

**ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. 3728**

AN ORDINANCE ENACTED BY THE CALDWELL CITY COUNCIL APPROVING THE PROPOSED CENTRAL URBAN RENEWAL AREA PLAN AND MAKING ASSOCIATED FINDINGS; PROVING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF, IN CONFLICT HEREWITH.

The Ordinance effects the creation of the Caldwell Central Urban Renewal Area plan. The plan incorporates tax increment financing to accomplish certain right of way and infrastructure improvements within the plan area. The plan contemplates a twenty (20) year term, as required by the applicable Idaho Code, contains all provisions required by the applicable Idaho Code, and makes all findings required by the applicable Idaho Code. The plan provides that it shall be in full force and effect from and after its passage, approval, and publication, according to law; provides for severability; repeals conflicting ordinances, resolutions, and orders.

The plan includes the following real property:

BEGINNING at the northwest corner of Government Lot 2 of Section 16, T4N R3W, B.M., as described in Deed 1990-01914 (Parcel R3496200000, whose address is 21109 Chicago St., Caldwell, Idaho, 83607); thence easterly along the north boundary of said parcel as described in Deed 1990-01914 to the northeast corner of said parcel as described in Deed 1990-01914; thence south along the easterly boundary of said parcel as described in Deed 1990-01914 to a point on the northerly boundary of Government Lots 8 & 9 of Section 16, T4N R3W, B.M., as described in Instrument Number 477727, records of Canyon County, Idaho (Parcel R3496100000, whose address is 21235 Chicago St., Caldwell, Idaho, 83605); thence traversing easterly along the northerly boundary said parcel as described in Instrument Number 477727 to the northeast corner of said parcel as described in Instrument Number 477727; thence south along the east boundary of said parcel as described in Instrument Number 477727 to the south easterly corner of said parcel as described in Instrument Number 477727, also being the northerly right-of-way of W. Chicago Street; thence easterly along said northerly right-of-way of W. Chicago Street to the southwest corner of Parcel R34930010A1, being a portion of Government Lot 9) of Section 15, T4N R3W, B.M., as described in Deed 2023-029861 (Parcel R34930010A1, whose address is 21505 Chicago St., Caldwell, Idaho, 83605); thence in a southerly direction following the westerly boundary extended of said parcel as described in Deed 2023-029861 to a point on the northerly bank of the Boise River; thence easterly along said northerly bank of the Boise River to a point on the centerline of Interstate 84; thence south along said centerline of Interstate 84 to centerline of Centennial Way; thence southwesterly along said centerline of Centennial Way to a point on the southwesterly edge of the Interstate 84 onramp extended; thence southeasterly along said southwesterly edge of the Interstate 84 onramp and onramp extended to a point on the southwesterly right-of-way boundary of Interstate 84; thence southeasterly along said southwesterly right-of-way boundary of Interstate 84 to the easterly corner of Hillcrest Subdivision Blocks 9, 10, & 11 of Section 23, T4N R3W, B.M., as described in Deed 2025-018480 (Parcel 0265300000, whose address is 804 N 16th Ave., Caldwell, Idaho, 83605); thence southwesterly to a point on the extended centerline of Owyhee Street; thence west along said extended centerline to the east right-of-way of N. 16th Avenue; thence south and southwesterly along the east and southeasterly right-of-way boundary of said N. 16th Street to the westerly corner of parcel R3509500000, also being the SW boundary of 16th and NE boundary of Chicago St., as depicted in the City Addition Plat, filed in Book 2 at Page(s) 7 1/2, records of Canyon County, Idaho, thence southeasterly to the north corner of Badiola Industrial Park Lot 1 of Section 27, T4N R3W, B.M., as described in Deed 1994-29141 (Parcel R0018950000, whose address is 1616 E Chicago St., Caldwell, Idaho, 83605); thence

southwesterly along the northwesterly boundary and boundary extended of said parcel as described in Deed 1994-29141 to the centerline of the UPRR; thence northwesterly along said centerline of the UPRR to a point of intersection with the southeasterly boundary extended of Caldwell Original Subdivision Lots 1, 2, 3, & 4 & northwesterly half of Lot 5) of Section 22, T4N R3W, B.M., as extended along midpoint between Lots 5 and 6 of Block 75 of the Caldwell Original plat as filed in Book 1, Page 20, records of Canyon County, Idaho (Parcel R0508200000); thence southwesterly along said southeasterly boundary line and boundary extended line to the south corner of said parcel as described in the Caldwell Original plat as filed in Book 1, Page 20, records of Canyon County, Idaho; thence southwesterly to the north corner of parcel R0455700000, being a portion of Caldwell Original Subdivision Block 3 of Section 22, T4N R3W, B.M., as described in Deed 2022-022086 (Parcel R0455700000, whose address is 616 Main St., Caldwell, Idaho, 83605); thence southwesterly along the northwesterly boundary of said parcel as described in Deed 2022-022086 to the westerly corner of said parcel as described in Deed 2022-022086, also being a point on the northeasterly right-of-way of Arthur Street; thence northwesterly along said northeasterly right-of-way of Arthur Street to the centerline of N. 5th Avenue; thence northeasterly along said centerline of N. 5th Avenue to the centerline of Main Street; thence northwesterly along said centerline of Main Street to the centerline of State Highway 19, also known as E. Simplot Boulevard; thence west along said centerline of State HWY 19 to the centerline of the northbound leg of said Centennial Way; thence north along said centerline of the northbound leg of Centennial Way to the intersection with the centerline of said Centennial Way; thence northeasterly along said centerline of Centennial Way to a point of intersection with the south boundary of the N 1/2 NE 1/4 Section 21, T4N, R3W, BM; thence west along said south boundary of the N 1/2 NE 1/4 to the southwest corner of said N 1/2 NE 1/4; thence north along the west boundary of said N 1/2 NE 1/4 to the 1/4 corner common of Sections 16 and 21, T4N, R3W, BM; thence north along the west boundary of the SE 1/4 of said Section 16 to a point on the southwesterly right-of-way of said UPRR; thence northeasterly to the most southerly corner of said Parcel R3496200000 as described in Deed 1990-01914; thence northwesterly along the southwesterly boundary of said parcel as described in Deed 1990-01914 to the southwesterly corner of said parcel as described in Deed 1990-01914; thence north along the westerly boundary of said parcel as described in Deed 1990-01914 to the **POINT OF BEGINNING**.

Containing approximately 638.61 acres, more or less.

EXCEPTING THEREFROM

Basis of bearing for this description is Record of Survey recorded as Instrument Number 1991025407, records of Canyon County, Idaho.

Lots 1 through 5, Block 38 of Golden Gate Addition to Caldwell, Idaho, Book 2, Page 78, records of Canyon County, Idaho, and a portion of Block 38, according to the Revised Map of Caldwell, Idaho, Book 1, Page 20, records of Canyon County, Idaho, and a portion of the rights-of-Way for N. 5th Avenue and W. Chicago Street, more particularly described as follows:

Commencing at the centerline intersection of N. 5th Avenue and W. Chicago Street; thence S 88°11'21" W, 56.58 feet to the intersection of the southwesterly right-of-way of E. Chicago Street and Northwesterly right-of-way of N. 5th Avenue, the **POINT OF BEGINNING**; thence N 43°12'04" E, 200.04 feet coincident with the northwesterly right-of-way of said N. 5th Avenue; thence S 46°49'24" E, 205.05 feet to the easterly corner of Lot 5, Block 38 of said Golden Gate Addition to Caldwell, Idaho; thence S 43°11'49" W, 200.04 feet coincident with the southeasterly line of said Lot 5, Block 38 extended to a point on the southwesterly right-of-way of E. Chicago Street; thence N 46°49'22" W, 205.06 feet coincident with the southwesterly right-of-way of said E. Chicago Street to the **POINT OF BEGINNING**. Containing 0.94 acres, more or less.

Total parcel minus exception contains approximately 637.67 acres, more or less.

Ordinance No. 3728 provides an effective date, which shall be on the 15th day of December, 2025. Ordinance No. 3728 was passed by the Council and approved by the Mayor on the 15th day of December, 2025. 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 the foregoing summary on the 15th day of December, 2025, for publication on the 23rd day of December, 2025, pursuant to Idaho Code § 50-901A.

Mayor Jarom Wagoner

ATTEST: Kristina Buchan, City Clerk

STATEMENT OF LEGAL ADVISOR

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 3728 and provides adequate notice to the public as to the contents of such ordinance.

DATED this 15th day of December, 2025.

Oscar Klaas, Attorney for City of Caldwell