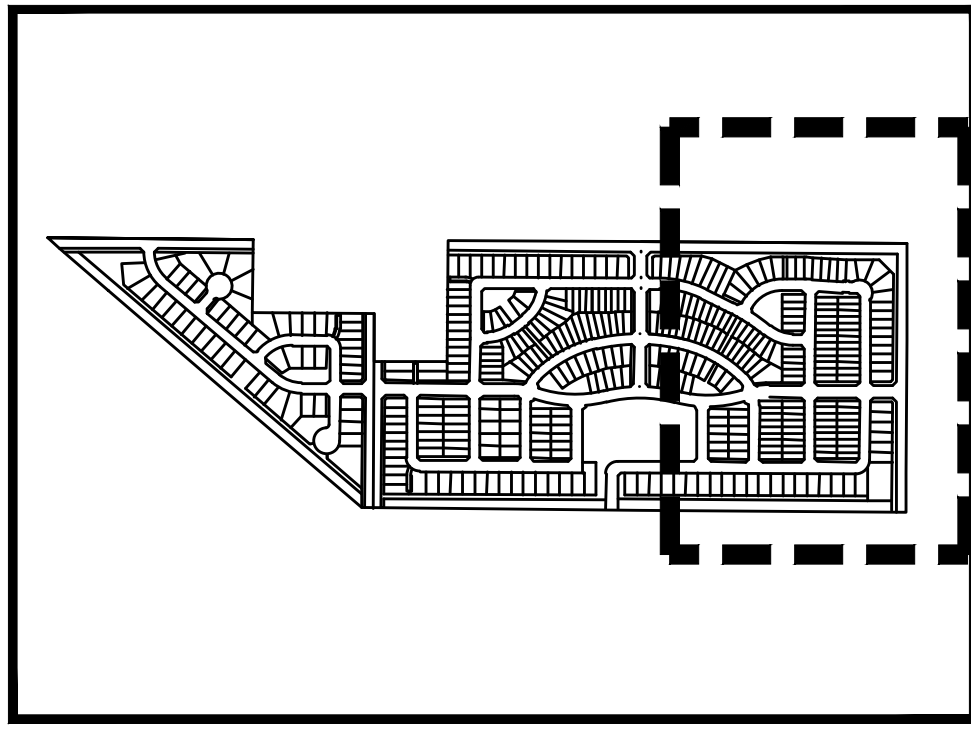
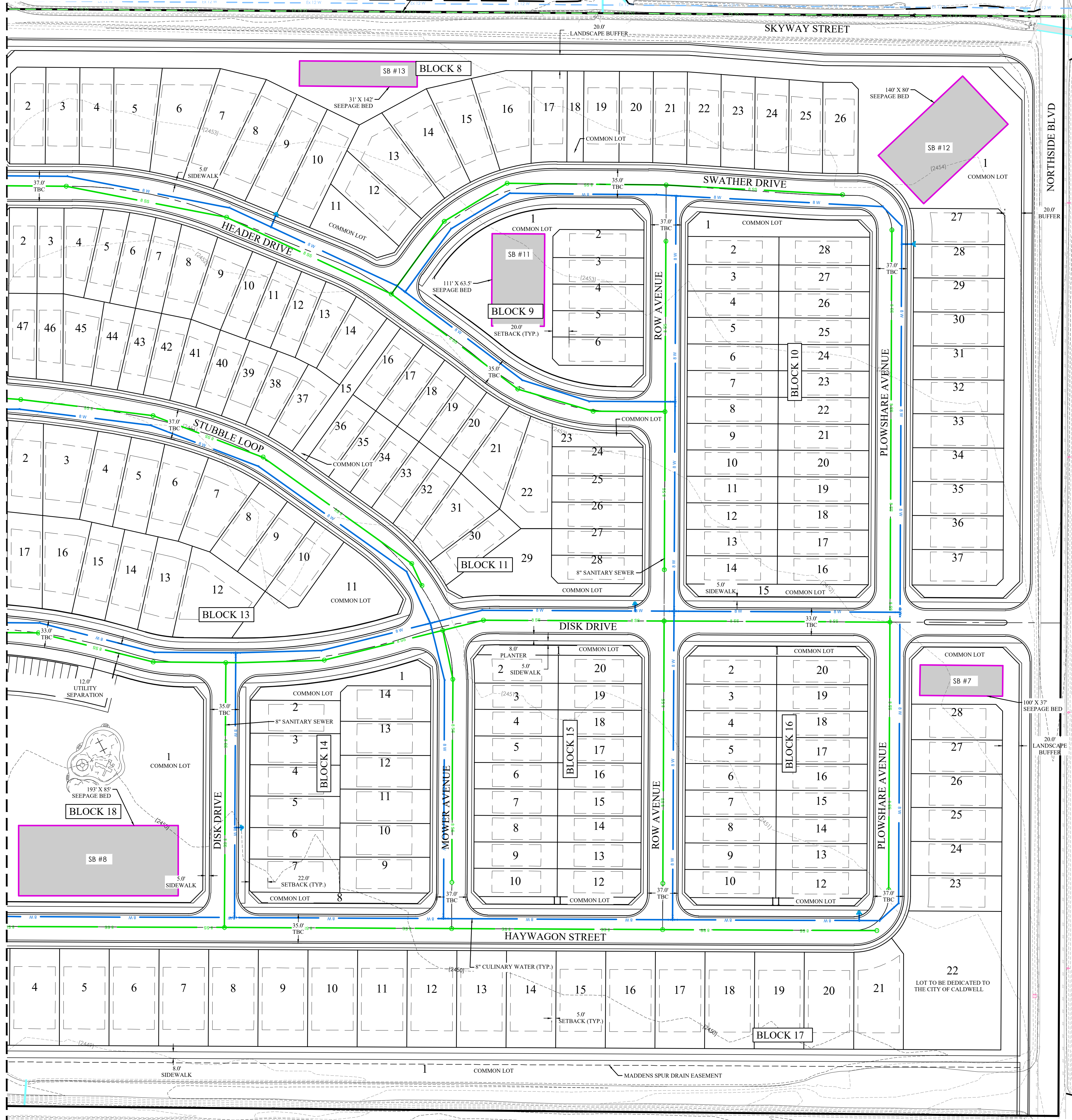
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Drawn: NR
Job #: 25-5029



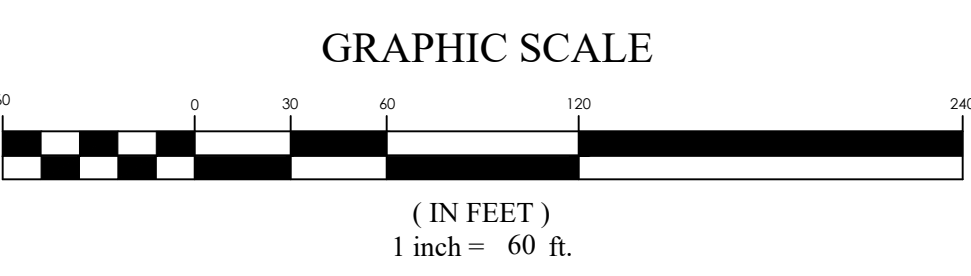
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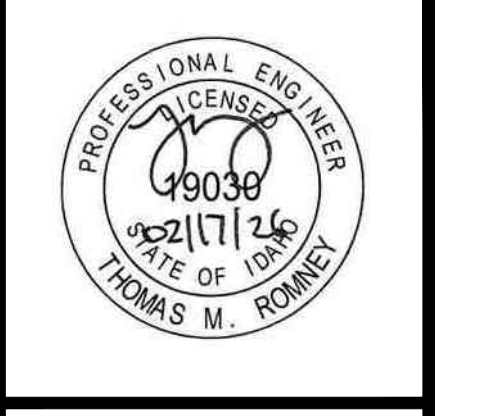
KEY MAP
N.T.S

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD XX' STORM DRAIN
- XX SS XX' SANITARY SEWER
- XX W XX' CULINARY WATER
- XX IR XX' PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- [XXXX] EXIST. CONTOUR MAJOR
- [XXXX] EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



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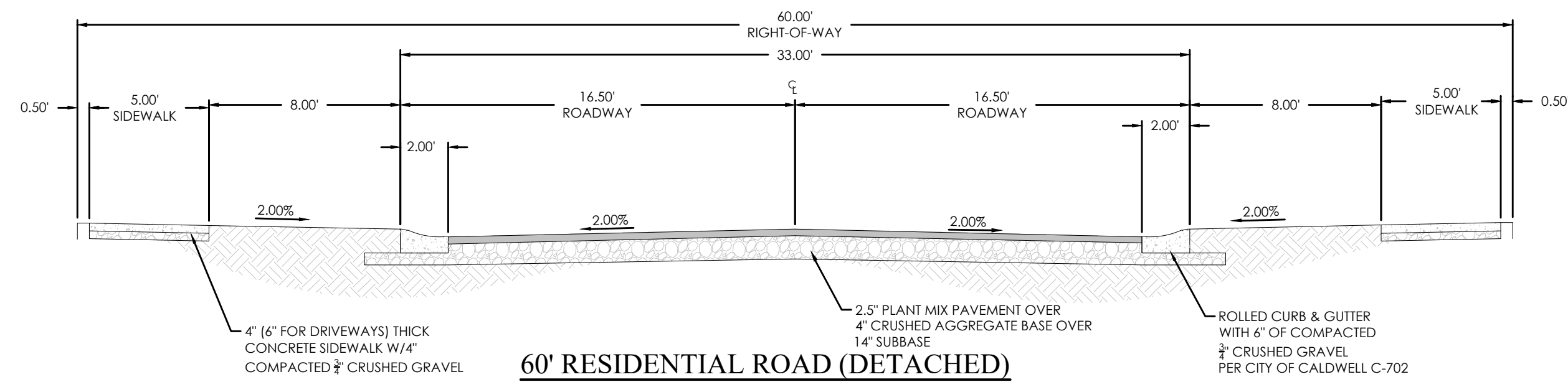
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SITE PLAN

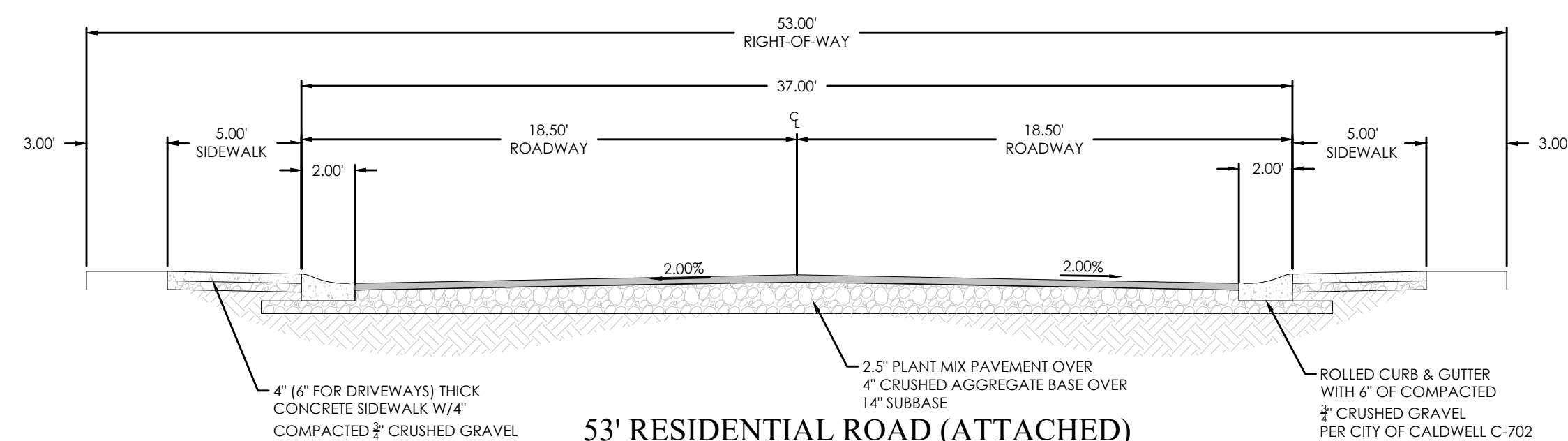
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Job #: 25-5029

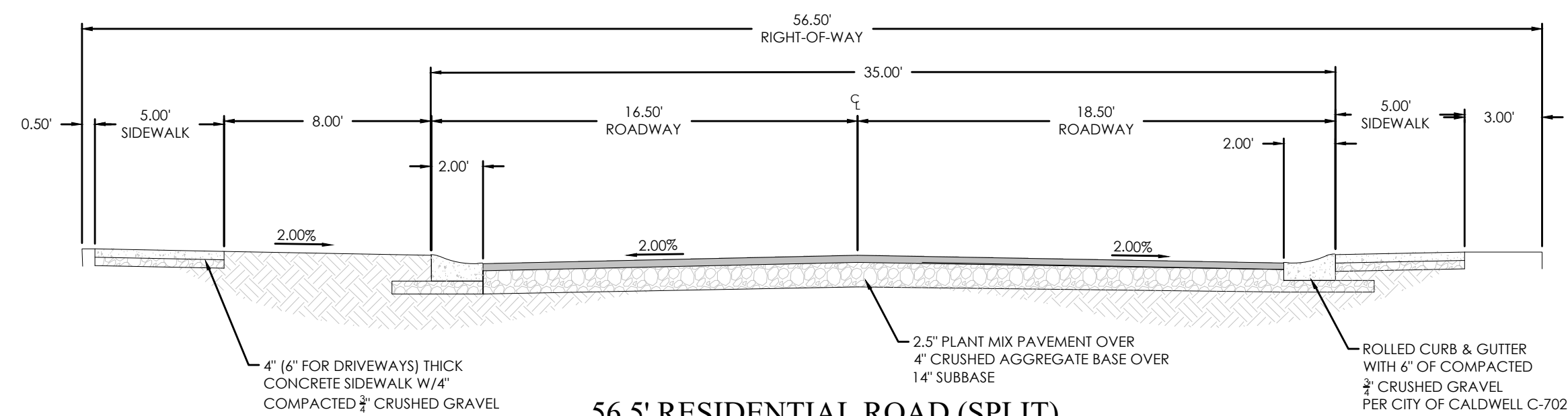




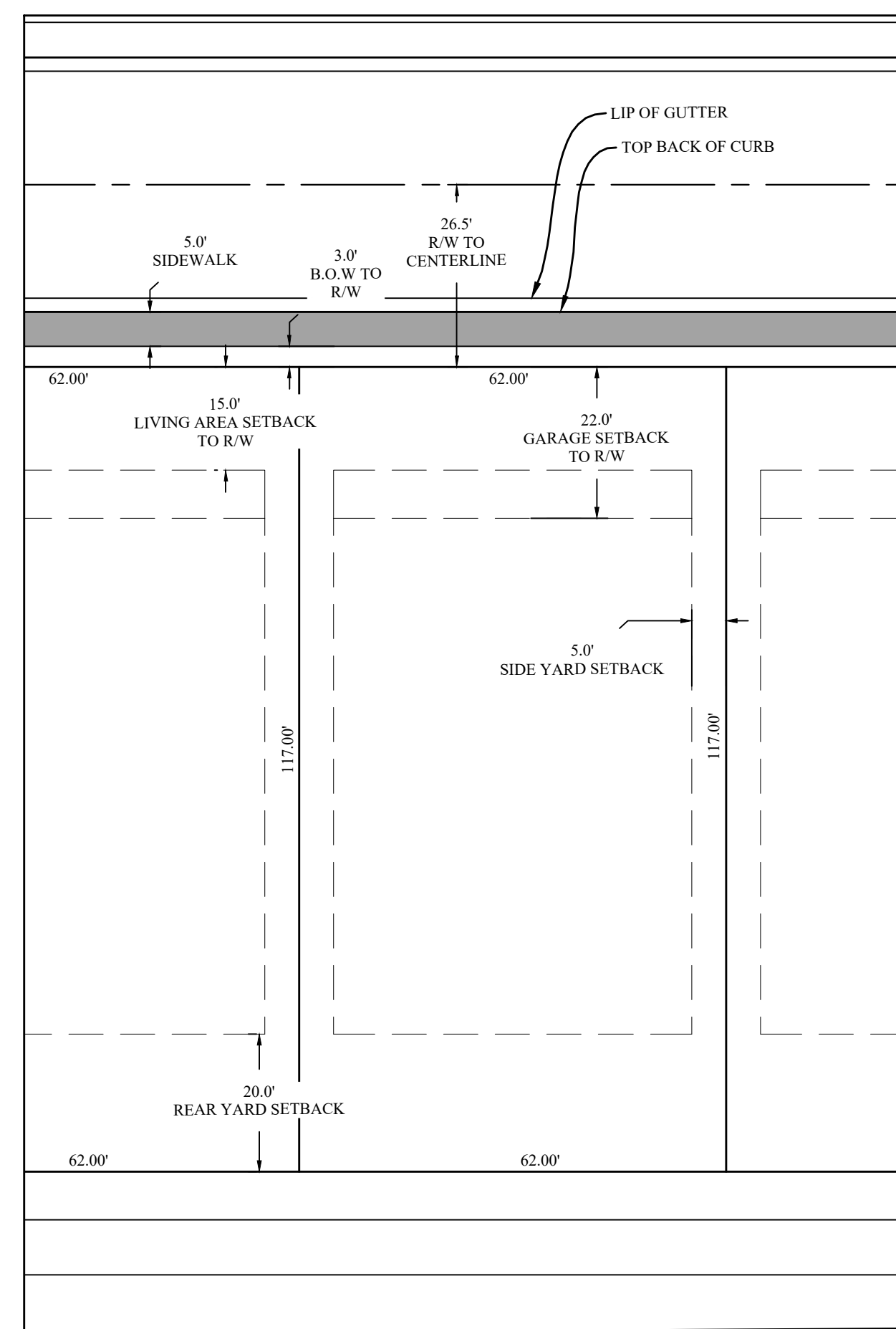
60' RESIDENTIAL ROAD (DETACHED)
N.T.S.



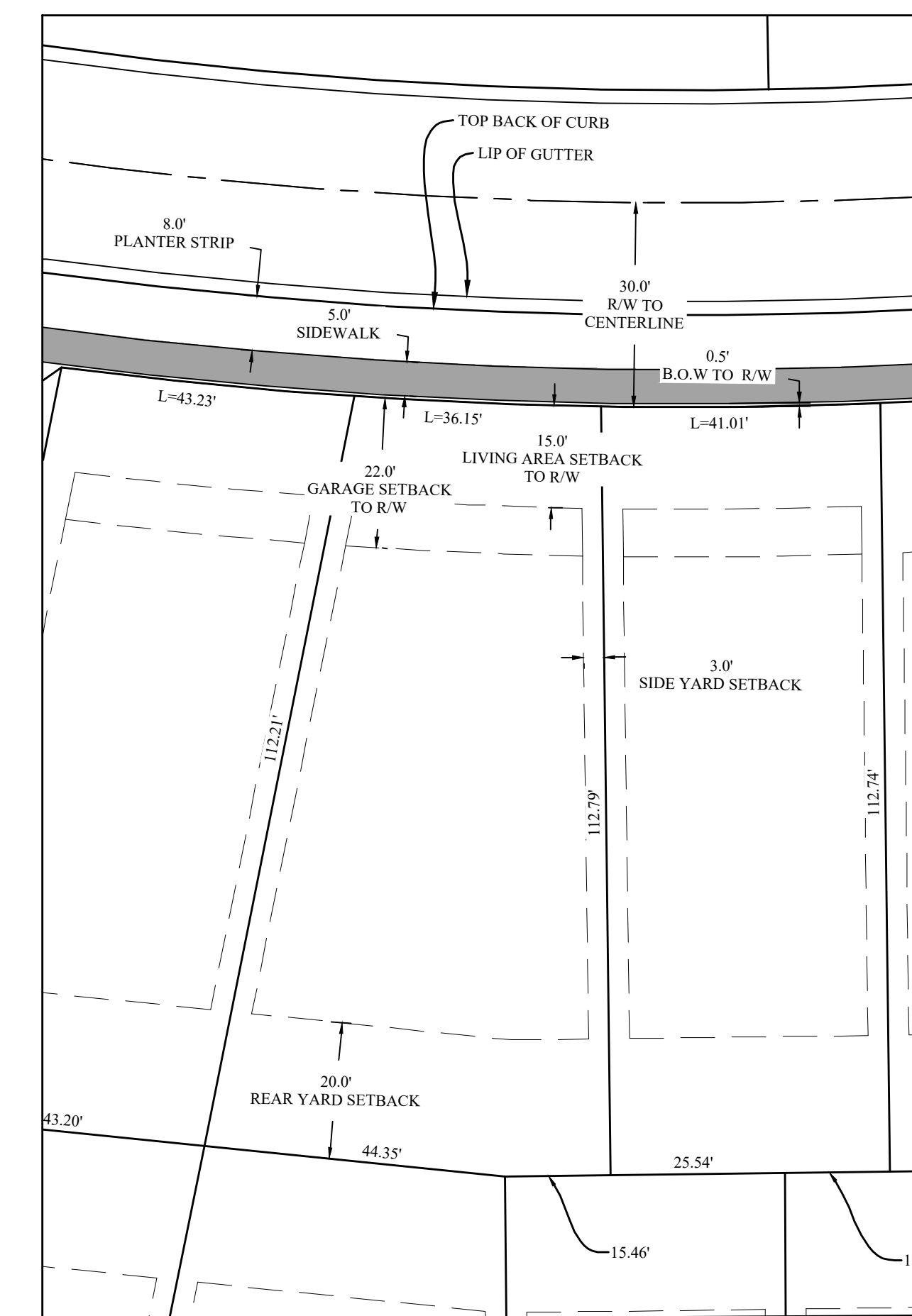
53' RESIDENTIAL ROAD (ATTACHED)
N.T.S.



56.5' RESIDENTIAL ROAD (SPLIT)
N.T.S.



ATTACHED SIDEWALK
1:20 SCALE



DETACHED SIDEWALK
1:20 SCALE

DIMENSIONAL STANDARDS:

R2 ZONE

LIVING AREA SETBACK TO R/W:

15 FT

GARAGE SETBACK TO R/W:

22 FT

REAR YARD SETBACK:

15 FT - BUILDER REQUEST 20 FT

SIDE YARD SETBACK:

3 FT OR 5 FT (VARIES BY LOT SIZE)

MINIMUM LOT AREA:

3,200 SQFT OR 7,000 SQFT

**LEGACY FARMS
PRELIMINARY PLAT**
CALDWELL CITY, CANYON COUNTY

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
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4		
5		
6		

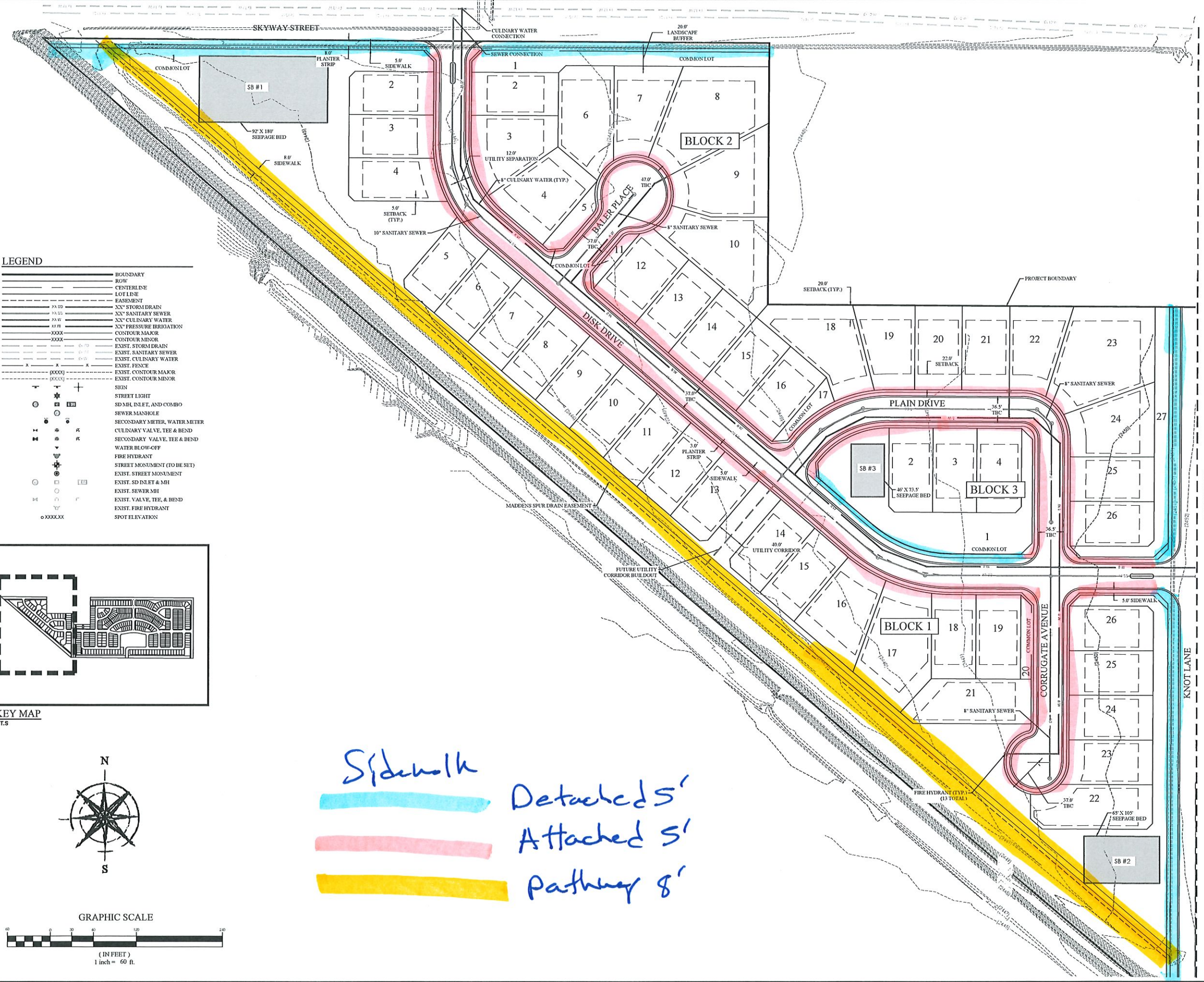
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LEGACY FARMS
 CALDWELL CITY, CANYON COUNTY
SITE PLAN

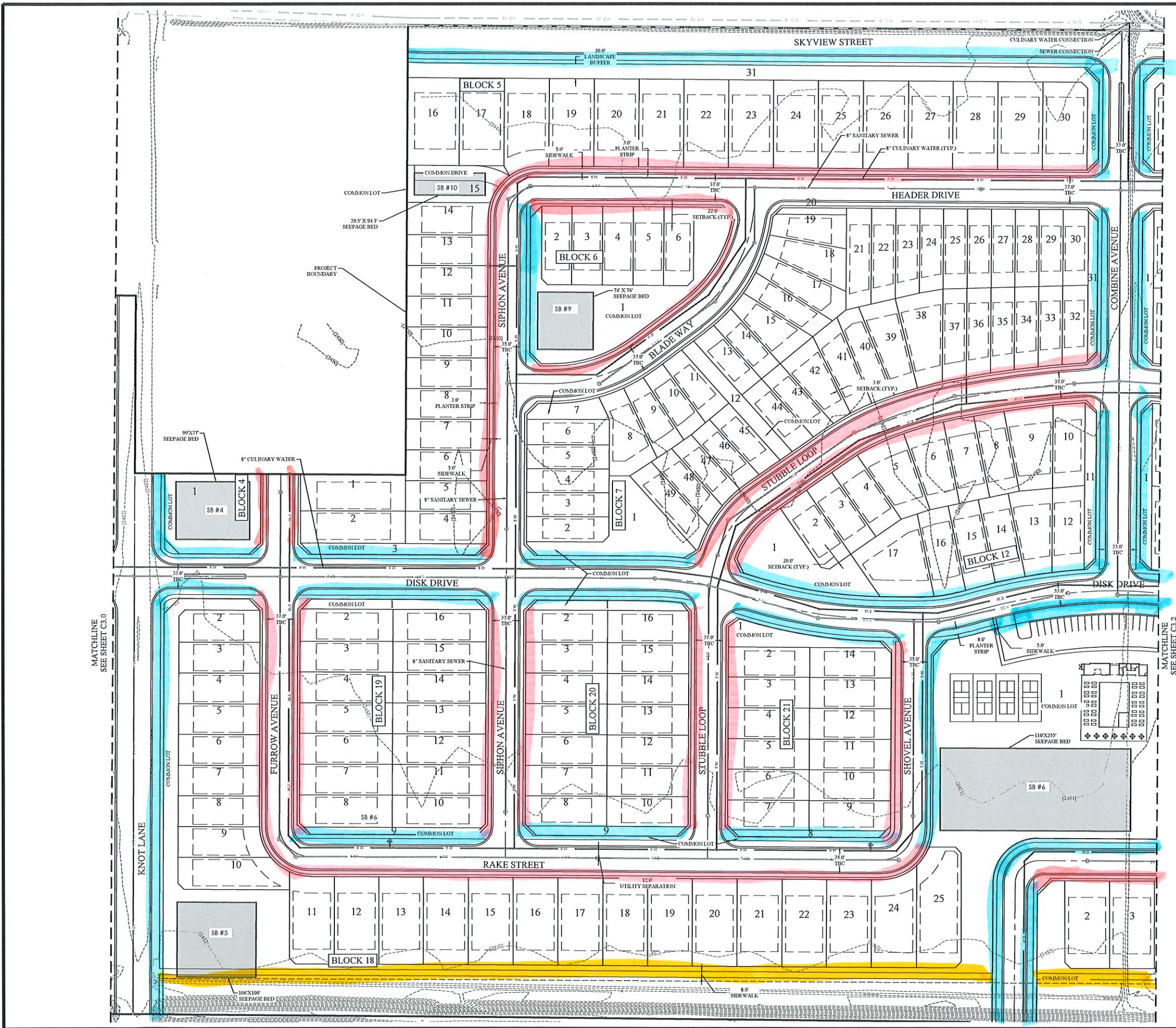
REVISION BLOCK	DATE	DESCRIPTION
1		
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SITE PLAN

Scale: 1"=60' Drawn: NR
 Date: 2/17/26 Job #: 25-5029
 Sheet: C4.0

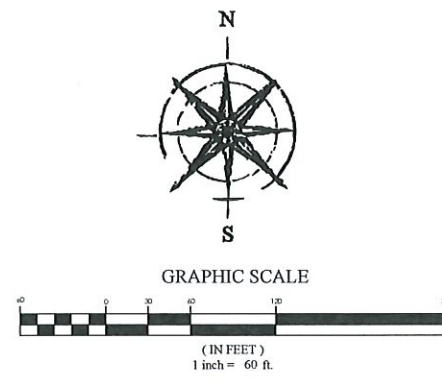
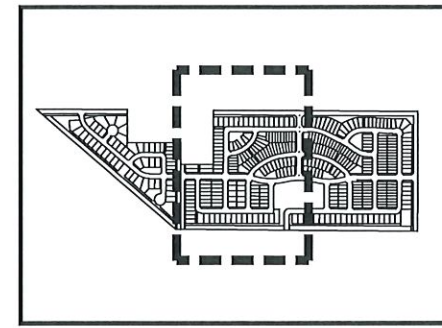


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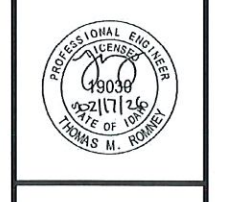


LEGEND

(Symbol)	BOUNDARY
(Symbol)	ROW
(Symbol)	CENTERLINE
(Symbol)	LOT LINE
(Symbol)	EASEMENT
(Symbol)	XX" STORM DRAIN
(Symbol)	XX" SANITARY SEWER
(Symbol)	XX" CULINARY WATER
(Symbol)	XX" PRESSURE IRRIGATION
(Symbol)	CONTOUR MAJOR
(Symbol)	CONTOUR MINOR
(Symbol)	EXIST. STORM DRAIN
(Symbol)	EXIST. SANITARY SEWER
(Symbol)	EXIST. CULINARY WATER
(Symbol)	EXIST. FENCE
(Symbol)	EXIST. CONTOUR MAJOR
(Symbol)	EXIST. CONTOUR MINOR
(Symbol)	SIGN
(Symbol)	STREET LIGHT
(Symbol)	SD MBL INLET AND COMBO
(Symbol)	SEWER MANHOLE
(Symbol)	SECONDARY METER, WATER METER
(Symbol)	CULINARY VALVE, TEE & BEND
(Symbol)	SECONDARY VALVE, TEE & BEND
(Symbol)	WATER BLOW-OFF
(Symbol)	FIRE HYDRANT
(Symbol)	STREET MONUMENT (TO BE SET)
(Symbol)	EXIST. STREET MONUMENT
(Symbol)	EXIST. SD INLET & MH
(Symbol)	EXIST. SEWER MBI
(Symbol)	EXIST. VALVE, TEE, & BEND
(Symbol)	EXIST. FIRE HYDRANT
(Symbol)	SPOT ELEVATION



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CONSULTING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PHE: (801) 352-0075
www.focus-cs.com



**LEGACY FARMS
PRELIMINARY PLAT**
CALDWELL CITY, CANYON COUNTY

REVISION BLOCK

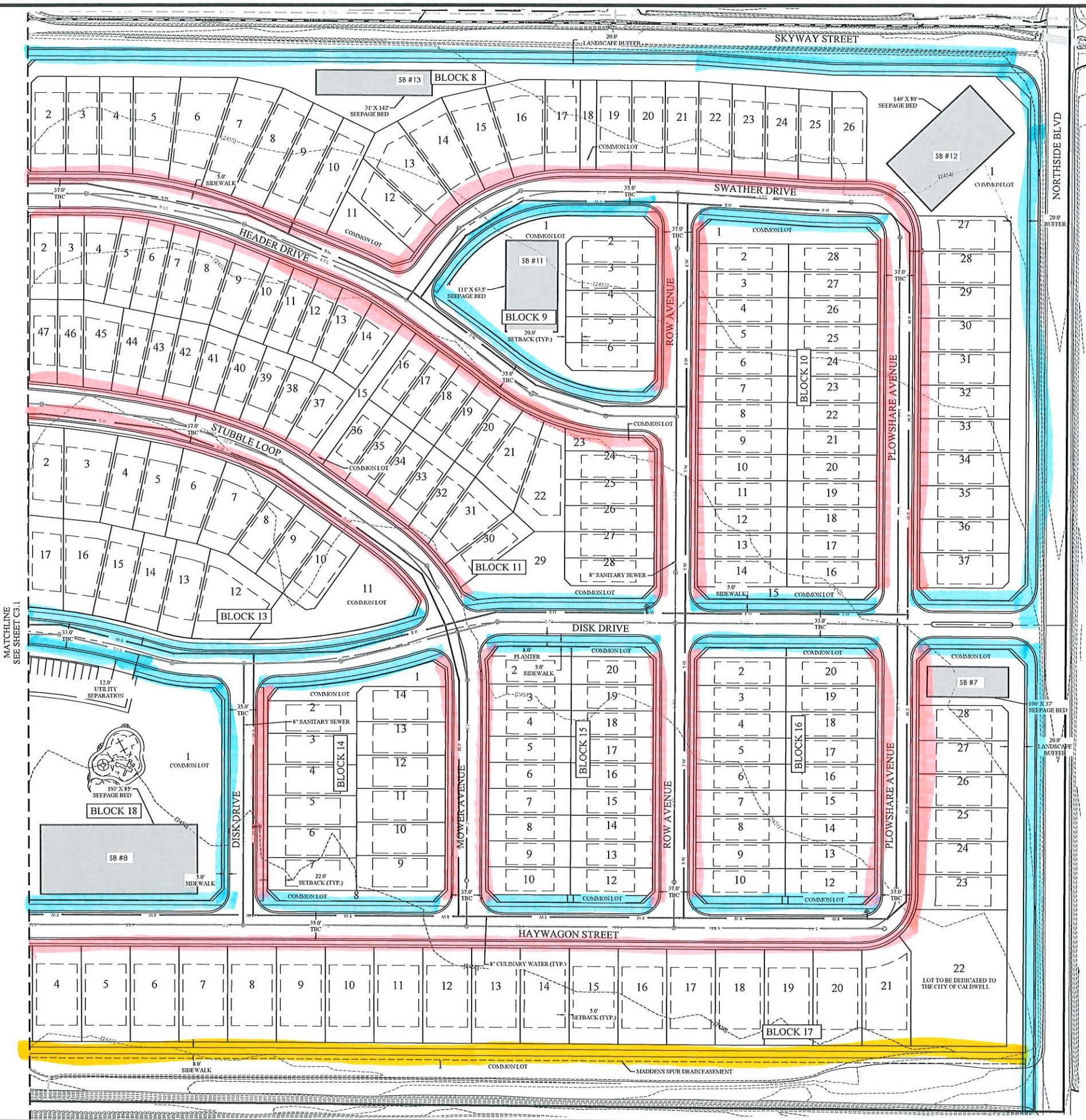
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SITE PLAN

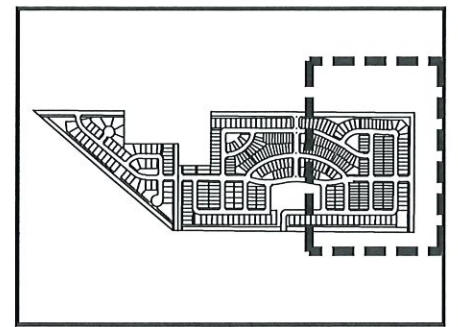
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Date: 2/17/26 Job #: 25-5029
Sheet: **C4.1**



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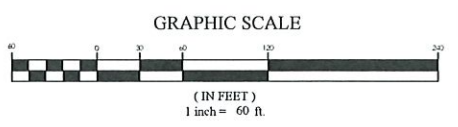
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SEE SHEET C3.1



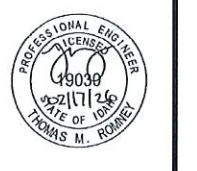
KEY MAP
N.T.S.

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	XX" STORM DRAIN
---	XX" SANITARY SEWER
---	XX" CULINARY WATER
---	XX" PRESSURE IRRIGATION
---	CONTOR MAJOR
---	CONTOR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOR MAJOR
---	EXIST. CONTOR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH INLET, AND COMBO
+	SEWER MANHOLE
+	SECONDARY METER, WATER METER
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION



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LEGACY FARMS
PRELIMINARY PLAT
CALDWELL CITY, CANYON COUNTY

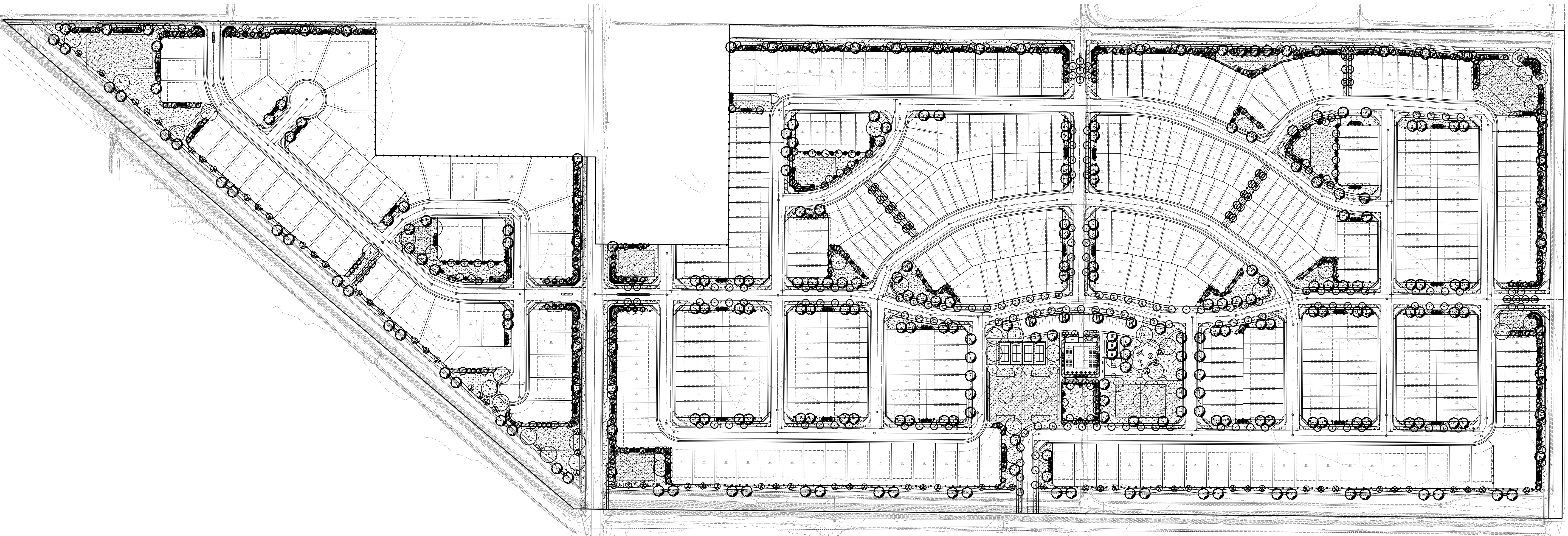
REVISION BLOCK	
#	DESCRIPTION
1	
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SITE PLAN

Scale: 1"=60'
Date: 2/17/26
Sheet: C4.2
Drawn: NR
Job #: 25-5029



PLAT 2025-5029 Legacy Farms 1 Design 25-5029.dwg User: CA3 CONCEPTUAL ENGINEERING.dwg



LEGACY FARMS SUBDIVISION

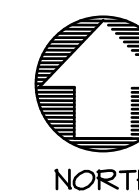
CALDWELL, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

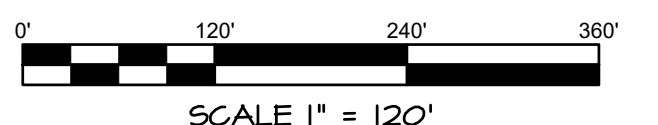
OWNER/DEVELOPER
 DEVCO, LLC.
 CONTACT: LAREN BAILEY
 4824 W. FAIRVIEW AVE.
 BOISE, ID 83706
 208-336-5355

ENGINEER
 FOCUS ENGINEERING & PLLC
 SURVEYING, LLC
 PROJECT MANAGER: DENNIS JORDAN
 1001 N. ROSARIO ST., STE 100
 MERIDIAN, ID 83642
 208-974-0075

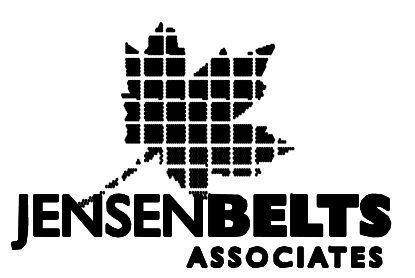
JENSEN BELTS
 ASSOCIATES
 Site Planning / Landscape Architecture
 1009 Tyrrell Lane, Ste 110 Boise, ID 83706
 Ph. (208) 549-7172 www.jensenbelts.com



JANUARY 30, 2026



Issue Description	Date
ISSUE	1-30-26



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Landscape Architecture
1509 Tyrell Lane, Ste 130
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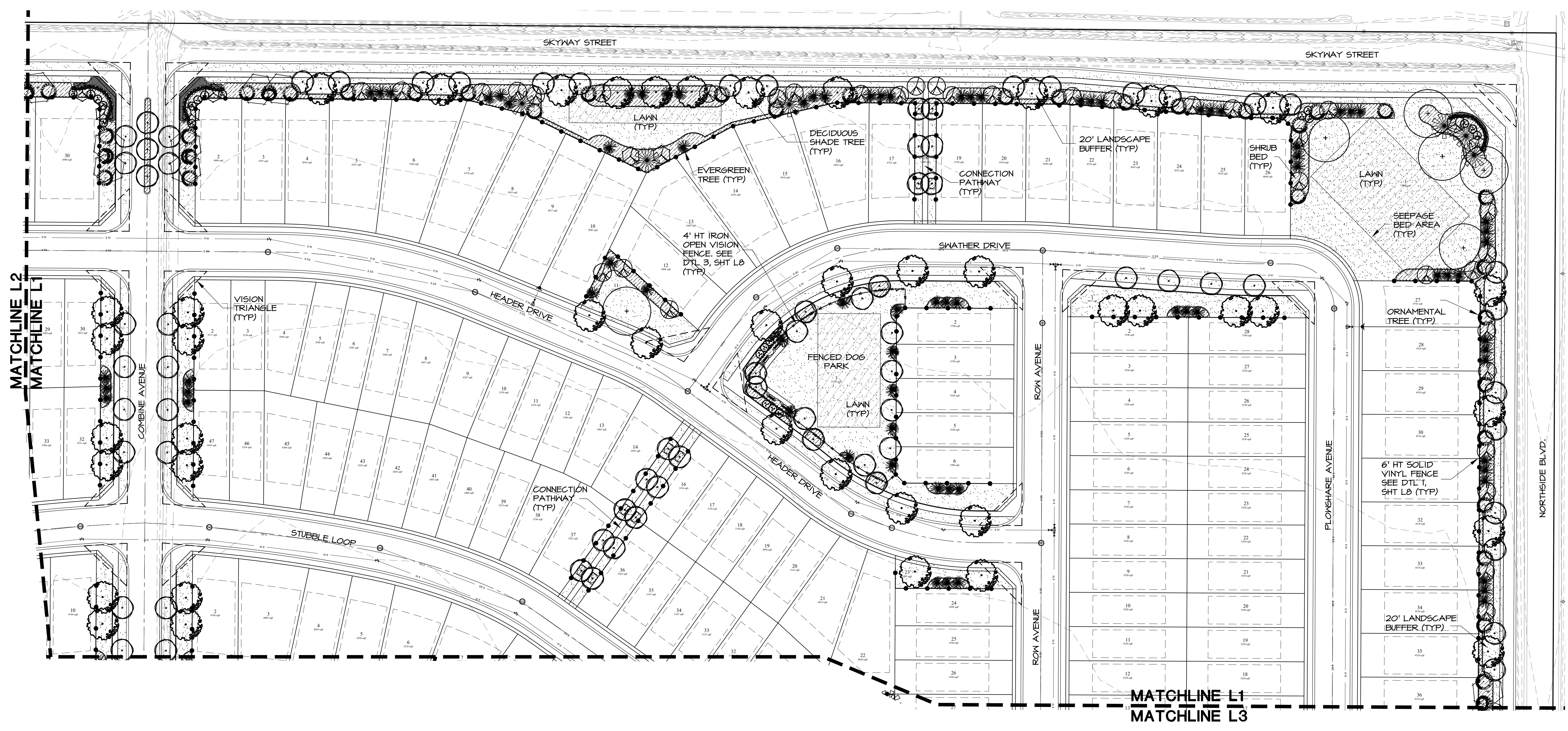
LEGACY FARMS SUBDIVISION
CALDWELL, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2515

Drawn: JJJ, Checked: KCS
Scale: AS SHOWN
Sheet Title:

LANDSCAPE PLAN

Sheet Number
L1
2 of 9 Sheets

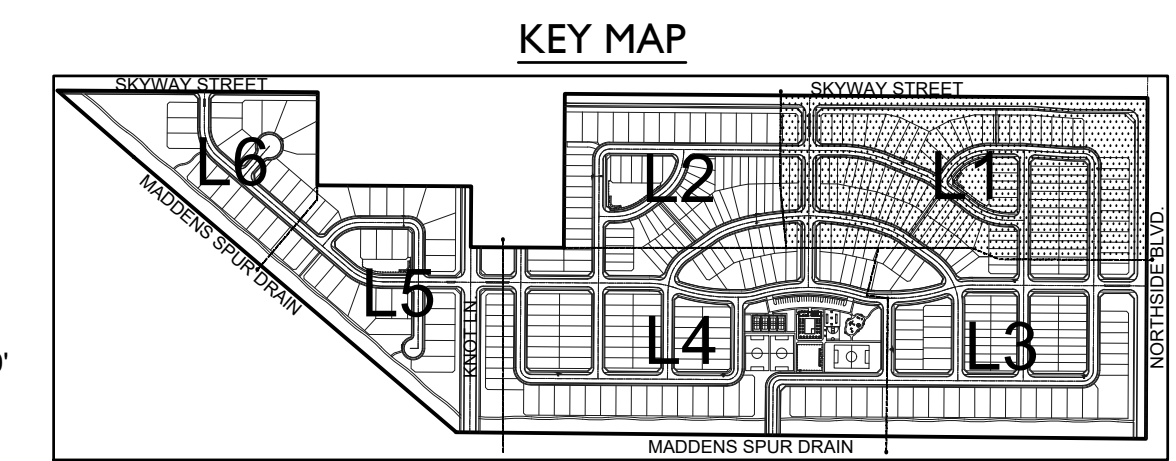
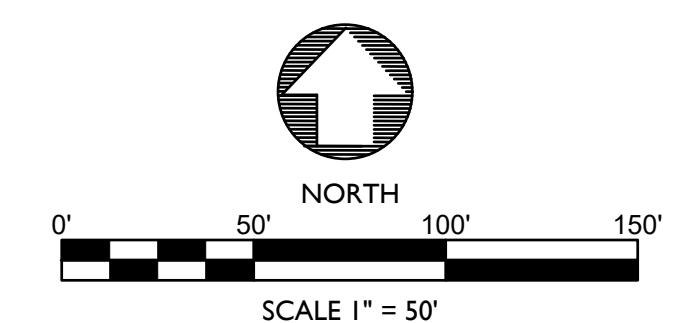


PLANT PALETTE
(REFERENCE SHEET L1)

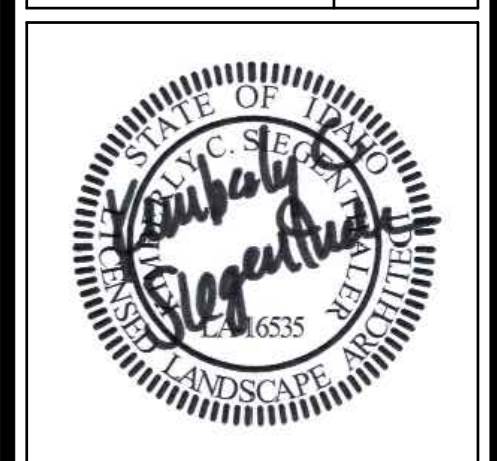
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EVERGREEN TREES	
	LAYERED COLORADO BLUE SPRUCE
	KARL FUCHS CEDAR
	NORWAY SPRUCE
	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
	NORTHERN RED OAK
SHADE/STREET TREES (CLASS II)	
	CHANTICLEER PEAR
	NORWEGIAN SUNSET MAPLE
	HERITAGE RIVER BIRCH
ORNAMENTAL TREES (CLASS I)	
	AUTUMN BRILLIANCE SERVICEBERRY
	SPRING SNOW CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	MISS MOLLY DWARF BUTTERFLY BUSH
	GEMBOX INKBERRY
	GOLDFLAME SPIREA
	GRO-LOW SUMAC
	IVORY HALO DOGWOOD
	JAVA RED WEIGELA
	KARL FOERSTER REED GRASS
	LITTLE LIME HARDY HYDRANGEA
	SHAMROCK INKBERRY
	SUNJOY TANGELO BARBARY
	SLOWMOUND MUGO PINE
	SUMMER WINE NINEBARK
	LAWN SOD
	6' VINYL FENCE ALONG PERIMETER PROPERTY LINES & LANDSCAPE BUFFERS (TYP). SEE DTL 4, SHT L8.
	5' OPEN VISION BLACK IRON FENCE ALONG CANAL & EASEMENTS (TYP). SEE DTL 5, SHT L8.
	6' OPEN VISION VINYL SLAT TOP FENCE ADJACENT TO COMMON LOTS (TYP). SEE DTL 6, SHT L8.

NOTES

- REFER TO SHEET L1 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
- REFER TO SHEET L8 FOR FENCING PLAN & DETAILS.



Issue	Description	Date
ISSUE		1-30-26



JENSEN BELTS ASSOCIATES

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**LEGACY FARMS SUBDIVISION
CALDWELL, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN**

Job Number 2515

Drawn JJJ Checked KCS
Scale AS SHOWN
Sheet Title

LANDSCAPE PLAN

Sheet Number
L2
3 of 9 Sheets

PLANT PALETTE

(REFERENCE SHEET L1)
SYM COMMON NAME

EVERGREEN TREES

- LAYERED COLORADO BLUE SPRUCE
- KARL FUCHS CEDAR
- NORWAY SPRUCE
- VANDERWOLF'S PINE

SHADE TREES (CLASS III)

- NORTHERN RED OAK

SHADE/STREET TREES (CLASS II)

- CHANTICLEER PEAR
- NORWEGIAN SUNSET MAPLE
- HERITAGE RIVER BIRCH

ORNAMENTAL TREES (CLASS I)

- AUTUMN BRILLIANCE SERVICEBERRY
- SPRING SNOW CRABAPPLE

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

- MISS MOLLY DWARF BUTTERFLY BUSH
- GEMBOX INKBERRY
- GOLDFLAME SPIREA
- GRO-LOW SUMAC
- IVORY HALO DOGWOOD
- JAVA RED WEIGELA
- KARL FOERSTER REED GRASS
- LITTLE LIME HARDY HYDRANGEA
- SHAMROCK INKBERRY
- SUNJOY TANGELO BARBERRY
- SLOWMOUND MUGO PINE
- SUMMER WINE NINEBARK

- LAWN
- SOD

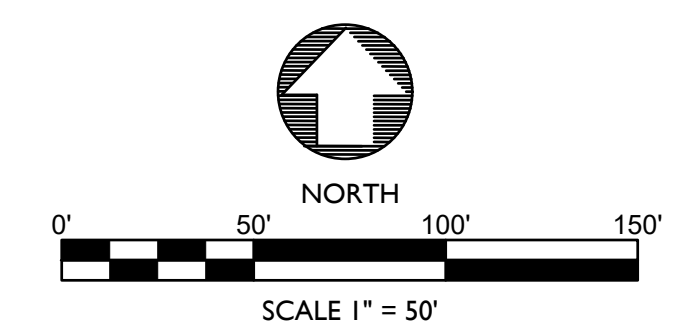
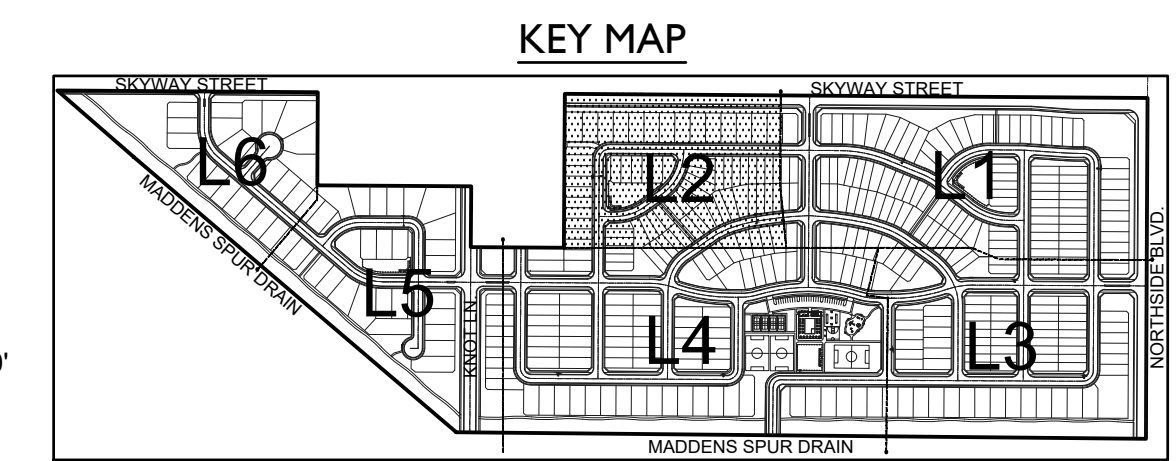
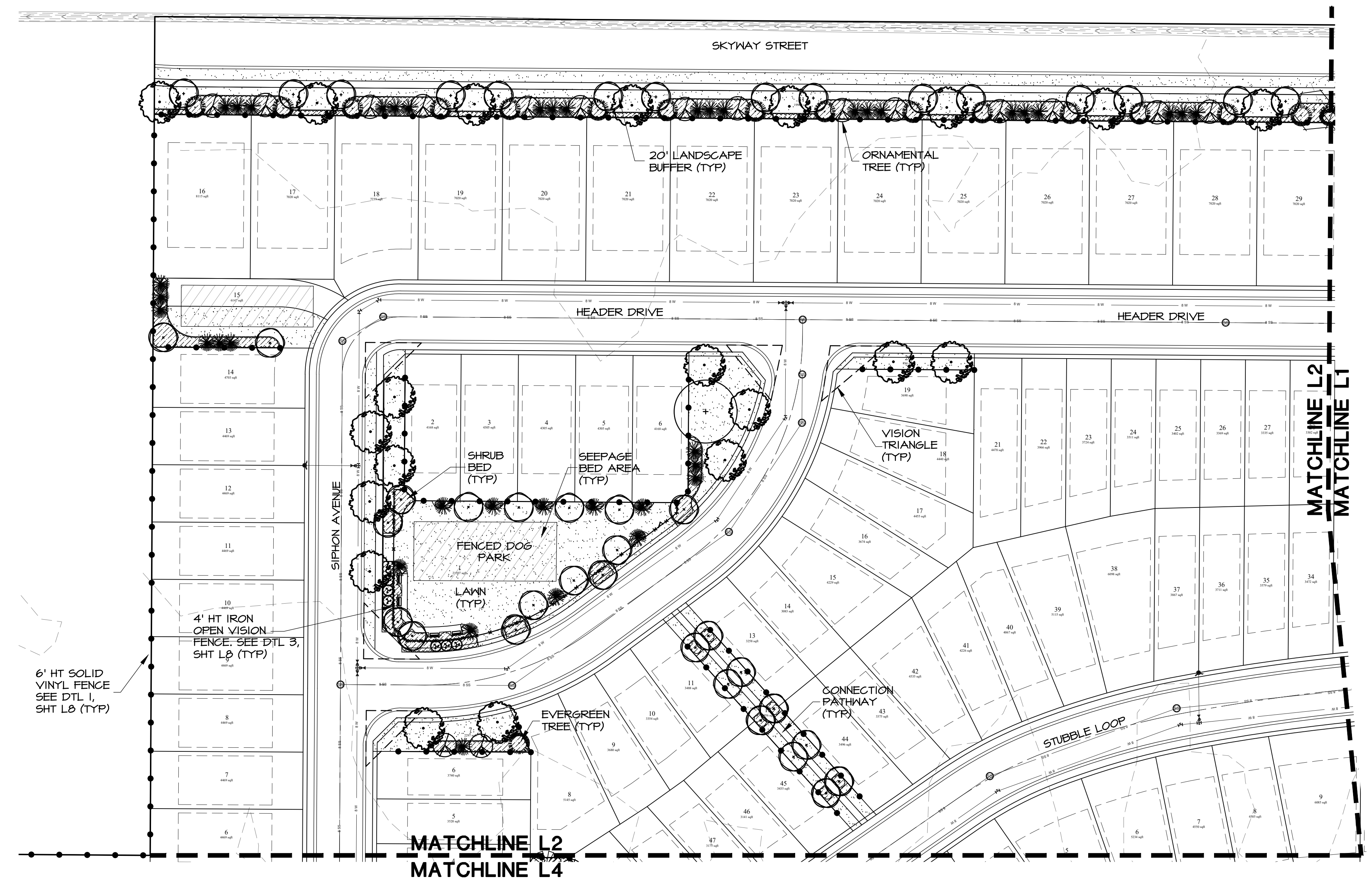
- 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES & LANDSCAPE BUFFERS (TYP). SEE DTL 4, SHT L8.

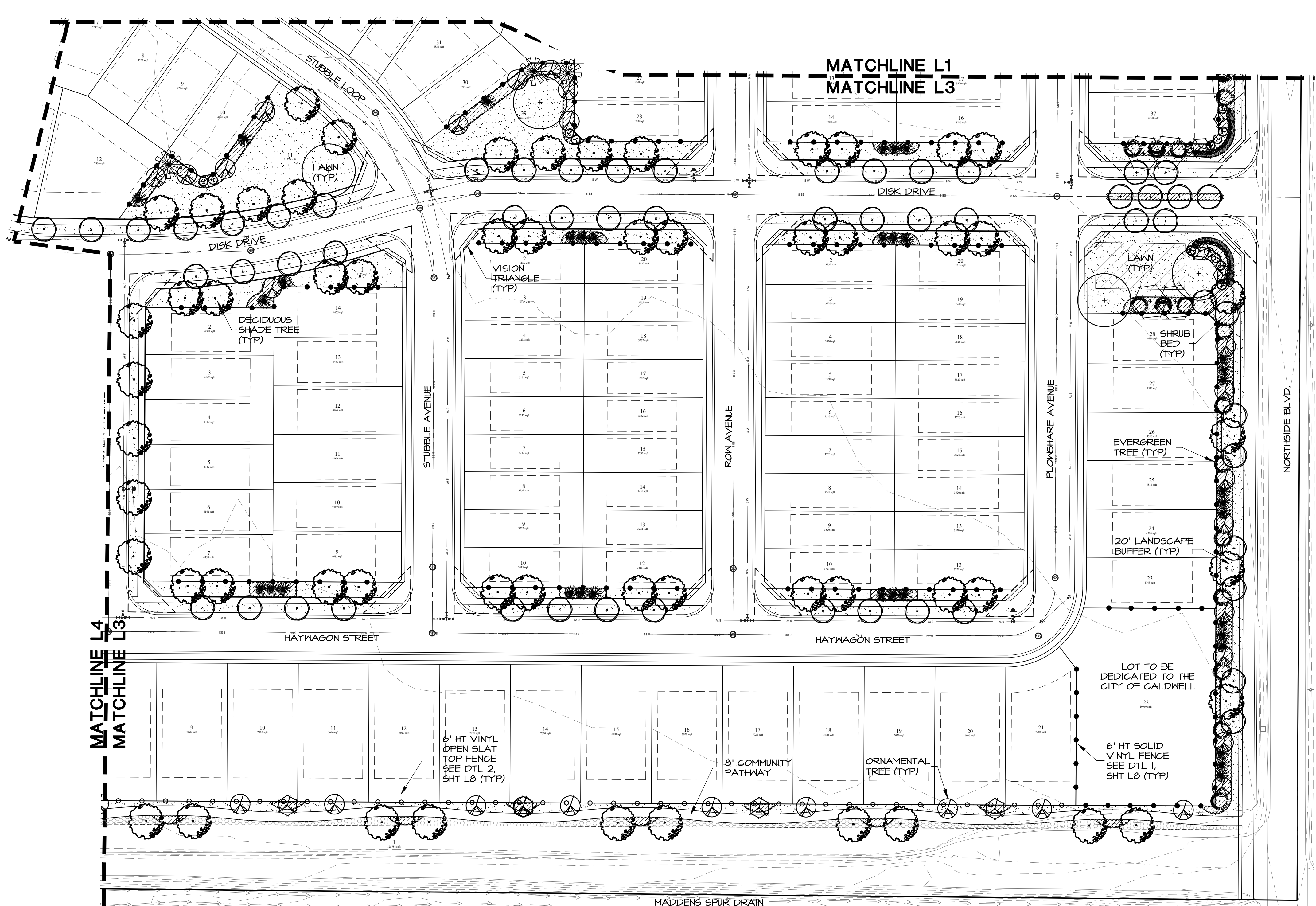
- 5' OPEN VISION BLACK IRON FENCE ALONG CANAL & EASEMENTS (TYP). SEE DTL 5, SHT L8.

- 6' OPEN VISION VINYL SLAT TOP FENCE ADJACENT TO COMMON LOTS (TYP). SEE DTL 6, SHT L8.

NOTES

- REFER TO SHEET L1 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
- REFER TO SHEET L8 FOR FENCING PLAN & DETAILS.





PLANT PALETTE

(REFERENCE SHEET L1)
SYM COMMON NAME

EVERGREEN TREES

- LAYERED COLORADO BLUE SPRUCE
- KARL FUCHS CEDAR
- NORWAY SPRUCE
- VANDERWOLF'S PINE

SHADE TREES (CLASS III)

- NORTHERN RED OAK

SHADE/STREET TREES (CLASS II)

- CHANTICLEER PEAR
- NORWEGIAN SUNSET MAPLE
- HERITAGE RIVER BIRCH

ORNAMENTAL TREES (CLASS I)

- AUTUMN BRILLIANCE SERVICEBERRY
- SPRING SNOW CRABAPPLE

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

- MISS MOLLY DWARF BUTTERFLY BUSH
- GEMBOX INKBERRY
- GOLDFLAME SPIREA
- GRO-LOW SUMAC
- IVORY HALO DOGWOOD
- JAVA RED WEIGELA
- KARL FOERSTER REED GRASS
- LITTLE LIME HARDY HYDRANGEA
- SHAMROCK INKBERRY
- SUNJOY TANGELO BARBERRY
- SLOWMOUND MUGO PINE
- SUMMER WINE NINEBARK

- LAWN
- SOD

- 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES & LANDSCAPE BUFFERS (TYP). SEE DTL 4, SHT L8.

- 5' OPEN VISION BLACK IRON FENCE ALONG CANAL & EASEMENTS (TYP). SEE DTL 5, SHT L8.

- 6' OPEN VISION VINYL SLAT TOP FENCE ADJACENT TO COMMON LOTS (TYP). SEE DTL 6, SHT L8.

NOTES

1. REFER TO SHEET L1 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
2. REFER TO SHEET L8 FOR FENCING PLAN & DETAILS.

Issue Description	Date
ISSUE	1-30-26



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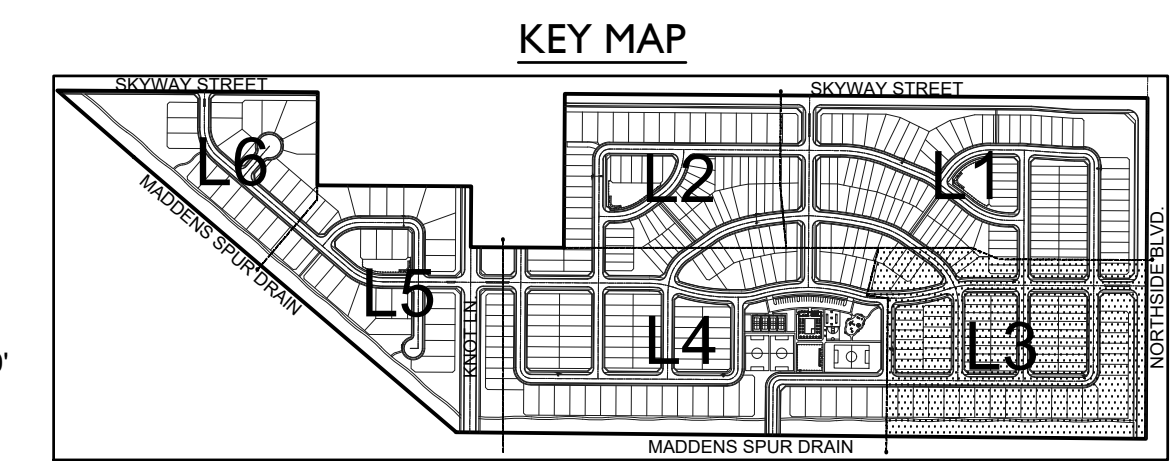
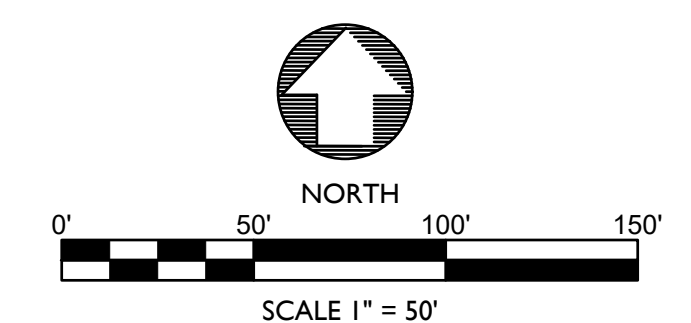
LEGACY FARMS SUBDIVISION CALDWELL, IDAHO PRELIMINARY PLAT LANDSCAPE PLAN

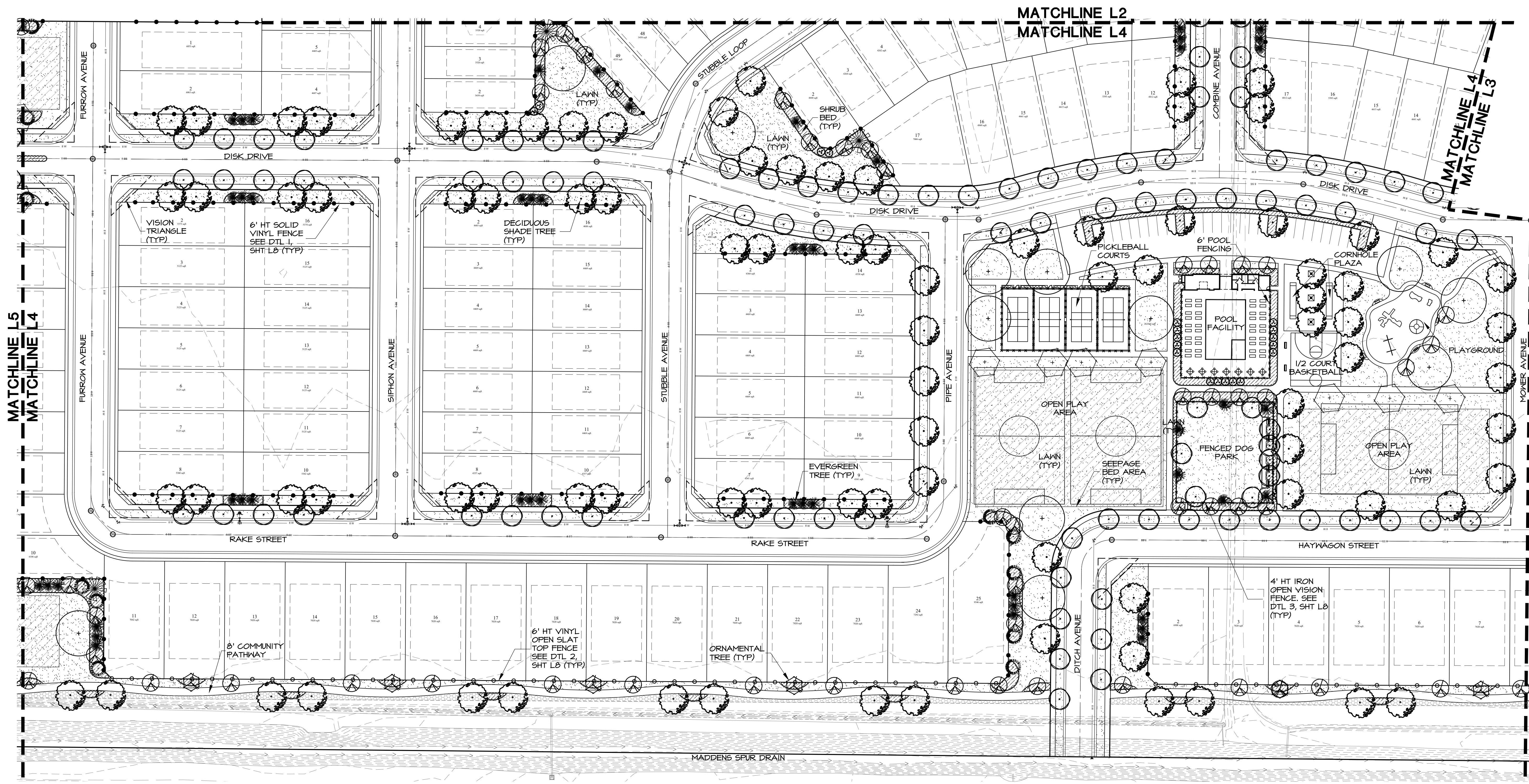
Job Number 2515

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Scale AS SHOWN
Sheet Title

LANDSCAPE PLAN

Sheet Number
L3
4 of 9 Sheets





MATCHLINE L2
MATCHLINE L4

MATCHLINE L4
MATCHLINE L3

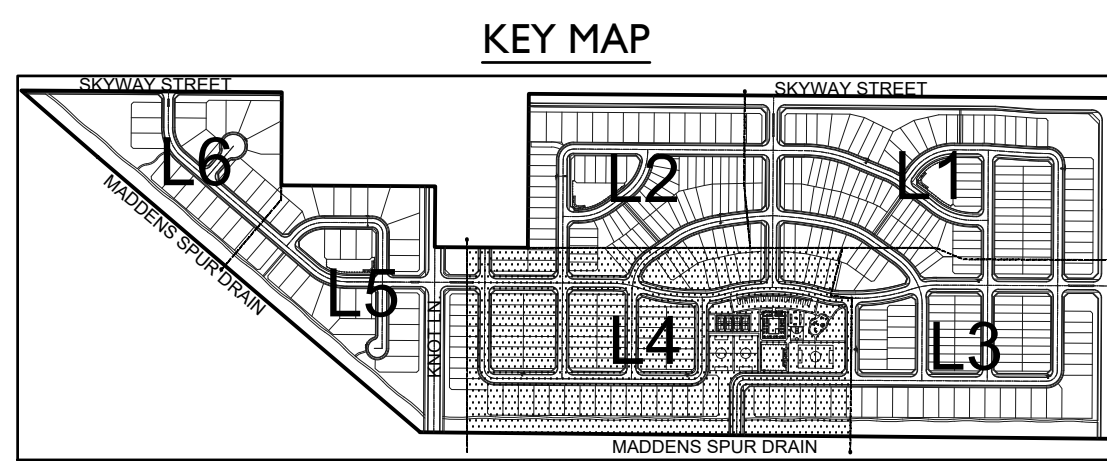
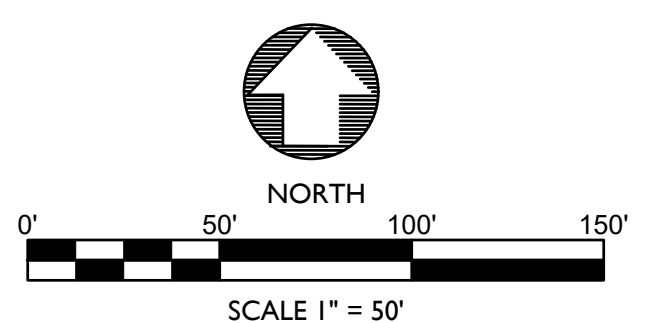
MATCHLINE L5
MATCHLINE L4

PLANT PALETTE
(REFERENCE SHEET L7)

SYM	COMMON NAME
EVERGREEN TREES	
	LAYERED COLORADO BLUE SPRUCE
	KARL FUCHS CEDAR
	NORWAY SPRUCE
	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
	NORTHERN RED OAK
SHADE/STREET TREES (CLASS II)	
	CHANTICLEER PEAR
	NORWEGIAN SUNSET MAPLE
	HERITAGE RIVER BIRCH
ORNAMENTAL TREES (CLASS I)	
	AUTUMN BRILLIANCE SERVICEBERRY
	SPRING SNOW CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	MISS MOLLY DWARF BUTTERFLY BUSH
	GEMBOX INKBERRY
	GOLDFLAME SPIREA
	GRO-LOW SUMAC
	IVORY HALO DOGWOOD
	JAVA RED WEIGELA
	KARL FOERSTER REED GRASS
	LITTLE LIME HARDY HYDRANGEA
	SHAMROCK INKBERRY
	SUNJOY TANGELO BARBARY
	SLOWMOUND MUGO PINE
	SUMMER WINE NINEBARK
	LAWN SOD
	6' VINYL FENCE ALONG PERIMETER PROPERTY LINES & LANDSCAPE BUFFERS (TYP). SEE DTL 4, SHT L8.
	5' OPEN VISION BLACK IRON FENCE ALONG CANAL & EASEMENTS (TYP). SEE DTL 5, SHT L8.
	6' OPEN VISION VINYL SLAT TOP FENCE ADJACENT TO COMMON LOTS (TYP). SEE DTL 6, SHT L8.

NOTES

- REFER TO SHEET L7 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
- REFER TO SHEET L8 FOR FENCING PLAN & DETAILS.



Issue	Description	Date
ISSUE		1-30-26



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**LEGACY FARMS SUBDIVISION
CALDWELL, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN**

Job Number	2515
Drawn	JUN
Checked	KCS
Scale	AS SHOWN
Sheet Title	LANDSCAPE PLAN
Sheet Number	L4
5 of 9 Sheets	



PLANT PALETTE

(REFERENCE SHEET L1)

SYM COMMON NAME

EVERGREEN TREES

- LAYERED COLORADO BLUE SPRUCE
- KARL FUCHS CEDAR
- NORWAY SPRUCE
- VANDERWOLF'S PINE

SHADE TREES (CLASS III)

- NORTHERN RED OAK

SHADE/STREET TREES (CLASS II)

- CHANTICLEER PEAR
- NORWEGIAN SUNSET MAPLE
- HERITAGE RIVER BIRCH

ORNAMENTAL TREES (CLASS I)

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- SPRING SNOW CRABAPPLE

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

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- GEMBOX INKBERRY
- GOLDFLAME SPIREA
- GRO-LOW SUMAC
- IVORY HALO DOGWOOD
- JAVA RED WEIGELA
- KARL FOERSTER REED GRASS
- LITTLE LIME HARDY HYDRANGEA
- SHAMROCK INKBERRY
- SUNJOY TANGELO BARBERRY
- SLOWMOUND MUGO PINE
- SUMMER WINE NINEBARK

LAWN SOD

6' VINYL FENCE ALONG PERIMETER PROPERTY LINES & LANDSCAPE BUFFERS (TYP). SEE DTL 4, SHT L8.

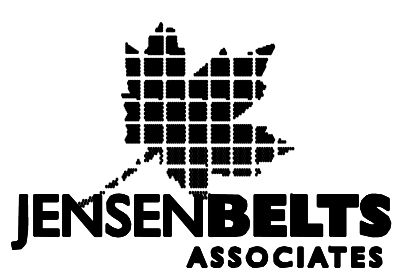
5' OPEN VISION BLACK IRON FENCE ALONG CANAL & EASEMENTS (TYP). SEE DTL 5, SHT L8.

6' OPEN VISION VINYL SLAT TOP FENCE ADJACENT TO COMMON LOTS (TYP). SEE DTL 6, SHT L8.

NOTES

1. REFER TO SHEET L1 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
2. REFER TO SHEET L8 FOR FENCING PLAN & DETAILS.

Issue Description	Date
ISSUE	1-30-26



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Landscape Architecture
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Ph. (208) 343-7175
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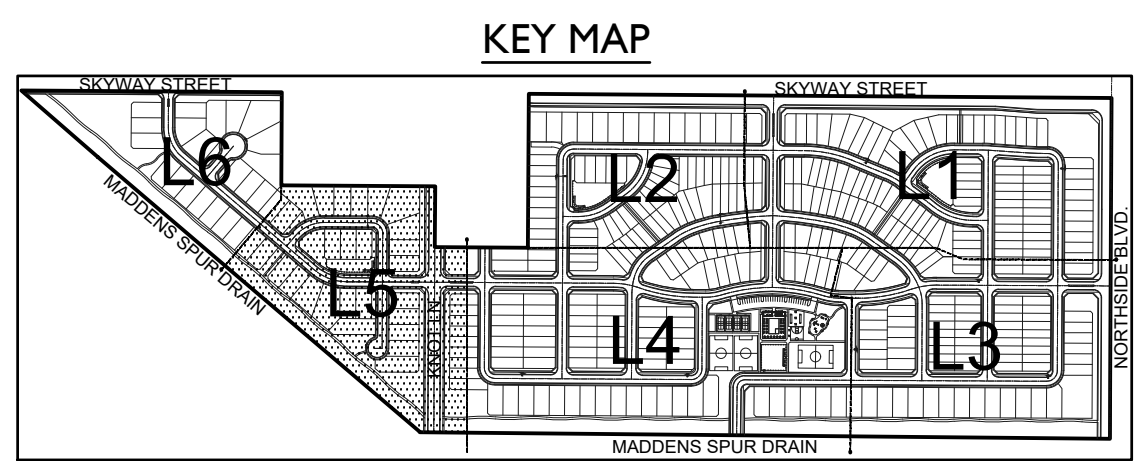
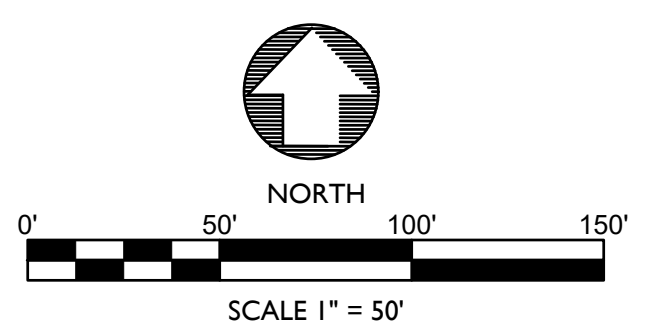
LEGACY FARMS SUBDIVISION CALDWELL, IDAHO PRELIMINARY PLAT LANDSCAPE PLAN

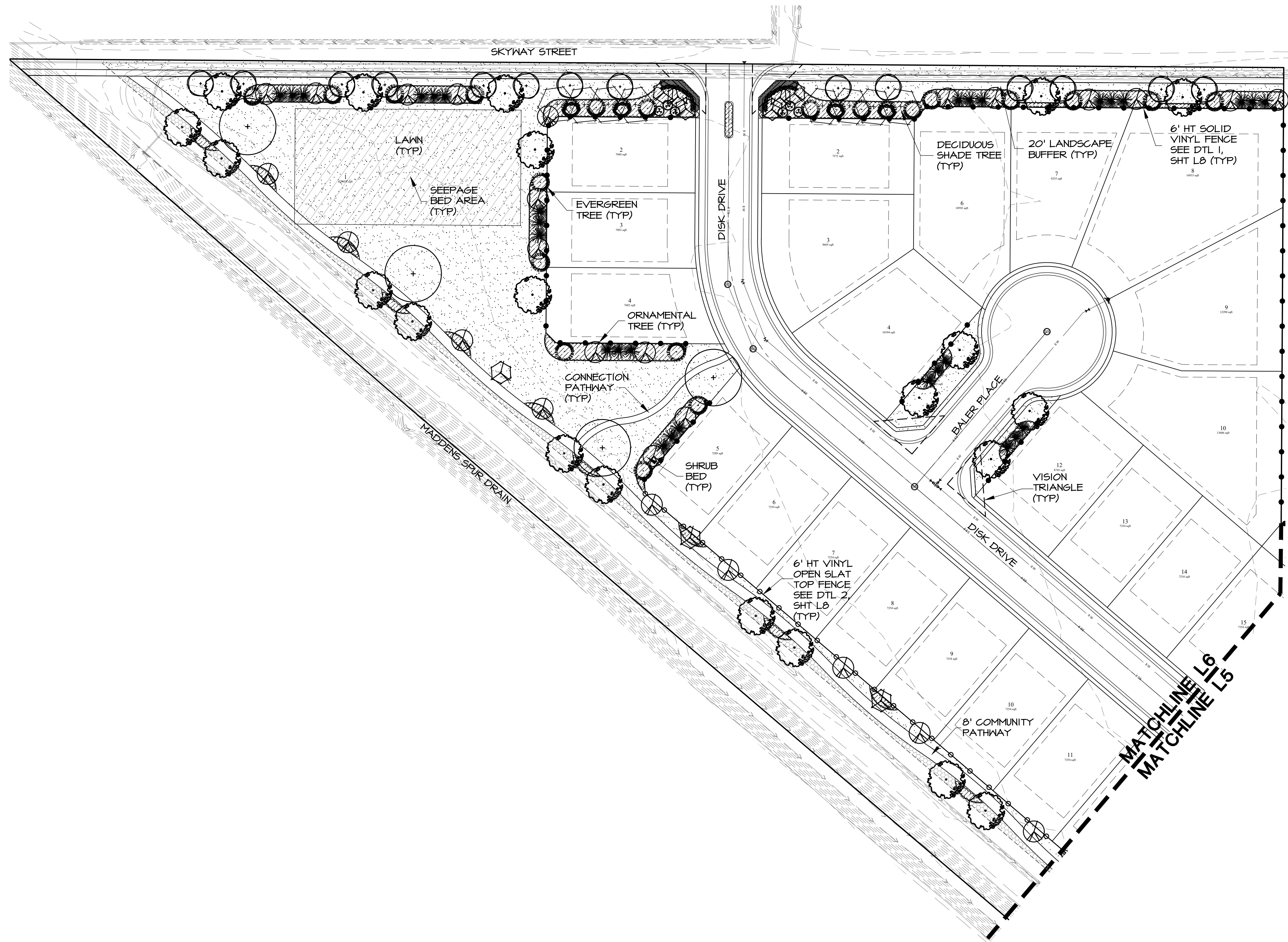
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LANDSCAPE PLAN

Sheet Number
L5
6 of 9 Sheets





PLANT PALETTE

(REFERENCE SHEET L1)
SYM COMMON NAME

EVERGREEN TREES

- LAYERED COLORADO BLUE SPRUCE
- KARL FUCHS CEDAR
- NORWAY SPRUCE
- VANDERWOLF'S PINE

SHADE TREES (CLASS III)

- NORTHERN RED OAK

SHADE/STREET TREES (CLASS II)

- CHANTICLEER PEAR
- NORWEGIAN SUNSET MAPLE
- HERITAGE RIVER BIRCH

ORNAMENTAL TREES (CLASS I)

- AUTUMN BRILLIANCE SERVICEBERRY
- SPRING SNOW CRABAPPLE

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

- MISS MOLLY DWARF BUTTERFLY BUSH
- GEMBOX INKBERRY
- GOLDFLAME SPIREA
- GRO-LOW SIMAC
- IVORY HALO DOGWOOD
- JAVA RED WEIGELA
- KARL FOERSTER REED GRASS
- LITTLE LIME HARDY HYDRANGEA
- SHAMROCK INKBERRY
- SUNJOY TANGELO BARBERRY
- SLOHMOUND MUGO PINE
- SUMMER WINE NINEBARK

- LAWN
- SOD

- 6' VINYL FENCE ALONG PERIMETER, PROPERTY LINES & LANDSCAPE BUFFERS (TYP). SEE DTL 4, SHT L8.

- 5' OPEN VISION BLACK IRON FENCE ALONG CANAL & EASEMENTS (TYP). SEE DTL 5, SHT L8.

- 6' OPEN VISION VINYL SLAT TOP FENCE ADJACENT TO COMMON LOTS (TYP). SEE DTL 6, SHT L8.

NOTES

1. REFER TO SHEET L1 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
2. REFER TO SHEET L8 FOR FENCING PLAN & DETAILS.

Issue	Description	Date
ISSUE		1-30-26



JENSENBELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175
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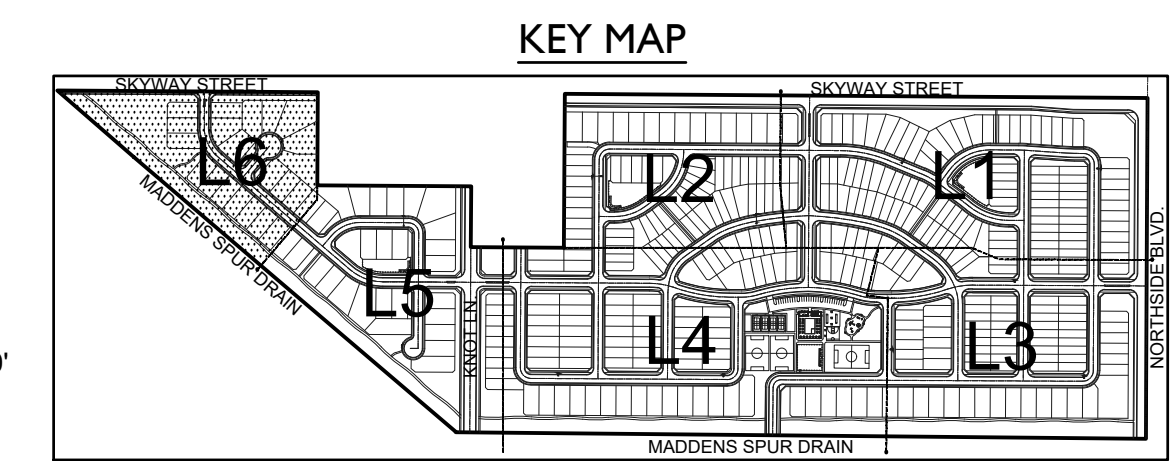
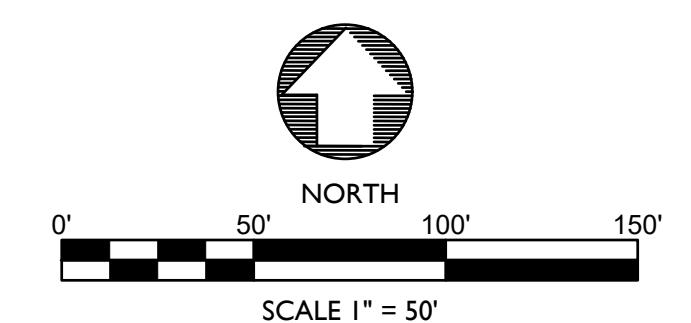
LEGACY FARMS SUBDIVISION
CALDWELL, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2515

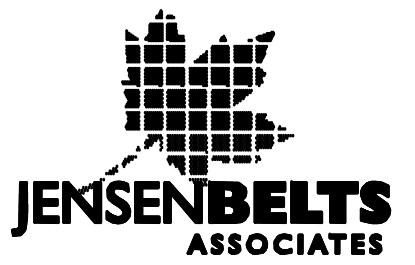
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LANDSCAPE PLAN

Sheet Number
L6
7 of 9 Sheets



Issue Description	Date
ISSUE	1-30-26



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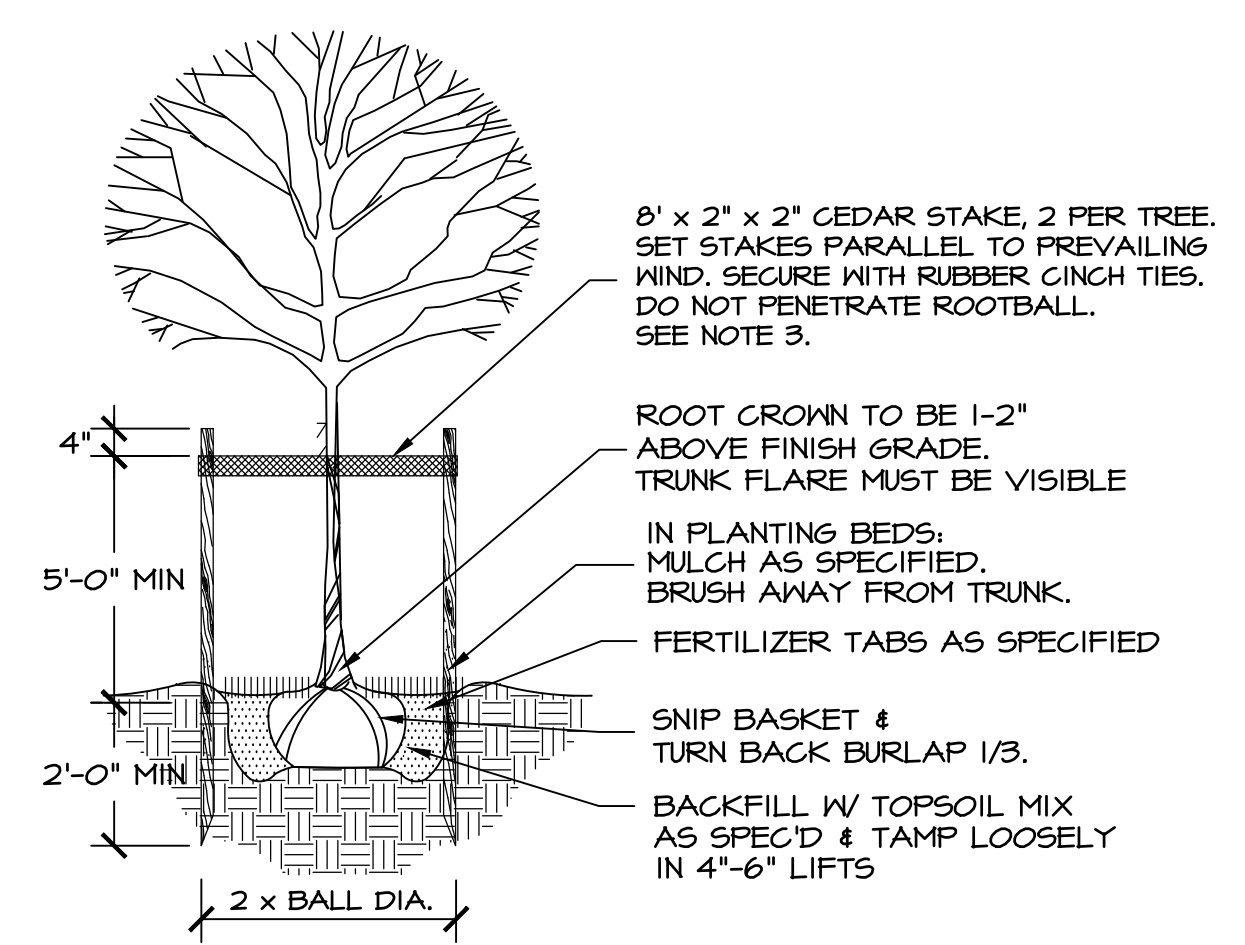
LEGACY FARMS SUBDIVISION
CALDWELL, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2515

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Scale: AS SHOWN

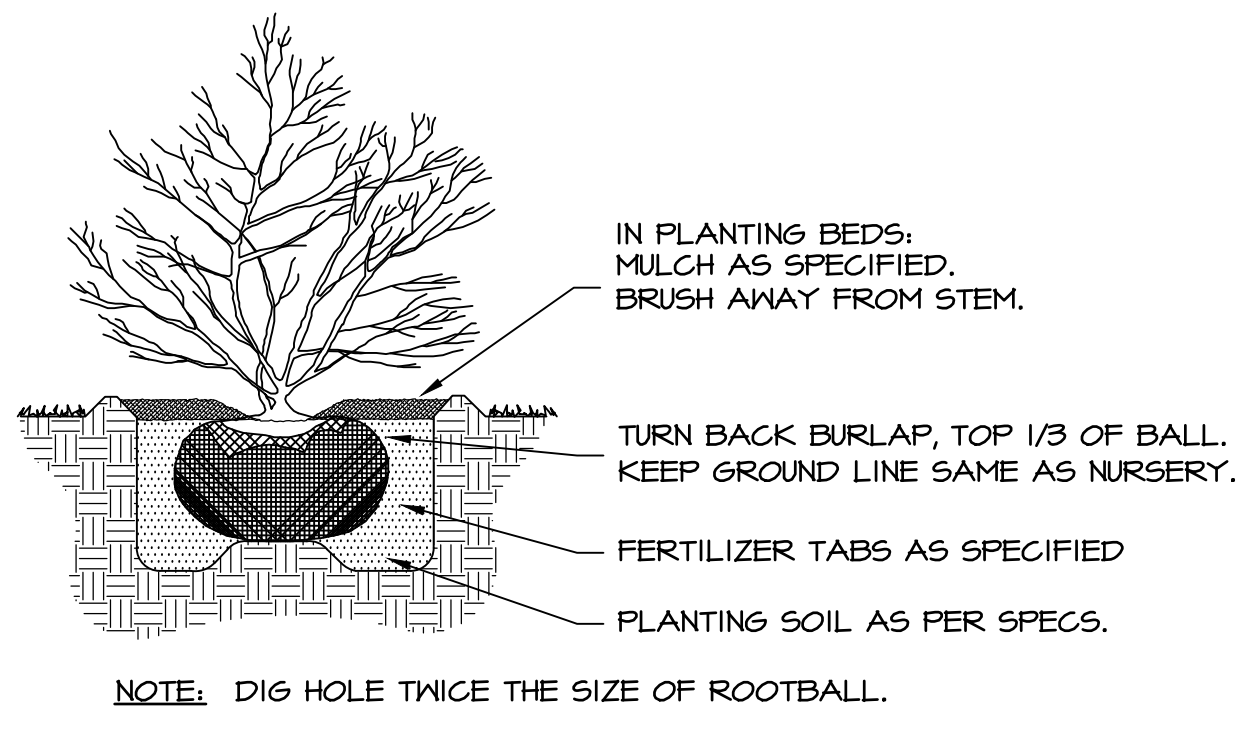
Sheet Title: **LANDSCAPE DETAILS**

Sheet Number: **L7**
8 of 9 Sheets



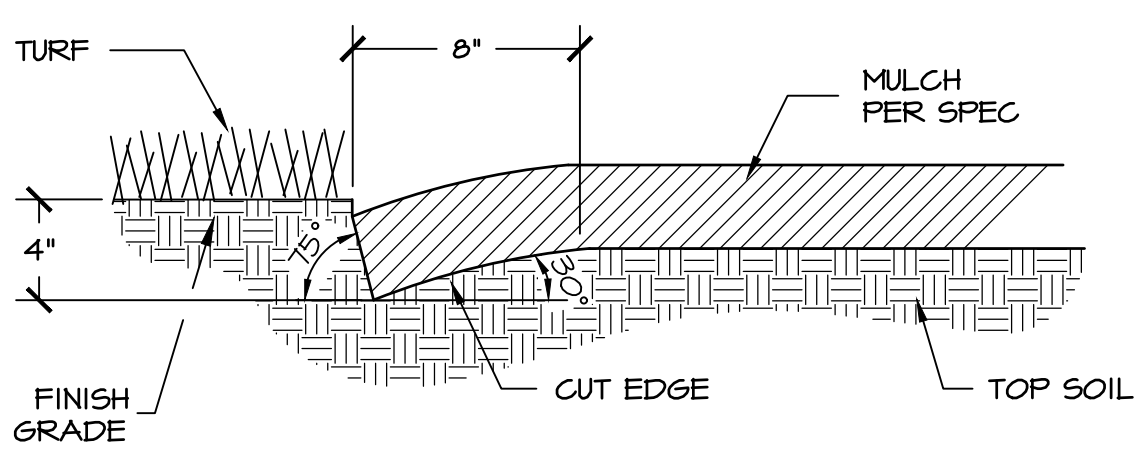
- NOTES:**
- REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
 - REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
 - STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE 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.
 - 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

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER TREES:			
LOCATION	BUFFER WIDTH	LENGTH	PROVIDED
SKYWAY ST.	20'	3,040'	80 CLASS II TREES x 35' = 2,800' 53 CLASS I TREES x 25' = 1,325' (+ 126 EVERGREENS) 4,125'
NORTHSIDE BLVD.	20'	1,150'	26 CLASS II TREES x 35' = 910' 18 CLASS I TREES x 25' = 450' (+ 41 EVERGREENS) 1,360'
KNOT LN. (WEST)	20'	855'	20 CLASS II TREES x 35' = 700' 13 CLASS I TREES x 25' = 325' (+ 32 EVERGREENS) 1,025'
KONT LN. (EAST)	20'	610'	17 CLASS II TREES x 35' = 595' 9 CLASS I TREES x 25' = 225' (+ 24 EVERGREENS) 820'
465 TOTAL LANDSCAPE BUFFER TREES			

* PER THE CALDWELL LANDSCAPE CODE - NO MORE THAN 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	REQUIRED	PROVIDED
SKYWAY ST.	3,040'/4' = 760 SHRUBS	760+ SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER
NORTHSIDE BLVD.	1,150'/4' = 288 SHRUBS	288+ SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER
KNOT LN. (WEST)	855'/4' = 208 SHRUBS	214+ SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER
KNOT LN. (EAST)	610'/4' = 153 SHRUBS	153+ 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
SKYWAY ST.	58,515 SF	28,470 SF/58,515 SF = 49% LAWN
NORTHSIDE BLVD.	21,880 SF	9,870 SF/21,880 SF = 45% LAWN
KNOT LN. (WEST)	12,305 SF	5,970 SF/12,305 SF = 49% LAWN
KNOT LN. (EAST)	11,360 SF	3,100 SF/11,360 SF = 27% LAWN

* PER THE CALDWELL LANDSCAPE CODE - TURF GRASS/SOD IN LANDSCAPE BUFFERS SHALL BE A MINIMUM OF 20% COVERAGE AND MAXIMUM OF 50% COVERAGE.

COMMUNITY PATHWAY TREES & SHRUBS:			
WIDTH	LENGTH	REQUIRED	PROVIDED
8'	4410'	4400'/40' = 110 TREES	112 TREES
		4400'/100' x 15 = 660 SHRUBS	660+ SHRUBS

* PER THE CALDWELL LANDSCAPE CODE - 1 TREE PER 40 LINEAR FEET AND 15 SHRUBS PER 100 LINEAR FEET OF PATHWAY. SHRUBS TO HAVE A MINIMUM SPREAD OF 10" IN HEIGHT AND WIDTH. SHRUB PLANTING DESIGN WILL BE DETERMINED WITH THE FINAL PLAT LANDSCAPE PLANS.

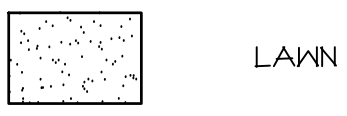
COMMON OPEN SPACE:		
	REQUIRED	PROVIDED
	503,370 SF / 5000 = 101 TREES	867 TREES
NUMBER OF TREES PROVIDED ON BUFFERS:		465 TREES
NUMBER OF TREES PROVIDED ALONG COMMUNITY PATHWAY:		112 TREES
NUMBER OF TREES PROVIDED ON COMMON LOTS:		867 TREES
TOTAL NUMBER OF TREES:		1,444 TREES

DEVELOPMENT DATA

TOTAL AREA	45.60 ACRES
BUILDABLE LOTS	402
COMMON LOTS	47
EXISTING ZONING	R1

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	LAYERED COLORADO BLUE SPRUCE	PICEA FUNGENS 'GLAUCA'	10'-12' HT B4B
	KARL FUCHS CEDAR	CEDRUS DEODARA 'KARL FUCHS'	10'-12' HT B4B
	NORWAY SPRUCE	PICEA ABIES	8'-10' HT B4B
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	8'-10' HT B4B
SHADE TREES (CLASS III)			
	NORTHERN RED OAK	QUERCUS RUBRA	2" CAL B4B
SHADE/STREET TREES (CLASS II)			
	GHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B4B
	NORWEGIAN SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'KEITHSFORM'	2" CAL B4B
	HERITAGE RIVER BIRCH	BETULA NIGRA 'HERITAGE'	8'-10' HT. MULTI-STEM
ORNAMENTAL TREES (CLASS I)			
	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER x GRANDIFLORA 'A.B.'	6'-8' HT. MULTI-STEM
	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" CAL B4B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	MISS MOLLY DWARF BUTTERFLY BUSH	BUDDLEIA x 'MISS MOLLY'	3 GAL
	GEMBOX INKBERRY	ILEX GLABRA 'GEMBOX'	3 GAL
	GOLDFLAME SPIREA	SPIRAEA x BUMALDA 'GOLDFLAME'	3 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	JAVA RED WEIGELA	WEIGELA x 'JAVA RED'	3 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	LITTLE LIME HARDY HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	3 GAL
	SHAMROCK INKBERRY	ILEX GLABRA 'SHAMROCK'	5 GAL
	SUNJOY TANGELO BARBARRY	BERBERIS THUNBERGII 'SUNJOY'	3 GAL
	SLOWMOUND MUGO FINE	PINUS MUGO 'SLOWMOUND'	3 GAL
	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEKARD'	5 GAL



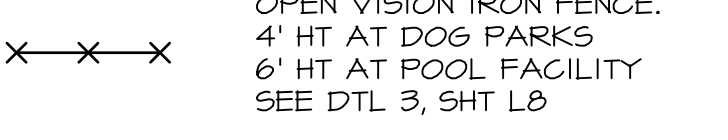
LAWN



6' SOLID VINYL FENCE ALONG PERIMETER PROPERTY LINES & LANDSCAPE BUFFERS (TYP). SEE DTL 1, SHT L8



6' VINYL OPEN SLAT TOP FENCE ADJACENT TO MADDENS SPUR DRAIN (TYP). SEE DTL 2, SHT L8

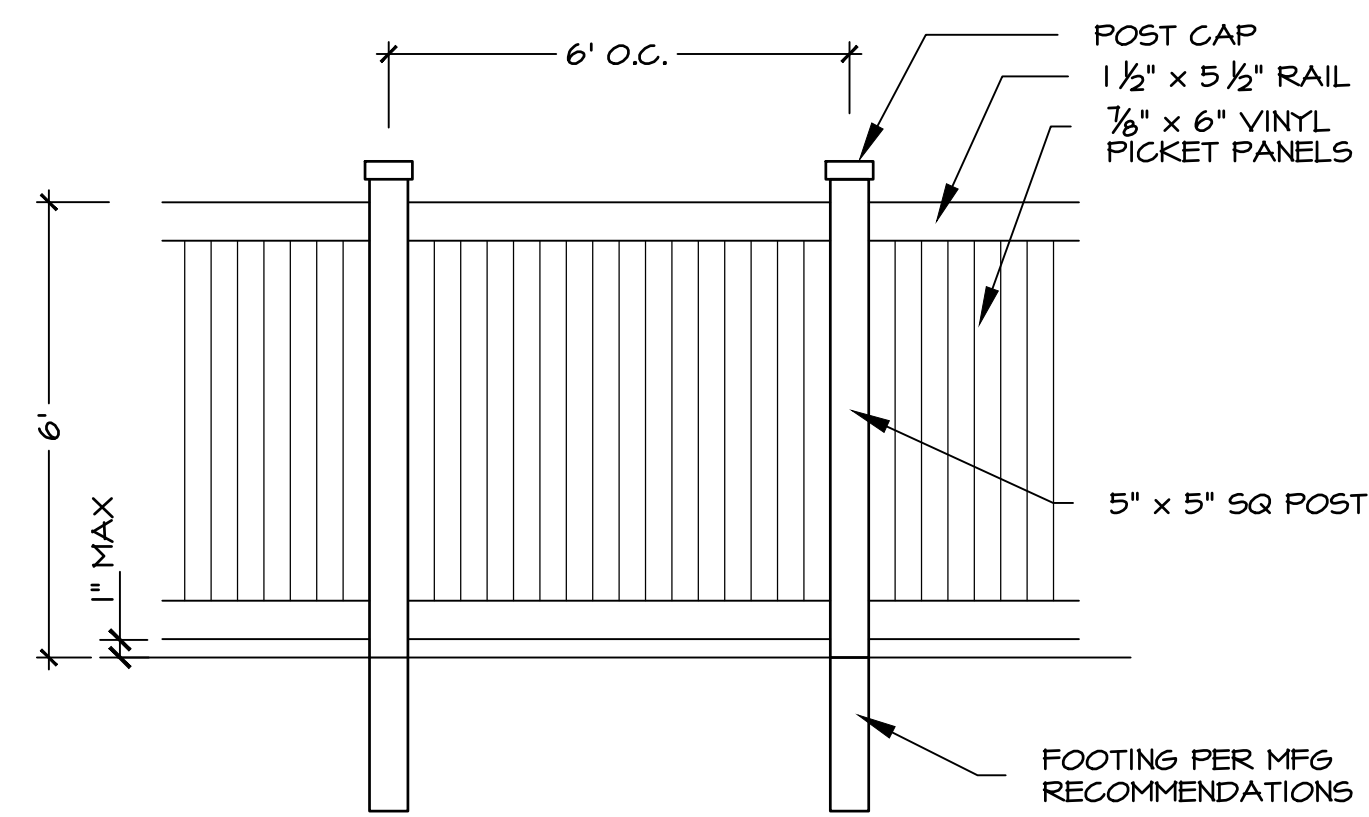
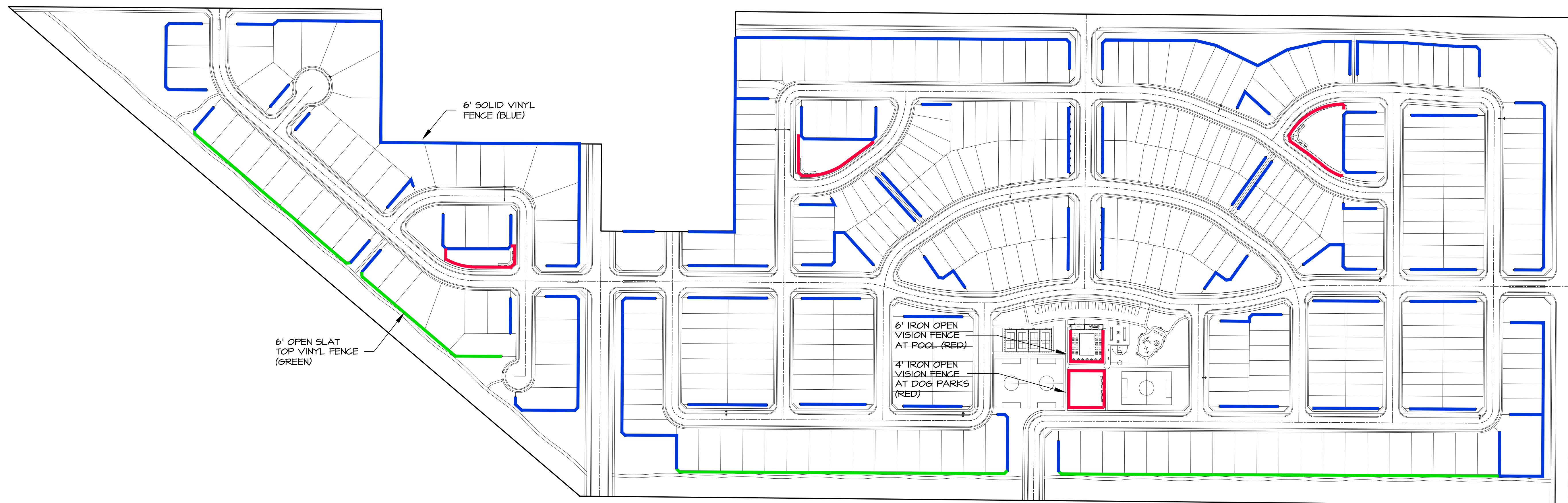


OPEN VISION IRON FENCE. 4' HT AT DOG PARKS 6' HT AT POOL FACILITY SEE DTL 3, SHT L8

NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. ACCESS TO INLETS AND OUTLETS OF ACHD DRAINAGE AREAS SHALL NOT BE PLANTED WITH TREES, SHRUBS, OR ANY LANDSCAPING THAT WOULD IMPEDE HEAVY EQUIPMENT VEHICLE ACCESS. 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. LANDSCAPING WITHIN ACHD STORMWATER BASINS AND SWALES MUST COMPLY WITH THE ACHD VEGETATION GUIDANCE MANUAL AND SECTION 8200 OF THE ACHD POLICY MANUAL.
- 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 ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
- CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
- PLAYGROUND, PICNIC STRUCTURE, AND AMENITIES ARE SHOWN SCHEMATICALLY. FINAL DESIGN BY OTHERS. AMENITIES MAY VARY SLIGHTLY IN FINAL DESIGN FOR AMENITY CONFIGURATIONS AND ADA COMPLIANCE.
- 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.
- THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

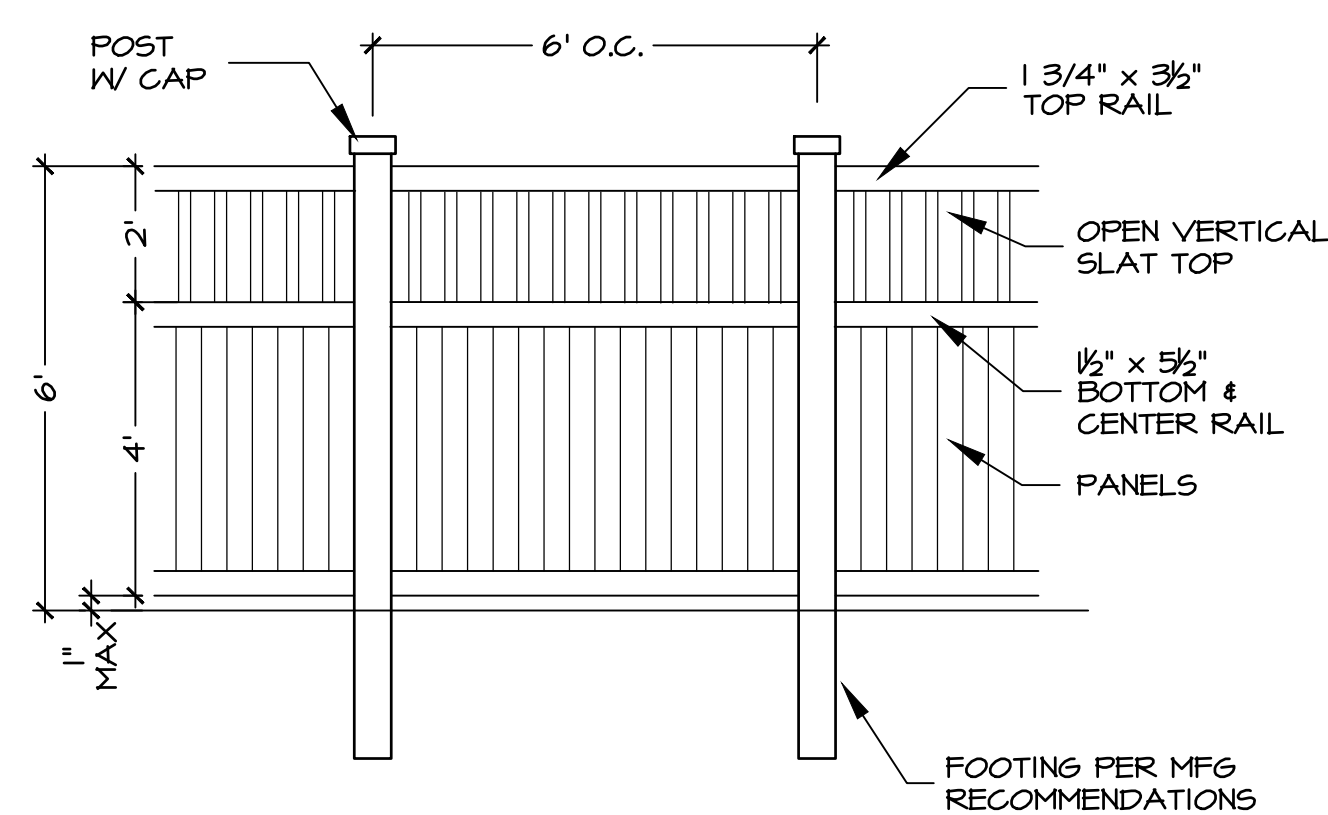
OWNER/DEVELOPER	ENGINEER
DEVCO, LLC.	FOCUS ENGINEERING & PLLC
CONTACT: LAREN BAILEY	SURVEYING, LLC
4824 W. FAIRVIEW AVE.	PROJECT MANAGER: DENNIS JORDAN
BOISE, ID 83706	1001 N. ROSARIO ST., STE 100
208-336-5355	MERIDIAN, ID 83642
	208-974-0075



NOTES:
 1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 2. STYLE MAY VARY. COLOR TO BE CHOSEN BY DEVELOPER.

REPRESENTED ON PLAN AS COLOR: BLUE

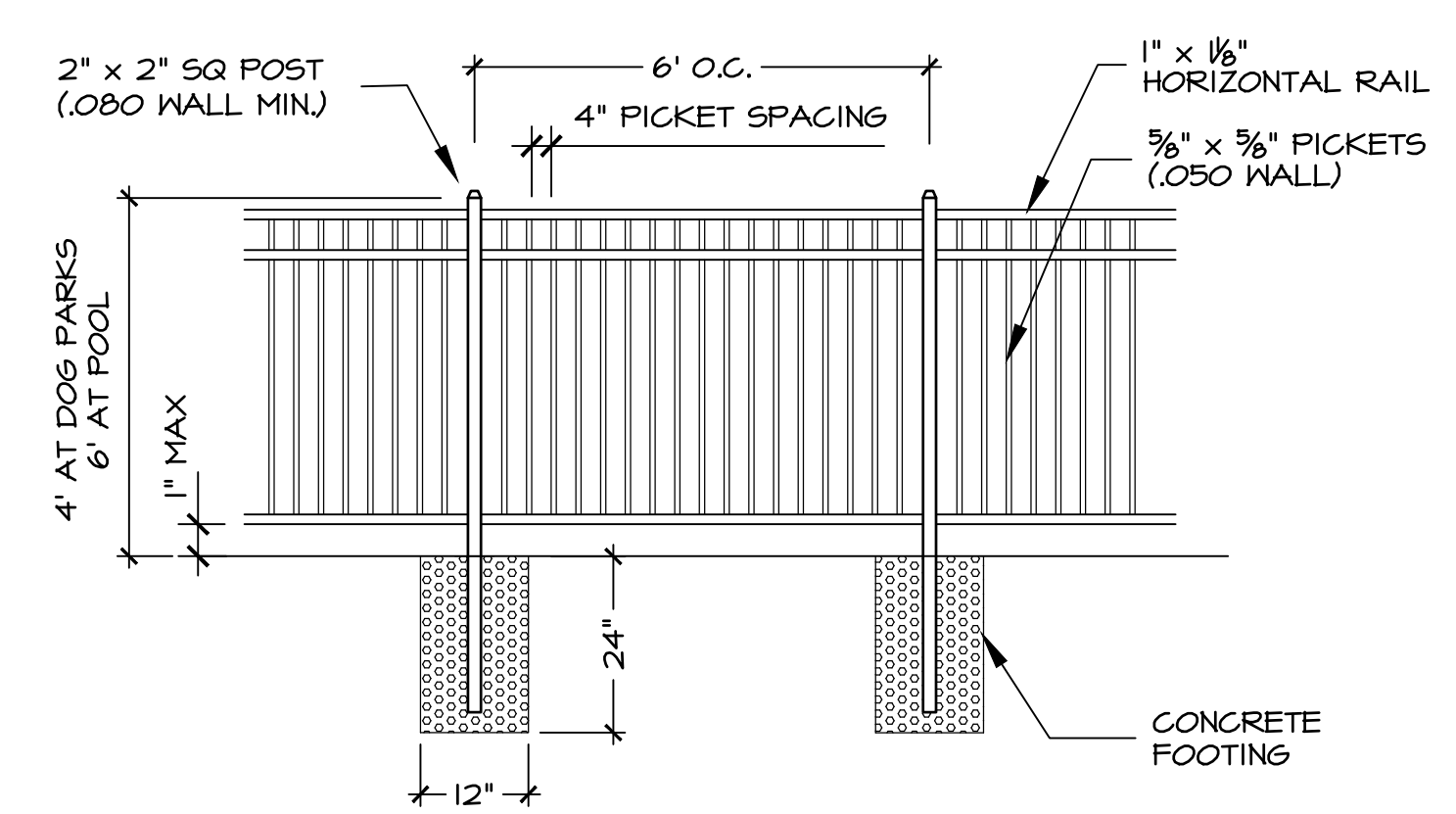
① 6' SOLID VINYL FENCE NOT TO SCALE



NOTES:
 1. VINYL FENCE STYLE MAY VARY SLIGHTLY.
 2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.

REPRESENTED ON PLAN AS COLOR: GREEN

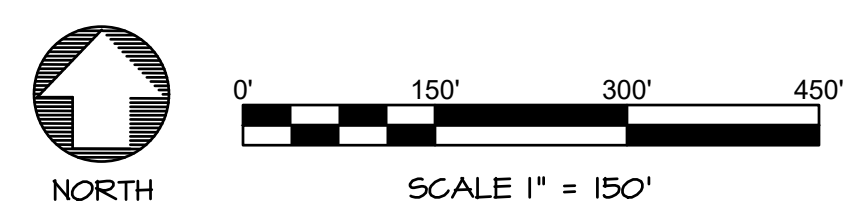
② 6' VINYL OPEN SLAT TOP FENCE NOT TO SCALE



NOTES:
 1. IRON FENCE STYLE MAY VARY SLIGHTLY. ALL GALVANIZED & POWDERCOATED BLACK.

REPRESENTED ON PLAN AS COLOR: RED

③ IRON OPEN VISION FENCE NOT TO SCALE



Issue Description	Date
ISSUE	1-30-26



JENSENBELTS ASSOCIATES
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 Landscape Architecture
 1509 Tyrell Lane, Ste 130
 Boise, Idaho 83706
 Ph. (208) 343-7175
 www.jensenbelts.com

LEGACY FARMS SUBDIVISION
CALDWELL, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2515

Drawn: JJN, Checked: KCS
 Scale: AS SHOWN
 Sheet Title:

FENCING PLAN

Sheet Number
L8
 9 of 9 Sheets



LEGACY FARMS SUBDIVISION

CALDWELL, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

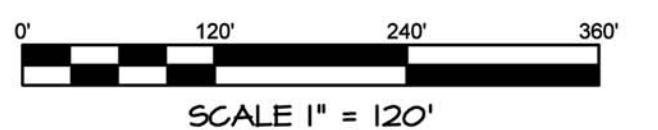
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JANUARY 30, 2026

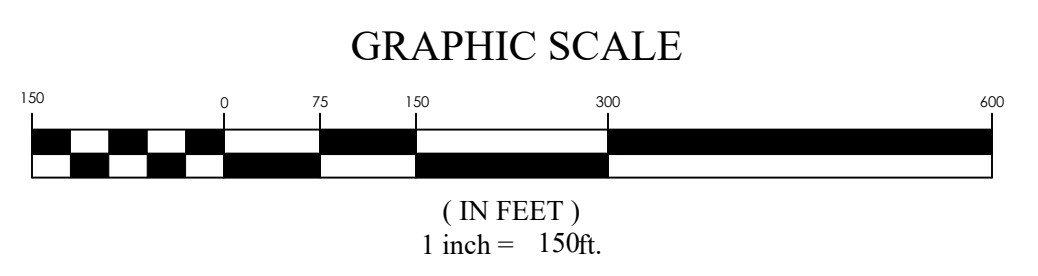
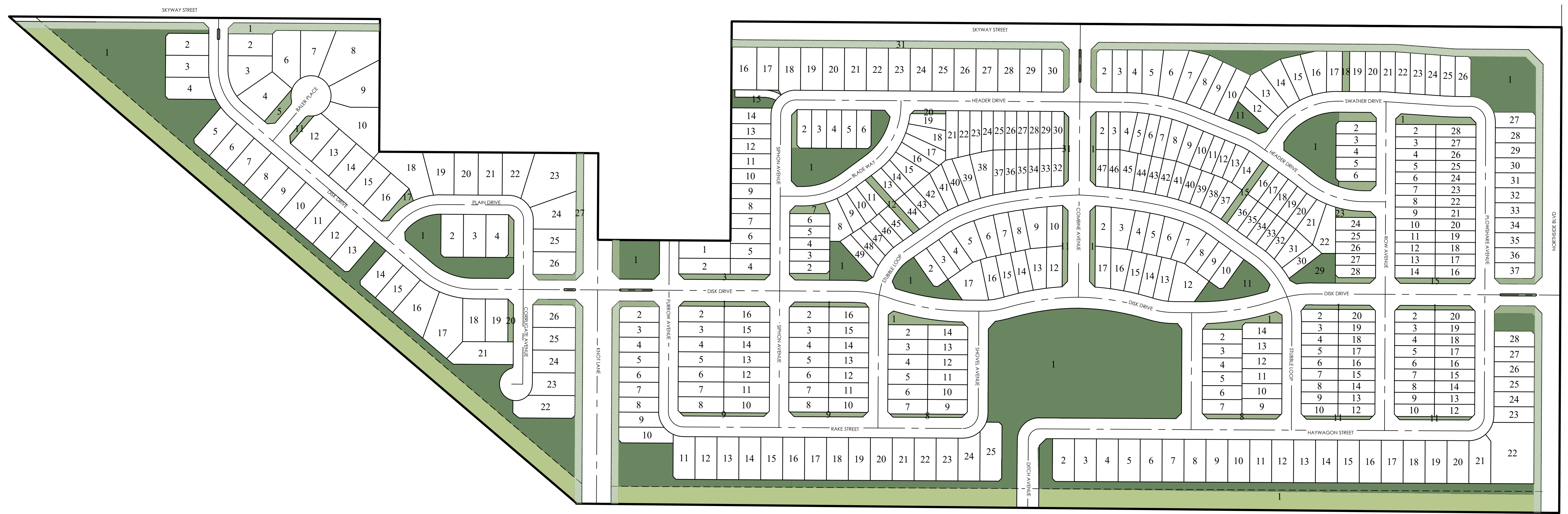


FOR
 REVIEW
 ONLY

**LEGACY FARMS
 PRELIMINARY PLAT**
 CALDWELL CITY, CANYON COUNTY

LEGEND

TOTAL ACREAGE	95.6 ACRES		
 DRAINAGE/IRRIGATION OPEN SPACE	5.1 ACRES / 5.3%		
 NON-QUALIFYING OPEN SPACE	2.4 ACRES / 2.5%		
 COLLECTOR/ARTERIAL ROAD BUFFER	2.6 ACRES / 2.7%	50% OF QUALIFYING ROAD BUFFER	1.3 ACRES
 QUALIFYING OPEN SPACE	11.4 ACRES / 11.9%		
TOTAL QUALIFYING OPEN SPACE	12.7 ACRES / 13.3%		



REVISION BLOCK	#	DATE	DESCRIPTION
	1		
	2		
	3		
	4		
	5		
	6		

**OPEN SPACE
 PLAN**

Scale: 1"=150' Drawn: NR
 Date: 05/22/26 Job #: 25-5029
 Sheet:

C2.1



— — — — —

LEGACY FARM
— NEIGHBORHOOD —



— — — — —
LEGACY FARM
— NEIGHBORHOOD —



— —

— —
LEGACY FARM
— NEIGHBORHOOD —



EXECUTIVE SUMMARY

CR Engineering, Inc. prepared a traffic impact study (TIS) for the proposed Legacy Farms located north of Linden Road between Midland Boulevard and Northside Boulevard in Caldwell, Idaho, as shown in **Figure 1.1**. The scope of this TIS was determined through coordination with the City of Caldwell (City) and the Idaho Transportation Department (ITD).

The TIS evaluated the potential traffic impacts resulting from background traffic growth, in-process developments within the area, and the proposed development, and identified improvements to mitigate the impacts if needed. Traffic impacts were evaluated based on the proposed land use and site accesses as shown in the preliminary site plan under weekday AM and PM peak hour traffic conditions. **Table 1** summarizes the improvements needed to mitigate the traffic impacts for the following analysis years' traffic conditions:

- 2025 Existing traffic
- 2033 Build-out background traffic
- 2033 Build-out total traffic
- 2040 Horizon year background traffic
- 2040 Horizon year total traffic

1.0 Proposed Development

- 1.1 Legacy Farms is a proposed residential development anticipated to contain 409 single-family lots with an anticipated 2033 build-out year
- 1.2 Site trip generation was estimated based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. The proposed development is estimated to generate approximately 3,566 trips per weekday, 280 trips during the AM peak hour, and 352 trips during the PM peak hour
 - The development is not expected to retain internal trips or generate pass-by trips
 - All trips generated by the site were assumed to be made by personal and commercial vehicles
 - The estimated build-out site traffic distribution patterns are:
 - 5% north of the site
 - 3% traveling on Midland Boulevard
 - 2% traveling on Northside Boulevard
 - 55% south of the site
 - 20% traveling on Midland Boulevard
 - 35% traveling on Northside Boulevard
 - 15% west of the site
 - 10% traveling on US 20/26
 - 5% traveling on Linden Road
 - 25% east of the site
 - 20% traveling on US 20/26
 - 5% traveling on Linden Road

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 - 2.10.2026

End Time of Neighborhood Meeting: 7:00 PM

Those in attendance please print your name and address.

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

	<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1.	John Stevenson	19292 Flora Rd.ampa, Id.
2.	Stacey Stevenson	" "
3.	Derray Quardars	19460 Knott lane
4.	SCOTT NORMAN	19480 Midland
5.	DAN LAUER	19421 Bluebell Court
6.	KEN & ROBIN JOHNSON	19322 Flora Rd
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

NEIGHBORHOOD MEETING CERTIFICATION:

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

Description of the proposed project: Legacy for Preliminary Plat

Date of Round Table meeting: 1.13.2026

Notice sent to neighbors on: January 21, 2026

Date & time of the neighborhood meeting: February 10, 2026

Location of the neighborhood meeting: 19460 Knott Lane

Developer/Applicant:

Name: Loren Barby

Address, City, State, Zip: 810 E. Central Way, Meridian, TN 38542

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 2.12.2026

Notice of Neighborhood Meeting

January 21, 2026

To: Property Owner and/or Resident

RE: *Property Development – Annexation, Rezone, Preliminary Plat and Development Agreement for a proposed residential subdivision at 0 Knott Ln, Nampa, Idaho (refer to map below).*

You are invited to a neighborhood meeting for a proposed development on a property near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to feedback and suggestions. The planned Legacy Farm Neighborhood will develop approximately 95 acres for a single-family residential neighborhood; there are no multi-family apartments planned.

Meeting Location and Time:

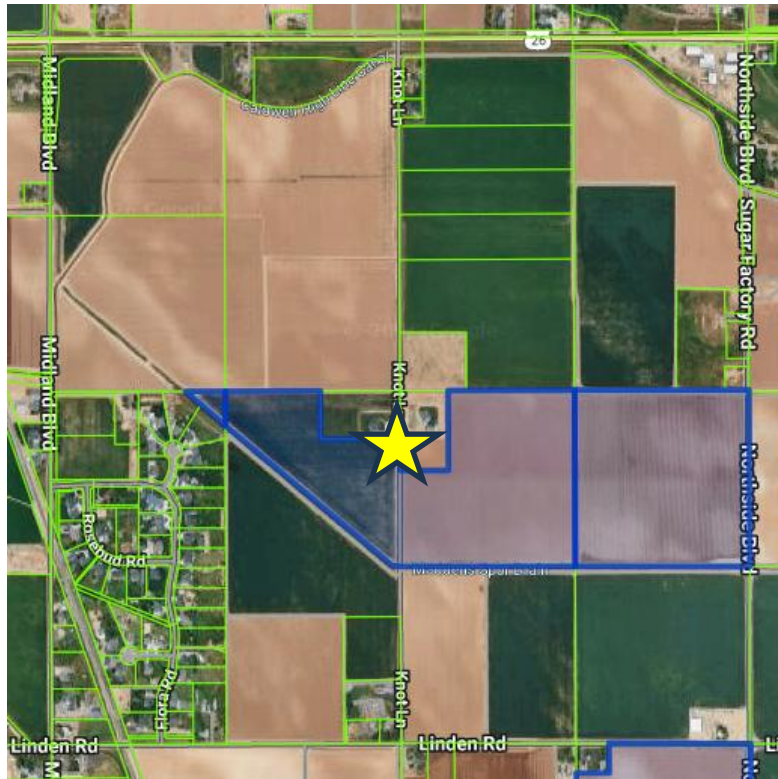
On Site

19460 Knott Lane

Nampa, ID 83687

February 10, 2026 – 6:00 p.m.

Project Summary: The Project consists of a request to annex 95.60 Acres of land into the City of Caldwell with an R-2 (Medium Density Residential) zoning, a preliminary plat that will include forty-seven (47) common lots, four hundred and two (402) single family residential lots.



If you would like to contact us prior to the meeting, please feel free to reach out to us at 208-899-1155 or by email at Laren@congergroup.com. Thank you

Please note that this is not a public hearing and no city or public officials will be present.

ANDRUS DAVID	19451 KNOTT LN	NAMPA ID 83687
CARLSON CHRISTOPHER M	19348 FLORA RD	NAMPA ID 83687
CORNWELL GEOFFREY GUY	9826 ROSEDOWN RD	NAMPA ID 83687
D AND J RANCH LLC	9524 LINDEN RD	NAMPA ID 83687
DWT INVESTMENTS LLC	2929 W NAVIGATOR DR SUITE 400	MERIDIAN ID 83642
ENDURANCE HOLDINGS LLC	1977 E OVERLAND RD	MERIDIAN ID 83642
GEMINI LLLP	1979 N LOCUST GROVE	MERIDIAN ID 83646
HUTER BROTHERS INC	9040 LINDEN	NAMPA ID 83687
JOHNSON KENNETH D	19322 FLORA RD	NAMPA ID 83687
KROEGER ERIC C	19428 BLUEBELL CT	NAMPA ID 83687
LANSING FARMS LLC	1979 N LOCUST GROVE RD	MERIDIAN ID 83646
MUSTANG 35 LLLP	839 S BRIDGEWAY PL	EAGLE ID 83616
MUSTANG 54 LLC	839 S BRIDGEWAY PL	EAGLE ID 83616
NORMAN FAMILY TRUST	2616 E TIMBERLAND DR	EAGLE ID 83616
OWEN JOHN	19410 BLUEBELL CT	NAMPA ID 83687
QUARDERS DERRAY AND CATHERINE FAMILY TRUST	19460 KNOTT LN	NAMPA ID 83687
REINKE TERRY L	19431 BLUEBELL CT	NAMPA ID 83687
SHMYDOVA RAISA	7901 DOE TRAIL WAY	ANTELOPE CA 95843
SILVA MICHAEL	19438 BLUEBELL CT	NAMPA ID 83687
TUFT ROBERT L	19378 BLUEBELL CT	NAMPA ID 83687
XAVIER DAN	19421 BLUEBELL CT	NAMPA ID 83687

EXHIBIT S-1

Vicinity Map



EXHIBIT S-2

Zoning Map

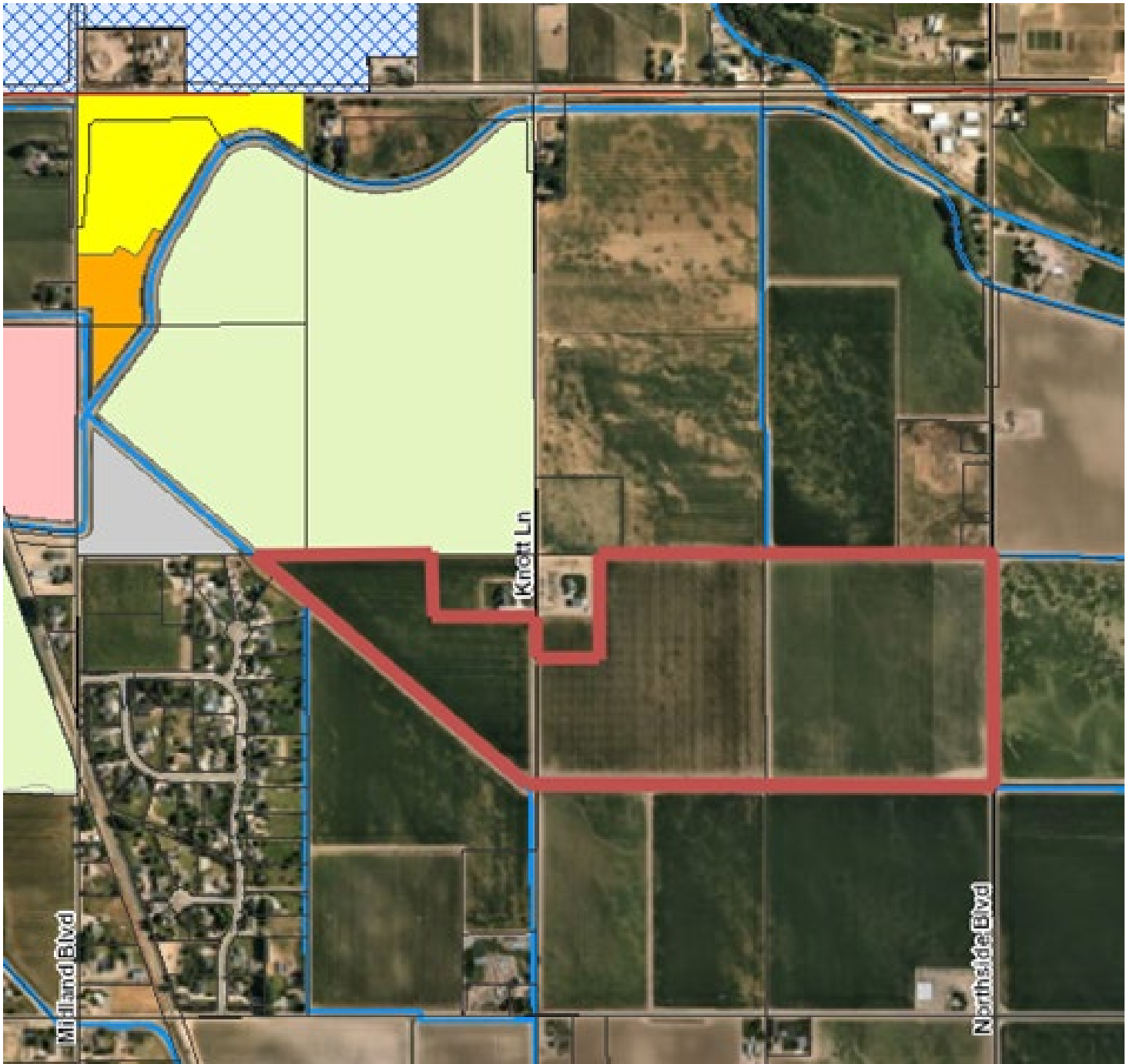


EXHIBIT S-3

Future Land Use Map

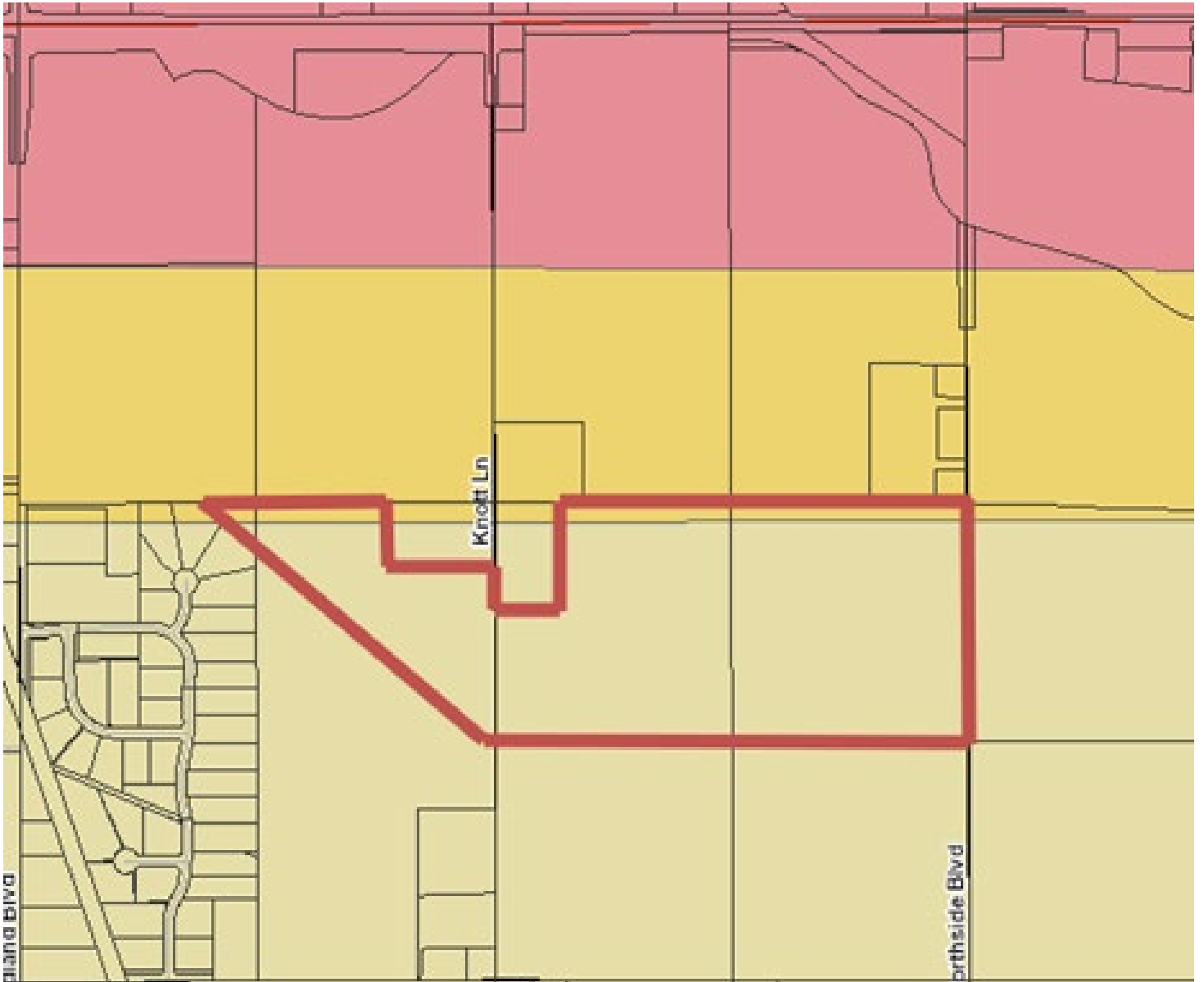


EXHIBIT S-4

Public Agency Notification List

OUTSIDE AGENCY WRITTEN TESTIMONY

Outside Agency Response Deadlines:

5/18/2026



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: 4/7/2026

1ST HEARING DATE: 6/10/2026 **HEARING BODY:** Planning and Zoning Commission

2nd HEARING DATE: 7/6/2026 **HEARING BODY:** City Council

Application Case No(s): ANN26-000005, SPP26-000003

Project Name: Legacy Farm Subdivision

Site Address: 0 Knott Ln.,

Site Parcel ID: R3426800000, R342831400, R3426500000

Site Location: On the west side of Northside Blvd., approximately 1,300 feet north of the intersection with Linden Rd.

Applicant: Laren Bailey, Porchlight Development
810 E. Central Dr., Meridian, ID 83642
208-899-1155, laren@congergroup.com

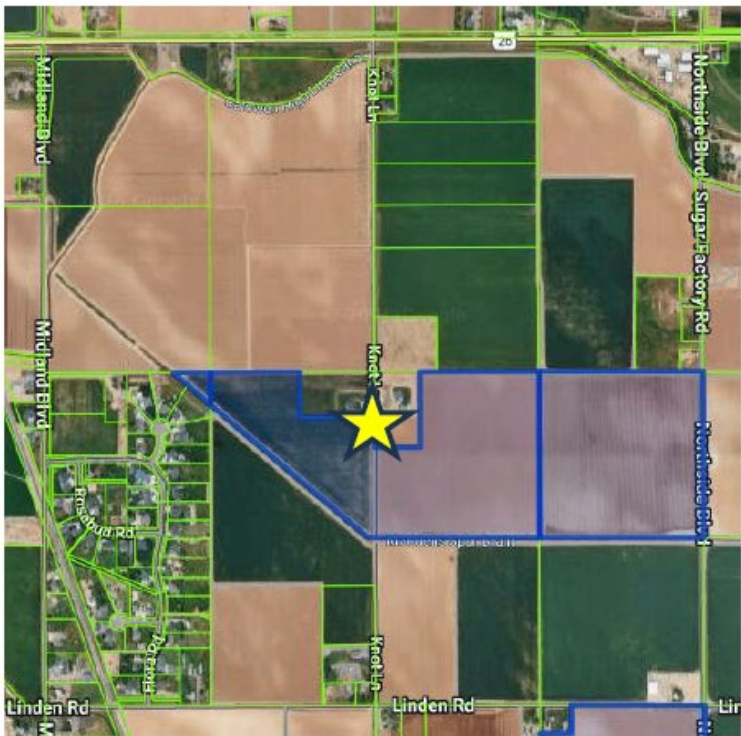
Property Owner: Gemini LLLP
1979 N. Locust Grove, Meridian, ID 83646

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, Porchlight Development, on behalf of Gemini LLLP, is requesting annexation of three (3) parcels (R3426800000, R3428313400, and R3426500000) with an initial zoning designation of R-2 (Community Residential) with a development agreement. The current City comprehensive plan future land use designation is Neighborhood 2, and R-2 is considered a compatible zoning district. Concurrently, the applicant is requesting approval of a preliminary plat for Legacy Farms Subdivision, a single-family residential subdivision with 402 buildable lots. The approximately 95 acre site is located on the west side of Northside Blvd., approximately 1,300 feet north of the intersection with Linden Rd., in Caldwell, Idaho.



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

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

Mail: Caldwell Planning and Zoning Department, P.O. Box 1179, Caldwell, ID 83605
Email: 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.

EXHIBIT S-5

Draft Bill and Ordinance and Ordinance Summary

Update Prior to City Council

EXHIBIT S-6

Commission Draft Meeting Minutes

Update Prior to City Council

PC – EXHIBITS

Public Comments

No Comments

PA-EXHIBITS
Public Agency Comments

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

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

Re: ANN26-000005, SPP26-000003 – Legacy Farms Subdivision

Date: June 1, 2026

The Engineering Department provides the following comments on a request by Porchlight Development, on behalf of Gemini LLLP, is requesting annexation of three (3) parcels (R3426800000, R3428313400, and R3426500000) with an initial zoning designation of R-2 (Community Residential) with a development agreement. The current City comprehensive plan future land use designation is Neighborhood 2, and R-2 is considered a compatible zoning district. Concurrently, the applicant is requesting approval of a preliminary plat for Legacy Farms Subdivision, a single-family residential subdivision with 402 buildable lots. The approximately 95 acre site is located on the west side of Northside Blvd., approximately 1,300 feet north of the intersection with Linden Rd., in Caldwell, Idaho.

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

Locations of water and sewer connections to city owned and maintained lines have not been provided as part of the application for staff to review and provide comments on. This site is solely relying on the timing and extension of services by future adjacent development. Said future proposed extensions have not been fully reviewed or approved by city staff at this time. staff has been coordinating with the applicant to understand the general sewer discharge location and water connection points.

- Water Note 1.
- Sewer Note 1.

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);

Legacy Farms Subdivision
ANN26-000005, SPP26-000003

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

General

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

8. Prior to commencement of construction in any dedicated right-of-way, or construction of any improvement intended for dedication to the City or connected to a City facility, the City Engineering staff is to be notified. This preferably will take place in a pre-construction conference scheduled by the engineer of record in which all appropriate personnel and utilities are present. Appropriate City personnel are to be notified in advance of all testing (including compaction, pressure and coliform, etc.) and given opportunity to be present during conduct of the testing. The engineer of record or his designated representative is to witness all tests (not covered by City inspectors) and a log of inspection visits and testing results is to be kept by the engineer of record or his representative.
9. The developer is to employ a responsible design professional, preferably the engineer of record, to oversee and inspect construction, to perform and/or observe all requisite testing of completed facilities, and to certify that improvements have been constructed according to approved plans and in compliance with applicable City, State, and Federal standards.
10. The engineer of record shall be held responsible to ensure that improvements are in compliance with said engineer's design. Following the construction of the improvements, the developers engineer shall provide the City of Caldwell Engineering Department with electronic (.dwg) format record drawings spatially referenced to the Idaho State Plane Coordinate System-West Zone, North America Datum (NAD) 83. Vertical control shall be referenced to the North America Datum (NAVD) 88 for future reference and to establish that the engineer of record has caused construction to occur in substantial compliance with the design of said engineer of record.
11. Any note, item or drawing element on the plats, construction drawings, engineering drawings and/or design drawings related to the property inconsistent with City Codes, Policies and/or Ordinances shall not be construed as approved unless specifically addressed and granted by City Council.

Rights-of-Way

1. Northside Blvd. 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 Northside Blvd. alignment (per City Standard Detail R-810 B).
2. Skyway St. 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 Skyway St. alignment (per City Standard Detail R-810 C).
 - a. Applicant shall dedicate necessary right-of-way for the construction of an eastbound right-hand turn lane on Skyway St. at the intersection of Northside Blvd.
3. Knot Ln. 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 Knot Ln. alignment (per City Standard Detail R-810 C).

4. 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).
5. 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.
6. *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 (Skyway St., Northside Blvd., and Knot Ln.) in accordance with all City of Caldwell, and Highway District 4, 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. Developer to coordinate safe school crossings with school district to determine location of necessary RRFB crosswalks and ensure crossings along classified roadways are approved by Traffic Commission. Final locations to be determined at time of civil construction drawing review.
3. The proportionate share of frontage improvements along classified roadways adjacent to the preliminary plat shall be completed prior to the signature of the final plat for each phase development regardless of the location of the phase being developed or bonding. To be determined at the time of civil construction drawing approval.
4. Applicant shall construct a northbound right-hand turn lane on Knot Ln. at the intersection of Skyway St. if the City is able to obtain necessary right-of-way from the outparcel located on the southeast corner of this intersection. (See outparcels section of this document.)
5. Applicant shall construct a westbound right-hand turn lane on Skyway St. at the intersection of Knot Ln. if the city is able to obtain necessary right-of-way from the outparcel located on the southwest corner of this intersection. (See outparcel section of this document.)
6. Applicant shall construct a westbound right-hand turn lane on Skyway St. at the intersection of Northside Blvd.
7. Applicant shall construct northbound left hand turn lane on Northside Blvd. at the site entrance proposed to be Disk Dr. Necessary improvements may be required along opposite side of Northside Blvd. to accommodate improvements.
8. Applicant shall construct southbound right hand turn lane on Northside Blvd. at the site entrance proposed to be Disk Dr.

9. All gravity irrigation facilities within the alignment of any proposed roadways shall be relocated out side of any master planned right-of-way.
10. All private driveways, alleys or internal circulation routes shall fully comply with City of Caldwell standards and be approved by the Nampa Fire Marshall.
11. Applicant shall be responsible for the north half of the bridge widening surface improvements and understructure on Knot Ln. at the Madden Spur Drain crossing.
12. Applicant shall be responsible for the southeast quarter (1/4) share of the bridge widening surface improvements and understructure on Skyway at the Madden Spur Drain crossing.
13. Applicant shall be responsible for the northwest quarter (1/4) share of the bridge widening surface improvements and understructure on Skyway at the Madden Spur Drain crossing.
14. No lot/building shall have direct access to/from Skyway St. Knot Ln. or Northside Blvd.
15. 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.
16. 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 Skyway St. Knot Ln. or Northside Blvd.

Outparcels

1. 19451 Knot Ln. (R3426801100)
 - a. If the City is able to obtain sufficient right-of-way along the frontage of this out parcel located at the proposed southwest corner of Skyway St. and Knot Ln. the applicant shall complete the road widening improvements referenced in the street section, item 1 and 4 across the frontage of proposed Skyway St. and Knot Ln. 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. 19460 Knot Ln. (R3426801000)
 - a. If the City is able to obtain sufficient right-of-way along the frontage of this out parcel located at the southeast corner of proposed Skyway St. and Knot Ln. the applicant shall complete the road widening improvements referenced in the Street section, item 1 and 3 across the Skyway St. and Knot Ln. 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

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. ***Locations of water connections to city owned and maintained lines have not been provided as part of the application for staff to review and provide comments on. Staff has been coordinating with the Applicant to understand the general water connection locations, however these locations are being designed and constructed by another party and have not received Engineering's final approval. If adjacent development were to not continue, the Applicant would be required to work with Staff to extend their point of connection at their cost.***
 - a. Applicant shall construct a 16” master planned water mainline within Northside Blvd. through the entire frontage of this development.
 - b. Applicant shall construct a 12” master planned water mainline within Knot Ln. through the entire frontage of the site.
 - c. Applicant shall construct a 12” master planned water mainline within Skyway St. through the frontage of the site.
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

Currently the City of Caldwell does **not** have capacity within the existing sanitary sewer system to serve this project. Staff is actively working on a solution to improve the capacity of our system. Applicant shall be aware that no construction drawings will be accepted for review until the system is capable of serving the proposed project with sanitary sewer service. The exact timing of serviceability is unknown. Caldwell will require some cost participation of these improvements from developments that are benefiting from said improvements. Staff has received and accepted a Sewer Deviation Study from the applicant to provide Staff with necessary flows to determine the cost participation required to deviate from the Master Plan and flow into a temporary lift station. These final costs will be determined at time of construction documents.

1. It shall be the responsibility of the applicant's engineer to verify that specific connection to existing sewer mainlines will not exceed the functional capacity of said mainlines. Provision for connectivity by future developments shall be met in accordance with current City standards. ***Locations of sewer connections to city owned and maintained lines have not been provided as part of the application for staff for review and provide comments on. Staff has been coordinating with the Applicant to understand the general sewer discharge location, however this location is being designed and constructed by another party and has not received Engineering's final approval. If adjacent development were to not continue, the Applicant would be required to work with Staff to extend their point of connection at their cost.***
2. The location of sewer service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans. This development will be required to comply with the most current Sewer Master Plan.
3. The Developer will be required (where applicable) to extend all sewer and water mainlines to the center of adjacent roadways for connectivity by future developments. Locations of said extensions will be decided during the review of the improvement plans.
4. Each buildable lot shall be supplied with a sewer service. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately
5. Any easements for sewer lines not in the right-of-way should be at a width sufficient to construct same and not less than 20 feet in width. Easements for adjacent sewer and water lines separated by 12' not in the right-of-way shall be at a width sufficient to construct the same and shall be no less than 30 feet in width.
6. A 20' wide all-weather surfaces may be required to be constructed over mainlines that fall outside the public right-of-way. All weather surfaces shall be constructed sufficiently to support heavy equipment necessary to construct and maintain sewer under all seasonal weather conditions.

Irrigation

1. Existing easements and/or rights-of-way for any irrigation facility shall be determined and clearly indicated on the construction plans. Construction across or re-routing of these facilities is subject to approval by the governing irrigation district and at their discretion or their assigns.
2. The Developer shall maintain any existing upstream drainage rights and downstream irrigation rights across the property. During the design phase of this project, the developer or his engineer is to contact the appropriate irrigation district to help ascertain these rights. Appropriate facilities shall be provided by the developer to convey irrigation and drainage water across the property to take care of these offsite needs. There is to be no discharge of gravity/pressure irrigation return water into the projects storm water system.
2. The development is to include a non-potable water pressure irrigation system. The design of this pressure irrigation system is to be reviewed and approved by the Caldwell Municipal Irrigation District prior to construction plan approval. It shall be required that the system will be operated and maintained by the Caldwell Municipal Irrigation District.
3. Each lot, or building area, shall be provided with a pressure irrigation service in compliance with Caldwell Municipal Irrigation District standards.
4. All pressure irrigation mainlines shall be located in the public right-of-way or within a public utility easement, with a minimum width of 10 feet, centered over said mainlines as per current City standards.
5. Applicant shall place the pump station in an area that is easily accessible with a recorded perpetual easement sufficient for convenient access and maintenance of said pump station. The lot shall be owned and maintained by the homeowners association.
6. The applicant shall ensure that an adequate continuous irrigation supply flow is available to meet the pressure irrigation system requirements of CMID.
7. The applicant shall transfer a proportionate share of any existing water right(s), except those held in trust by an irrigation district, to the City of Caldwell for both irrigation and domestic water supply for the subject development. If this should occur, The City shall assist in registering the transfer.
8. Applicant shall pipe the pump station delivery ditch from the source point (head gate) to the pump station. Pump station overflow shall be piped from the pump station to the point of discharge into an irrigation facility/canal/drain/etc. maintained by an irrigation district.
9. Upon Applicants connection to or use of the existing irrigation pump station, should they choose to do so and CMID deems it appropriate to connect to, the applicant shall:
 - a) Supply the City of Caldwell with a water model of the whole pressurized irrigation system including the piped overflow showing the system design meets all Caldwell Municipal Irrigation District standards.
 - b) Applicant shall complete all upgrades to the system as required by CMID. Said upgrades will be determined during plan review”
10. All plans and construction drawings submitted to the City of Caldwell for review and approval for any out-of-season irrigation work to be performed within or across facilities located within (or owned by) irrigation districts other than CMID shall be submitted to the Caldwell Engineering

Department no later than August 15th. Submittal of plans after this date may result in Applicant not receiving plan approval in time to complete out-of-season work.

Storm Drain

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

Plat

1. Prior to approval of the final plat, subdivision facilities must be completed or an appropriate construction security provided. There may be temporary restrictions to the obtaining of building permits, even with acceptable construction security, depending on fire protection, emergency service requirements, 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 Skyway St. Knot Ln. or Northside Blvd.
3. Upon recordation of the plat, the Engineering Department is to be provided with a PDF copy of the recorded final plat.
4. An electronic (dwg.) copy of the Final Plat suitable for mapping and addressing purposes will be required with Final Plat application submittal.

Memorandum

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

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

Re: ANN26-000005, SPP26-000003- Legacy Farms Subdivision

Date: May 19th, 2026.

The Mapping Department provides the following comments on a request by Porchlight Development, on behalf of Gemini LLLP, is requesting annexation of three (3) parcels (R3426800000, R3428313400, and R3426500000) with an initial zoning designation of R-2 (Community Residential) with a development agreement. The current City comprehensive plan future land use designation is Neighborhood 2, and R-2 is considered a compatible zoning district. Concurrently, the applicant is requesting approval of a preliminary plat for Legacy Farms Subdivision, a single-family residential subdivision with 402 buildable lots. The approximately 95 acre site is located on the west side of Northside Blvd., approximately 1,300 feet north of the intersection with Linden Rd., in Caldwell, Idaho.

Address Number

1. Contact the Mapping Department prior to permitting.

Subdivision Name

1. Approved.

Lots & Blocks

1. Not Approved, see phasing comments.

Street Names

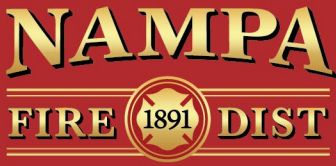
1. Not Approved.
 - a. Furrow Ave & Siphon Ave are considered duplicates.
 - b. Baler Pl, Stubbe Lp, Row Ave & Rake St are considered sound-alikes.
 - c. Loop shall not be used as a street type, please adjust to Dr.
 - d. Stubble Lp shall not go past Disk Dr. Two additional street names are needed.

Phasing

1. Resubmit a phasing plan that includes lots, blocks, phase lines & street names

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.



EXCELLENCE
SERVICE
STRENGTH IN UNITY

ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

DATE: May 29, 2026

TO: City of Caldwell – Planning and Zoning

FROM: Elijah Effinger, Nampa Fire Protection District, Fire Marshal

APPLICANT: Laren Bailey / Porchlight Development

OWNER: Gemini LLLP

PROJECT ADDRESS: 0 Knott Lane

RE: Legacy Farm Subdivision ANN26-000005 / SPP26-000003

This application is for Porchlight Development, on behalf of Gemini LLLP, is requesting annexation of three (3) parcels (R3426800000, R3428313400, and R3426500000) with an initial zoning designation of R-2(Community Residential) with a development agreement. The current City comprehensive plan future land use designation is Neighborhood 2, and R-2 is considered a compatible zoning district. Concurrently, the applicant is requesting approval of a preliminary plat for Legacy Farms Subdivision, a single-family residential subdivision with 402 buildable lots. The approximately 95 acre site is located on the west side of Northside Blvd., approximately 1,300 feet north of the intersection with Linden Rd., in Caldwell, Idaho.

The Nampa Fire Protection District does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Water Supply Comments:

Fire District 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.

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).

Fire Access Comments:

Structures greater than 30 feet in height will require aerial fire access roadways. These roadways shall be a minimum of 26 feet in width and located at least 15 feet but no more than 30 feet from the building. (IFC D105) For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. (IFC D105)

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. (D107.1)

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 overall maximum diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (D105.1)

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)

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)

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)

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)

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 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

When a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. (IFC 503.2.6)

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. No Parking signs shall be installed throughout cul-de-sacs, turnarounds and at gates or bollards controlling emergency access. Developments with marked parking stalls shall have signs posted at each entrance stating Place a sign at each entrance to the site stating, **“ALL LANES ARE FIRE LANES-PARK IN MARKED STALLS ONLY”**. The language below in smaller font is as follows: **“Violating Vehicle Will Be Towed; IFC Sec. 503”**. See exhibit below.

No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)

Gates and Bollards shall comply with requirements of the IFC with designs being submitted to the Fire Code Official for approval. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured with a Knox brand padlock. See exhibit below for acceptable Bollard models manufactured by Maxiforce. (IFC 503.6, D103.5).

General Conditions

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

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes

of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 4.1 miles from Nampa Fire Station 3 with an approximate response time of 7 minutes.

Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each building prior to issuance of the building permit. The impact fee will be \$1,267 per residential unit for an approximate total of \$509,334 for the development.

To properly serve the public for an all-hazards response, the Nampa Fire District should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 1,138 residents to 402 residential lots, with an increased personnel demand of 1.13 firefighter positions.

Note: The number of residents is calculated by multiplying the number of proposed single-family units by 2.83 or the number of multi-family units by 1.98 per U.S. Census Data for the average household size in Nampa.

Exhibits

“No Parking” Signs

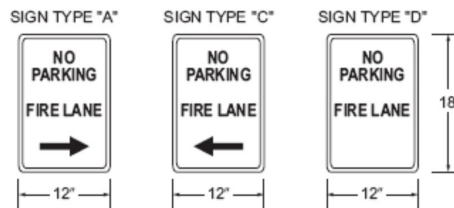
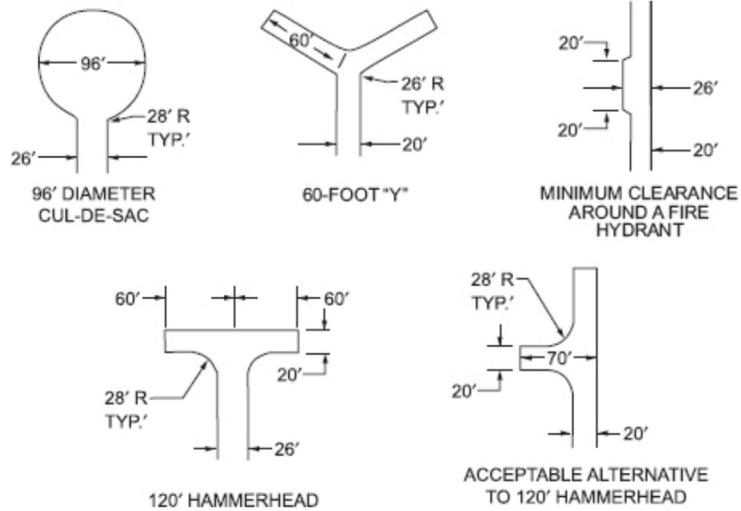


FIGURE D103.6 FIRE LANE SIGNS

“No Parking” signs for developments with parking stalls. Post at entrances.



Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

Approved Bollards by Maxiforce



Collapsibles

MCSW-SS3-EZ

Operation: Wrench
Head Style: Std. Style 3
Body Style: Std. Rectangular
Base Style: EZ



Collapsibles

MCSW-SS2-EZ

Operation: Wrench
Head Style: Std. Style 2
Body Style: Std. Rectangular
Base Style: EZ



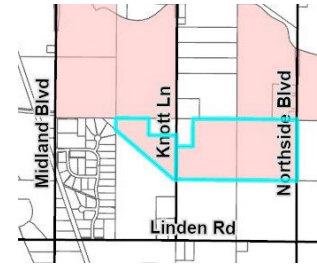
Collapsibles

MCSW-SS1-EZ

Operation: Wrench
Head Style: Std. Style 1
Body Style: Std. Rectangular
Base Style: EZ

Communities in Motion (CIM) Development Review Checklist

Development Name: Legacy Farm Neighborhood
CIM Vision Category: Future Neighborhood
Consistent with CIM Vision? YES
New Households: 402 **New Jobs:** 0

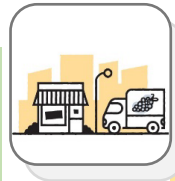


Safety
 How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

Knott Lane

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:

Pedestrian and Bicycle improvements to Knott Lane could change the Safety score above to "Does not improve or reduce performance" or "Improves performance".

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.



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: Knott Lane

Primary Use: N/A





Secondary Use: N/A

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

 City	 County
 Highway District	 School District

Breakeven point across all agencies: 2 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/>



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

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

May 18, 2026

Katie Wright
Planner III
City of Caldwell
Planning & Zoning Department

VIA EMAIL

Development Application	ANN26-000005 & SPP26-000003
Project Name	Legacy Farm Subdivision
Project Location	Parcels R34268, R34283134 & R34265
Project Description	Preliminary plat approval for 402 buildable lots
Applicant	Laren Bailey; Conger Group

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

1. The Department has reviewed and accepted the traffic impact study for this development and a staff report will be provided prior to the June 10th planning and zoning hearing.
2. As part of the staff report, ITD will request the applicant enter into a Transportation Mitigation Agreement for a proportionate share contribution for impacts to US 20/26. That amount is currently being determined based on development impact and anticipated improvement costs on the State Highway. ITD asks the City to add this agreement as part of the site's conditions of approval and/or development agreement.
3. I encourage the applicant to reach out if there are any questions in the meantime.
4. ITD reserves the right to make further comments upon review of the submitted documents.

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

Sincerely,

Kendra Conder

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



Lisa Boyd, Superintendent

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

April 29, 2026

Re: Legacy Farm Subdivision, ANN26-000005, SPP26-000003

Dear Caldwell Planning and Zoning Commission and Caldwell City Council,

If approved, the students in Legacy Farm Subdivision would be zoned to attend East Canyon Elementary, Summitvue Middle School, and Ridgevue High School.

Currently, East Canyon Elementary has 487 students with a capacity to hold 625 students. Summitvue Middle School has 860 students with a capacity to hold 1,500 students. This year, Ridgevue High School's enrollment reached 1,738 students with a capacity for 1,800 students.

Finally, for your consideration, if the Planning and Zoning Commission and City Council approve the development, Jim Conger of F111 LLC has agreed to contribute \$500 per residential lot in the Legacy Farm subdivision to the Vallivue School District.

While rapid growth continues to challenge our ability to meet the educational needs of the community, developers in Idaho are not required to pay impact fees. Therefore, we appreciate this voluntary contribution. Documentation of this commitment is included in the attached Donor Agreement Form, signed by both Jim Conger and me on behalf of the Vallivue School District.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Palmer", written in a cursive style.

Joseph Palmer
Assistant Superintendent

VALLIVUE SCHOOL DISTRICT #139
Donor Agreement
(Cash, Cash Equivalents and Personal Property)

This Agreement is made on this 28th day of April, 2026, and entered into by and between F111 LLC, an Idaho corporation (hereinafter "Donor") and Vallivue School District #139 (hereinafter "District"), a political subdivision of the State of Idaho.

AGREEMENT

The Donor agrees to transfer by gift or grant to the District the following (check all that apply):

_____ Cash or cash equivalents (check, stock, etc.) in the amount of \$_____ to:

School name: _____

_____ Instructional program: _____

_____ ASB activity: _____

District:

District program or department: \$500 per home constructed

_____ Personal Property (identify type, e.g., equipment, supplies, etc., and value: _____

Donor Information:

Organization Name (printed): F111 LLC

Individual Name (printed): Jim Conger

Address: 810 E. Central Lane, Meridian, ID 83646

Phone Number(s): 208.899.1155

Email Address(es): Laren@congergroup.com

Questions Related to Gift:

1. Does the gift include/require installation? (yes or no) NO (If yes, complete questions 2 and 3).

2. Is the installation cost included in the amount of the gift? (yes or no) _____ If no:
Who is responsible for the installation costs? _____
What is the expected cost of installation? _____

3. Installation requirements (please include who will install the gift): _____

4. Are there continued/recurring costs associated with the gift? (yes or no) **NO** (If yes, complete questions 5, 6 and 7).
5. Will there be maintenance costs? (yes or no) _____ (If yes, indicate the amount and specifics): _____
6. Will there be training costs? (yes or no) ____ (If yes, indicate amount and specifics): _____
7. Will there be costs for additional materials? (yes or no) ____ (If yes, indicate amount and specifics): _____
8. What school official(s) did you discuss this gift with? Joseph Palmer
9. What school program or activity will this gift enhance? See section 7.5.

Terms and Conditions:

1. **Gift.** The Donor irrevocably gives, delivers, transfers and assigns to the District all rights, title and interest in and to the property described above and understands that these assets shall become the property of the District which shall have the sole legal right to determine their disposition, except as may be otherwise set forth herein. All gifts, bequests and devises to the District are subject to acceptance by the District and shall be irrevocable once accepted by the District.

2. **Administrative Provisions.** Notwithstanding anything in this Agreement to the contrary, the District shall hold all donations subject to the provisions of applicable Idaho law.

3. **Governing Law.** This Agreement shall be interpreted and enforced in accordance with the laws of the State of Idaho without reference to any conflict of laws provisions.

4. **Authority.** The undersigned representatives each certify that they are authorized by the party they represent to execute this Agreement.

5. **No Representations.** The Donor acknowledges that federal law and IRS guidelines apply to the gift made, that the District has not made any representations to Donor

regarding the tax consequences of such gift, and that the Donor is responsible for consulting with his/her/its own tax advisor regarding any tax consequences resulting from such gift.

6. **Amendments.** This Agreement may be amended in writing signed by both parties. Any such amendments shall be attached as an Addendum to this Agreement.

7. **Developer Donations.** For donations by developers to mitigate the impact of Developer's Project upon the District's ability to provide school facilities, the following additional terms and conditions apply:

- 7.1 **Impact.** The Developer's Project (Legacy Farm Subdivision) will consist of approximately 402 residential lots on 95 acres, which will impact the enrollment at East Canyon Elementary, Summitvue Middle School, and Ridgevue High School.
- 7.2 **Voluntary Donation.** Developer agrees to pay to District a donation in the amount of \$500 for each residential unit in the Project, estimated to equal \$201,000 based on Developer's construction of 402 residential units. Developer acknowledges and agrees such donation is freely and voluntarily given.
- 7.3 **Time and Manner of Payment.** The donation to the District shall be paid in four (4) installments. The first installment shall occur upon the issuance of building permits to twenty-five percent (25%) of the lots within the Project. In a likewise manner, subsequent installments shall occur upon the issuance of building permits to each additional twenty-five percent (25%) of the total number of lots, until such donation is paid in full.
- 7.4 **Succession of Donation Obligation.** This Agreement and Developer's rights and obligations hereunder shall be fully assignable and delegable to any assignee which takes title to the Project. The obligation to pay the donation shall be that of the Developer, and should Developer sell or convey its land or interest therein to a third party, or should Developer terminate its rights to the Project, then the obligation to pay such fee shall be that of Developer's successors or assignees. Developer shall take all appropriate steps to notify its successors and assignees of the obligation to pay the education donation to the District. Should Developer acquire fee title to lots and then sell or convey lots prior to securing building permits, Developer covenants to District to require its successors or assignees to assume the obligation to pay the donation to the District.

7.5 **District Use of Donations.** The donation received by the District pursuant to this Agreement shall be used solely and only (i) to improve, renovate or expand existing facilities; (ii) construct new facilities, to mitigate enrollment growth resulting from Developer's Project; or (iii) to purchase real property to be used as school sites.



Signature of Donor

4/28/26

Date

Jim Conger

Print Name


owner

Title

For District Use

Approved
 Not Approved

Date 4/28/26
Date _____



Signature of District Official

4/28/26

Date

Joseph Palmer

Print Name

Assistant Superintendent

Title

PH- EXHIBITS

Public Hearing Late Exhibits

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