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

Master Land Use Application

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

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

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

APPLICATION LEGEND:

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

I. Application Requests (check all that apply)

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

Footnotes:

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

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

II. General Project / Site Information

Project or Development Name: *(for business licensing, use business name)*	Foxhunt Subdivision
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	0 Marble Front Road
Suite #s:	
Parcel #s:	R3411201000
Total Acres:	27.18
Prior Use of Property:	Agriculture
Proposed Use of Property:	Residential Subdivision

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

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

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

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

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

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

☐ Yes ☑ No

III. Applicant Information

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

Name:	Bonnie Layton
Company Name: *(if applicable)*	Layton Planning & Consulting, LLC
Mailing Address:	3324 W. Catalina Lane Boise, ID 83705

Phone:	208-724-2624	**Email:**	bonnie@laytonplanning.com
Email Address:	bonnie@laytonplanning.com		

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

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

Name:	Open Door Rentals
Mailing Address:	1977 E. Overland Raod Meridian, ID 83642
Phone:	
Email:	

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

Name:	Shawn Brownlee
Company Name: *(if applicable)*	Trilogy Development, Inc.
Mailing Address:	9839 W. Cable Car Suite 101 Boise, ID 83709
Phone:	208-639-7293
Email:	shawn@trilogyidaho.com

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

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

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

Name:	Jonah B. Duncan, PE
Company Name: *(if applicable)*	Bailey Engineering
Mailing Address:	868 E. Riverside Drive Suite 120 Eagle, ID 83616

Phone:	208-938-0013	**Email:**	jduncan@baileyengineers.com

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

Name:	Kim Siegenthaler
Company Name: *(if applicable)*	Jensen Belts Associates
Mailing Address:	1509 Tyrell Lane Suite 130 Boise, ID 83706

Phone:	208-343-7175	**Email:**	kim@jensenbelts.com

IX. Applicant Acknowledgement

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

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

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

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

I certify that I am the:

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

Bonnie Layton _____ 9/4/26 _____

Applicant / Applicant's Representative Printed Name Date

_____

Applicant / Applicant's Representative Signature

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SUBDIVISION PRELIMINARY PLAT CHECKLIST

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

SECTION I

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

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SECTION II

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

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

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

SECTION III

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

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

SECTION IV

GENERAL PROJECT INFORMATION

Type of land uses within subdivision:	Residential only Commercial only Industrial only Mixed-use *(mix of residential and non-residential uses)*
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	Yes No *If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?* Yes No
Will the subdivision be phased?	Yes No If yes, how many phases are proposed?
Development timeline for full build out?	3 phases of construction likely over a 10 year period depending on market conditions

LAND USE AND ZONING INFORMATION

	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	R-1	N2	Agricultural
Proposed (Subject Property)	R-2	N2	Residential
North of Site	R-1	N2	Agricultural
South of Site	R-1 / AG	N3	Residential and school
East of Site	R-2	N2	Residential
West of Site	R-1	N2	Residential

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PROJECT SPECIFIC INFORMATION

	Number of Lots	Acres	Percent of "Net" Acres *Net acreage is the total acreage minus any public streets and public rights of way*
Residential Lots	127	13.10	74.10
Commercial Lots	0		
Industrial Lots	0		
Common Lots	15	4.5	25.45

EXISTING AND PROPOSED BUILDING DATA

	# of EXISTING buildings	# of PROPOSED buildings	# of EXISTING dwelling units	# of PROPOSED dwelling units	Max. Building Height	Total GROSS square footage of buildings
Residential:						
Single-family (detached) homes	0	127	0	127	per code	TBD
Townhomes						
Two-family *(duplex)*						
Three-family residential *(triplex)*						
Four, five and six family *(fourplex, fiveplex, and sixplex)*						
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)

Dwelling units per gross acre (Density):	Max. Allowed	Proposed
	8	4.67
Total Open Space	% Required	% Proposed
	10	16.7
Total "Qualifying" Open Space	% Required	% Proposed
	10	11.21
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:	***Provide a description of the type of public amenities proposed***:	

LANDSCAPING AND PATHWAYS (CCC Chapter 10, Article 7)	
Landscaping: (*Please check all locations where landscaping will be provided)*	Parking lot Common areas Street landscape buffers Between different land uses Pathways Around building exterior Other _____
Major Pathways	*Describe location, width, and landscaping:*
Micro Pathways	*Describe location, width, and landscaping*
Public Pathways *(per Bicycles and Pathways Master Plan)*	*Describe location, width, landscaping, and any proposed fencing:*

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STREET LANDSCAPE BUFFERS (CCC 10-07-08)

Location *(Enter Street Name)*	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing *(in feet)*	# of Shrubs Proposed	Min. Shrub Spacing *(in feet)*
Marble Front Road	20'	20'	33	41	25'-35'	275	4'
Ware Road	10'	10'	42	33	25'-35'	219	4'
Ward Road	20'	20'	49	59	25'-35'	343	4'
Joplin Road	20'	40'	47	13	25'-35'	63	4'

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

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

PUBLIC SIDEWALKS

Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
Marble Front, Joplin and Ward Road	7'	7'	Meandering	Attached	Detached
Ware Road and all other local streets	5'	5'	Meandering	Attached	Detached
			Meandering	Attached	Detached
			Meandering	Attached	Detached

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION

Domestic Water:		Individual Domestic Well – How Many?
		Centralized Public Water System
		City Municipal Water System Connecting to city services at Joplin Road
		N/A
	Nearest Water Line Connection:	
Sewer (Wastewater):		Individual Septic
		City Municipal Sewer Connecting to city services at Marble Front Road
		N/A
	Nearest Sewer Line Connection:	
Irrigation:		Surface
		Irrigation Well
		Pressurized Connecting to P/I at Joplin Road
		Gravity
		N/A
	Nearest Irrigation Connection:	
	Irrigation District: Pioneer Irrigation District	

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Stormwater:		Swales Swales per plan
		Ponds
		Borrow Ditches
		Other, Explain:
Stormwater Management:	Does the site disturb one or more acres of land? Yes No	
Fire Suppression Water Supply Source:	City fire hydrants	
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	N/A	
Type of Site Access:		Street Frontage Street frontage
		Easement Easement Width: Instrument #
Street(s) Providing Access:	Ward, Ware, Joplin & Marble Front	
Will Secondary Access for Fire be Provided:		Yes Yes
		No
Internal Roads:		Public Internal roads will be public
		Private
		Internal Circulation
		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		There is a fairly steep slope from Marble Front up to the main elevation of the site, which will be landscaped.
Streams/Creeks?		x	
Unique Animal/Plant Life?		x	
Unstable Soils?		x	
Wildlife Habitat?		x	
Historic Buildings or Features?		x	

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Describe any other unique site characteristics:	

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

Bonnie Layton
Applicant / Applicant's Representative Printed Name

9/4/26
Date

Applicant / Applicant's Representative Signature

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REZONE CHECKLIST

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

SECTION 1: Filing Requirements

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

SECTION 2: Filing Fees

Refer to the Department fee list for most current fees.

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

SECTION 3: Submittal Documents

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

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

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☒ ***Legal Description and Exhibit.*** Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be stamped and certified by a land surveyor registered to the State of Idaho and shall be accompanied by an exhibit stamped and certified by a land surveyor registered in the State of Idaho. For multiple parcels with different zoning designations, the legal descriptions and exhibit shall indicate the area for each zone, along with the acreage and boundaries.

☒ ***Location / Vicinity Map.*** Showing the boundaries of the subject property with relation to nearby roadways and landmarks.

☒ ***Project Narrative.*** A detailed project narrative addressing the following:

- ☒ Description of overall proposed rezone and future development plan.
- ☒ Description of compliance with the City's Comprehensive Plan and Vision and compliance with zoning ordinances.
- ☒ Description of overall project benefits, the impacts on surrounding properties, and the mitigation of those impacts.

☒ ***Conceptual Development Plan*** (If the rezone request is not associated with a special use permit, planned unit development or subdivision plat request).

SECTION 4: Project Specific Details

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

SUBJECT SITE LAND USE AND LAND USE INFORMATION			
Existing Zoning Designation:	R-1		
Proposed Zoning Designation:	R-2		
Existing City Comprehensive Plan Future Land Use Designation:	Neighborhood 2		
Existing Land Use:	Agricultural		
Proposed Land Use:	Residential subdivision		

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SURROUNDING LAND USE AND ZONING INFORMATION			
	Existing Zoning Designation	**Existing City Comp Plan Designation**	**Existing Use of Site**
North of Subject Site:	R-1	N2	Agricultural
South of Subject Site:	R-1	N3	Residential, school
East of Subject Site:	R-2	N2	Residential subdivision
West of Subject Site:	R-1	N2	large lot / acreage

EXISTING UTILITIES, INFRASTRUCTURE AND PUBLIC SERVICES INFORMATION		
Type of Site Access:	☒	Street Frontage
	☐	Easement Easement Width: Instrument #
Street(s) Providing Access to Site:	Marble Front Road, Joplin Road, Ware Road, Ward Road	
Existing Domestic Water:	☐	Individual Domestic Well – How Many?
	☐	Centralized Public Water System
	☒	City Municipal Water System
	☐	N/A
	Nearest Water Line Connection: Joplin Road	
Existing Sewer (Wastewater):	☐	Individual Septic
	☒	City Municipal Sewer
	☐	N/A
	Nearest Sewer Line Connection: Marble Front Road	
Existing Irrigation:	☐	Surface
	☐	Irrigation Well
	☒	Pressurized
	☐	Gravity
	☐	N/A
	Nearest Irrigation Connection: Joplin Road	
	Irrigation District: Pioneer Irrigation District	
	☐	Caldwell School District

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School Districts Serving this Location:	☒	Vallivue School District
	☐	Nampa School District

CRITERIA FOR REZONE REQUEST
Please answer all of the questions below.
Please explain how the proposed zoning map amendment is consistent with the comprehensive plan's land use map, and the plan's established goals, objectives, and policies? Indicate which goals, objectives and policies it meets.
Please see the attached project narrative.
Please explain how the proposed map amendment is consistent with the purpose statement of the proposed zoning district as specified in Caldwell City Code.

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Please see the attached project narrative.

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

Please see the attached project narrative.

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

Please see the attached project narrative.

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

SECTION 5: PDF Formatting Requirements

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

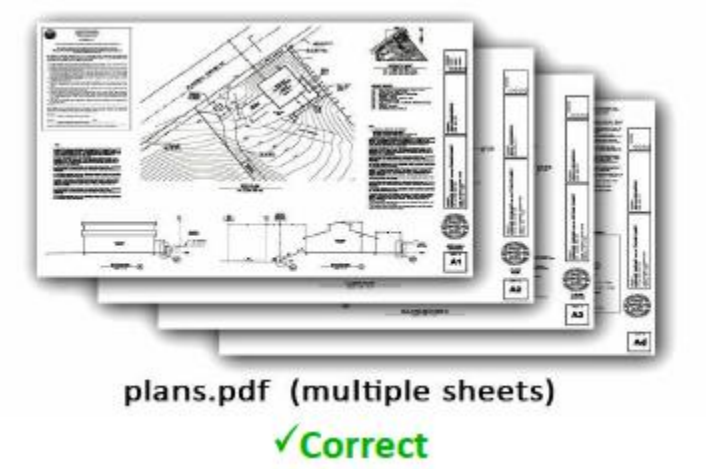
Layers: No multiple layers. Layers must be merged or flattened.

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

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

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

City of Caldwell
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Planning & Zoning Division
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Labeling: Each sheet of the plans must be labeled with the project name, contractor, and address of the subject site.

SECTION 6: Applicant Acknowledgement

☒ I acknowledge that all items on the checklist are included in the submittal package and that all documents have been named accordingly and submitted as single-sided, high-resolution pdf documents; and

☒ I acknowledge that I, the applicant, or my representative is responsible to attend all public hearings; and

☒ I acknowledge that applications are not deemed complete until the application has been submitted, all fees have been paid, and the application has been deemed accepted after completion of the prescreening process. This could impact neighborhood meeting deadlines and scheduling of public hearing dates.

☒ I acknowledge that I have read, understand, and am in compliance with all standards, terms, and requirements listed in Caldwell City Code; and

☒ I certify I am the:

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

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

Bonnie L. Layton
Applicant / Applicant's Representative Printed Name

9/1/26
Date

Bonnie Layton
Applicant / Applicant's Representative Signature

City of Caldwell

INVOICE

Permit #: SPP26-000019

Address: 0 MARBLE FRONT RD

Fee	Account Code	Amount
P&Z Fees - Preliminary Plat (Base Fee)	10180	2,688.00
P&Z Fees - Preliminary Plat (Add'l Fee of $20.00 per lot, to include common lots)	10180	2,840.00
Fire Fees - Preliminary Plat (Base Fee)	12512	254.10
Fire Fees - Preliminary Plat (Add'l Fee of $1.35 per lot to include common lots)	12512	191.70
Eng Fees - Preliminary Plat (Base Fee)	12511	708.37
Eng Fees - Preliminary Plat (Add'l Fee of $23.61 per lot to include common lots)	12511	3,352.62
Police - Plan Review	21022	90.00
TOTAL	****	**10,124.79**

City of Caldwell

INVOICE

Permit #: ZON26-000006

Address: 0 MARBLE FRONT RD

Fee	Account Code	Amount
P&Z Fees - Application Prescreening	10216	50.00
P&Z Fees - Rezone - 2 acres and More	10220	3,080.50
Fire Fees - Rezone - 50 acres or Less	22025	181.33
TOTAL	**?**	**3,311.83**

OwnerName	Address	City	State	ZipCode
ASUMENDI HOLDING LLC	5925 W FRANKLIN	MERIDIAN	ID	83642
OPEN DOOR RENTALS LLC	1977 E OVERLAND RD	MERIDIAN	ID	83642-6649
FOX JON AND EVELYN LIVING TRUST	11665 MARBLE FRONT RD	CALDWELL	ID	83605
KNUTZEN EGIL	20710 WARE RD	CALDWELL	ID	83605
WESTERN IDAHO COMMUNITY ACTION PROGRAMS INC	315 S MAIN ST	PAYETTE	ID	83661
PUGA RAYMOND	20527 WARD RD	CALDWELL	ID	83605
KIDWELL CARL D	20392 WARD RD	CALDWELL	ID	83605
JORDAN STEVEN L	20465 WARD RD	CALDWELL	ID	83605
NABEL HENRY	20499 WARD RD	CALDWELL	ID	83605
TOONE DONNA L REVOCABLE TRUST	20463 WARD RD	CALDWELL	ID	83605
BARTON COREY	1977 E OVERLAND RD	MERIDIAN	ID	83642
KB HOME IDAHO LLC	1299 N ORCHARD ST STE 201	BOISE	ID	83706
POWELL KYLE LOGAN	11369 SPRING FALLS DR	CALDWELL	ID	83605
KIMBRELL FAMILY TRUST	9637 W SPARKS LAKE CT	GARDEN CITY	ID	83714
GARTMAN STEPHEN RAY	11411 ASPEN HILL DR	CALDWELL	ID	83605
MCGOLDRICK SHANE ROBERT	11419 ASPEN HILL DR	CALDWELL	ID	83605
MEYET BRYCE	11425 ASPEN HILL DR	CALDWELL	ID	83605
SOLIS ADAM	11431 ASPEN HILL DR	CALDWELL	ID	83605
CRISWELL CHRISTOPHER	11437 ASPEN HILL DR	CALDWELL	ID	83605
JAMESON MARK AMON	11414 BARN RANCH ST	CALDWELL	ID	83605
OLIVER ANDREA LYNNE	11451 ASPEN HILL DR	CALDWELL	ID	83605
MANDALAY RANCH HOMEOWNERS ASSOCIATION INC	2318 S EAGLE RD	MERIDIAN	ID	83642
SPARLING CASEY DEAN	11445 ASPEN HILL DR	CALDWELL	ID	83605
GALLANT LLC	1702 E TRADITION LN	LAKE HAVASU CITY	AZ	86404
SALMON JOSHUA	11316 BARN RANCH ST	CALDWELL	ID	83605
RAMIREZ YOJHAN F OSMA	11330 BARN RANCH ST	CALDWELL	ID	83605
GOOD JOSEPH NOLAN	11348 BARN RANCH ST	CALDWELL	ID	83605
MOJICA CARLOS AND MARGARITA TRUST	11139 ROARING FORK ST	CALDWELL	ID	83605
DEVILLE KATELYNN MARIE	11380 BARN RANCH ST	CALDWELL	ID	83605
1999 BEST FAMILY TRUST	1303 COCHRAN DR	TRACY	CA	95377
CAMPBELL DAVID	11402 BARN RANCH ST	CALDWELL	ID	83605
GARCIA JEFFRIE MARCOS	11434 ASPEN HILL DR	CALDWELL	ID	83605
AHERN AUSTIN THOMAS JR	11375 SPRING FALLS DR	CALDWELL	ID	83605
JORDAN TAYLOR LEE	11381 SPRING FALLS DR	CALDWELL	ID	83605
HARBER ORVAL DUANE	11440 ASPEN HILL DR	CALDWELL	ID	83605
ARRUDA KEITH TERRAL	11410 ASPEN HILL DR	CALDWELL	ID	83605
GONZALEZ MARTIN MOSQUEDA	11422 ASPEN HILL DR	CALDWELL	ID	83605
LEATHEROW DARLA JANE	11351 BARN RANCH ST	CALDWELL	ID	83605
DICKISON DENNIS RAY	11363 BARN RANCH ST	CALDWELL	ID	83605
BONZ KRISTIN	11284 OVERHANG ST	CALDWELL	ID	83605
JIMENEZ FRANCISCO	11296 OVERHANG ST	CALDWELL	ID	83605
ARRASMITH PAIGE	11308 OVERHANG ST	CALDWELL	ID	83605
HAMRICK RICHARD	11320 OVERHANG ST	CALDWELL	ID	83605
BONDS RYLIE	11332 OVERHANG ST	CALDWELL	ID	83605
MARSH JON P	11343 OVERHANG ST	CALDWELL	ID	83605
WISMER JAMES	11295 OVERHANG ST	CALDWELL	ID	83605
FRITZ KARL	11283 OVERHANG ST	CALDWELL	ID	83605
OLVERA SAMMUEL	11307 OVERHANG ST	CALDWELL	ID	83605
RIBORDY SHELBY RENEELYNN	11331 OVERHANG ST	CALDWELL	ID	83605
WHITTINGTON FAMILY TRUST	11319 OVERHANG ST	CALDWELL	ID	83605
COMER MATTHEW M	11312 TRESTLE ROCK ST	CALDWELL	ID	83605
KEELY SAMUEL A	11304 TRESTLE ROCK ST	CALDWELL	ID	83605
OWEN KENNETH	11324 TRESTLE ROCK ST	CALDWELL	ID	83605

Layton
Planning & Consulting, LLC

September 17, 2026

RE: Foxhunt Subdivision
0 Marble Front Road, Caldwell, Idaho - Parcel No. R3411201000
Neighborhood Meeting Notice for a Rezone and Preliminary Plat Request

Dear Neighbor,

You are invited to a neighborhood meeting to discuss our proposed request for a Rezone and Preliminary Plat application for the above referenced parcel.

Currently this property is in the city limits of the City of Caldwell, has a Future Land Use Map (FLUM) designation of N2 and is zoned R-1. At this time, we are proposing a rezone to R-2, consistent with the Future Land Use Map and Comprehensive Plan. In addition to the Rezone request, we will be submitting a Preliminary Plat application for a 127-lot residential subdivision. This is a follow up meeting to the previous meeting held in May of this year and is not a public hearing. The plan has not substantially changed, and this additional neighborhood meeting is being held to meet the City of Caldwell's subdivision code requirements.

Meeting Date: October 5, 2026
Meeting Time: 6:30pm
Meeting Location: Caldwell Public Library – Idaho Room, 1010 Dearborn Street, Caldwell, ID

If you would like to contact me ahead of the meeting, please feel free to reach out at *208-724-2624* or bonnie@laytonplanning.com

Thank you,

Bonnie Layton

3324 W. Catalina Lane, Boise, ID 83705 ● Phone: 208-724-2624 ● Email: bonnie@laytonplanning.com

Foxhunt Subdivision

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: 6:30 pm

End Time of Neighborhood Meeting: 7:15 pm

Those in attendance please print your name and address.

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

	PRINTED NAME		ADDRESS, CITY, STATE, ZIP
1.	Evelyn Fox	631-0782	11665 Marble Front Rd Caldwe
2.	Jon Fox	208-63	11665 Marble Front Rd Caldwell Id
3.	Donna L. Toone	208-899-5974	20463 Ward Rd Caldwell, Id 83605
4.	Erica Nabre	208-409-6618	20499 Ward Rd. Caldwell 83605
5.	Karen Knutzen	332-2433	20710 Ware Rd Caldwell 83605
6.	Egil Knutzen	253	20710 Ware Rd Caldwell 83605
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			

NEIGHBORHOOD MEETING CERTIFICATION:

#2

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: Rezone to R2 and preliminary plat for 127 Single family detached homes.

Date of Round Table meeting: 3/5/26

Notice sent to neighbors on: 9/17/26

Date & time of the neighborhood meeting: 10/5/26 6:30pm

Location of the neighborhood meeting: Caldwell Public Library Idaho Room, 1010 Dearborn Street

Developer/Applicant:

Name: Bonnie Layton

Address, City, State, Zip: 3324 W. Catalina Lane, Boise

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 10/6/26

Layton
Planning & Consulting, LLC

September 1, 2026

Ms. Katie Wright
Planning & Zoning Department
205 S 6th Avenue
Caldwell, ID 83605

sent via email

RE: Foxhunt Subdivision – Rezone and Preliminary Plat Applications
Parcel No. R3411201000

Dear Ms. Wright,

On behalf of Open Door Rentals, LLC and Trilogy Development, Inc. we are submitting our formal request for a Rezone and Preliminary Plat for the above referenced parcel. The project encompasses approximately 27.18 acres and is proposing a total of 127 single family detached residential dwelling units consistent with the dimensional lot standards for the R2 zoning district. The plan provides an overall density of 4.67 du/acre which is well within the allowed density range found in the comprehensive plan where up to 8 dwelling units per acre is permitted. In addition to the residential lots, we are proposing 3.05 acres (11.21%) qualified open space, exceeding the minimum percentage (10%) required by code. Open space amenities proposed include a fenced dog park, shade structure, and walking paths that provide connectivity throughout the project. At this time, Foxhunt Subdivision is anticipated to be built in three (3) phases and is anticipated to be built out over the next decade. Also critical to this project is the extension of Ward Road running north-south through our site and where a main sewer

REZONE REQUEST

The property was previously annexed into the City of Caldwell twenty years ago with an R-1 zoning designation. Since that time the city has updated it comprehensive plan, future land use map, and zoning code several times. The most recent update to the Comprehensive Plan and Future Land Use Map designates this area of the city as Neighborhood 2, which supports higher intensity zoning designations of R-2, C-1, P-D in addition to the current designation of R-1. Therefore, our request to rezone the property to an R-2 zoning designation is permissible per the Comprehensive Plan and Future Land Use Map and supports the growth strategy outlined in the Comprehensive Plan for the Neighborhood 2 land use designation.[1]

[1] *"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*

Comprehensive Plan Goals and Policies Analysis

Per the city's application requirements, we are providing the following information on how our plan is consistent with the Comprehensive Plan's goals, objectives, and policies.

Chapter 3: A Connected Community – Goals and Policies

1. *Provide For the Efficient and Cost-Effective Movement of People and Goods.*

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. Our project will extend services to and through our site, make required right-of-way improvements along our frontages at Ware Road, Marble Front Road and the newly expanded Ward Road. We will comply with building all required improvements and/or upgrades identified in the Traffic Impact Study and those by the Engineering and Public Works staff per our proportionate share for water and wastewater as well as pressurized irrigation. At building permit, we will also be paying impact fees as required by city code.

1.2 Design local and collector streets in a manner that provides good circulation as well as connections to adjacent developments. We have worked with city staff and other local agencies to ensure that our plans include the appropriate right-of-way width, designed the roadway sections per the specified requirements, and will provide other traffic safety measures such as turning lanes as required.

1.4 Connect residential developments with existing streets and require future connections to the City's planned street system. Our plan complies with this requirement with a stub street to an adjacent property along with the development of primary roadways that will provide connectivity for residents in the surrounding area.

1.8 *Provide traffic signals and/or roundabouts at major intersections.* We have worked with staff to develop a study scope and completed a Traffic Impact Study which identifies several future improvements that will be required at various intersections.

2. *Protect the Function of Arterial Corridors.*

2.2 Create alternative access points when developing property along principal arterial and collector roadways, to minimize direct access driveways wherever possible. We are proposing only one access point from Ware Road, one from Joplin Road and one from Marble Front Road into our project. Four access points along Ward Road are spaced appropriately in accordance with its function as a north south collector.

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intersections of arterial and major collector roads but should be highly accessible to surrounding residential areas." – See Caldwell Comprehensive Plan: Guiding Growth, Embracing Tomorrow, page 25.

2.3 Provide adequate right-of-way for future arterial highway needs and preserve roadway corridors as development occurs. Our project is providing all necessary right-of-way widths and landscape buffers along Ward Road, Joplin Road, Ware Road and Marble Front Road as required by the city.

2.4 Enhance corridors to support multimodal transportation, including biking, walking, public transit, and car travel. We are improving our property frontages in accordance with standards required by the city.

4. *Ensure Safe, Comfortable, and Accessible Pathways for Pedestrians, Cyclists, and Other Non-Motorized Users.*

4.1 Require new residential development to incorporate safe and interconnected bicycle and pedestrian pathways. Our project includes several pathways throughout the project to connect parks and provide for more open space for residents to recreate. This is in addition to the sidewalks required on all public streets and the frontage improvements previously described.

4.2 Develop a continuous sidewalk network with enhanced crosswalks to safely connect residents to nearby destinations such as schools, parks, shopping areas, and other community amenities. Our project includes all required sidewalks and provides connections to any existing sidewalks.

4.5 Improve and maintain bicycle infrastructure, including dedicated bike lanes, sharrows, multi-use pathways, separated/protected facilities, bike racks, and signage. Our project includes pathways and will provide any other improvements as required by code.

4.6 Implement traffic calming measures and improve crosswalks to enhance pedestrian safety. Our project meets all standards as required by city code.

6. *Prioritize Public Safety in Transportation Infrastructure and Design.*

6.1 Require access for emergency vehicles and responders in all new developments. Our project meets this standard.

6.2 Develop new neighborhoods with proper ingress/egress for emergency vehicles, including secondary routes, adequate street widths, and turning spaces. Our project meets these standards.

6.3 Ensure that street, parking, and driveway designs are adequately sized to accommodate the turning radius of public safety equipment. Our project meets these standards.

6.4 Install appropriate lighting on all roadways and pathways. Our project meets these standards.

Given the project is in close proximity to Middleton Road and (a north-south principal arterial) along with Marble Front Road, Joplin Road and Ward Road (a north-south collector cutting through the project), the proposed rezone request will allow for suitable access and improve

safety for current and future residents to and from the area and will adequately support the number of homes we are proposing.

Chapter 6: Quality Neighborhoods to Call Home – Goals and Policies

1. *Diversify Housing Options to Accommodate Varying Household Incomes, Lifestyles, and Sizes, Promoting Inclusivity and Affordability.*

   1.1 Allow a mix of housing types and densities within all neighborhoods, such as duplexes, townhouses, cottage communities, and other types as appropriate. With the rezone request to R-2 our project will be able to provide for a different lot size option as compared to the new construction just to our east and southeast. As proposed, this community will allow for a more attainable home price point and appeals to a segment of the population looking to maximize their buying power and minimize yard maintenance.

   1.3 Support higher density residential development near downtown, commercial centers, mixed-use areas, and along transit corridors. This goal supports our rezone request and proposed project as it is less than half a mile from Middleton Road, a principal arterial that is planned as a major north-south connection in the city.

2. *Create Distinct and Inclusive Neighborhoods With a Focus On High-Quality Design, Connectivity, and Livability.*

   2.1 Discourage monotonous housing developments, both in architectural style and in housing type. Our project provides for a different lot size and housing type than what is in adjacent communities.

   2.2 Encourage detached sidewalks and healthy tree canopies along residential streets. Our project complies with city standards for street sections and landscape buffers.

   2.3 Integrate neighborhood amenities such as parks, community centers, branch libraries, and schools to create neighborhood identity. Our project includes a number of walking paths, open spaces and parks for the residents to enjoy. We will also be providing a fenced dog park for residents along with other amenities such as a shade structure and benches as required by city code.

   2.5 Increase neighborhood access and resident mobility with off-street pedestrian paths and stub streets for future road connections. Our project complies with this goal as previously discussed.

3. *Concentrate Development Closer to The City's Core and Preserve a Rural Transition at the City's Western and Northern Boundaries.*

   3.1 Focus high-density residential development in areas with adequate services and near commercial centers. Our project is located near the Highway 20/26 commercial corridor identified on the Future Land Use Map. Adequate services are

in the area and any proportionate share of upgrades needed to those systems will be completed with this project.

3.2 Promote infill housing developments to maximize existing infrastructure and slow the loss of open space. This property was annexed into the city approximately 20 years ago. While it has remained an agricultural use since that time, the city and surrounding area has developed out over the years, making this the right time and place to develop this project.

3.4 Develop lower-density residential neighborhoods adjacent to rural and agricultural lands. The Neighborhood 2 Future Land Use Map designation extends north, east and west of our project, all the way to the Area of City Impact Boundary. South of our project site the Future Land Use Map has the Neighborhood 3 designation. Our rezone request to R-2 and proposed project is in the middle range of allowed density (4.67 du/acre) for the Neighborhood 2 designation (2-8 du/acre), is consistent with, and therefor is supported by the city's Comprehensive Plan.

With the rezone to R-2 the project will be able to offer a different lot and home size in the immediate area to help make housing more affordable and attainable to residents in Caldwell. The requested rezone will help "accommodate housing variety for all stages of life, connect the community, and provide amenities for a healthy lifestyle" as highlighted in the Comprehensive Plan and provide housing near major employments areas and commercial corridors.

PRELIMINARY PLAT

Our project 127 single family detached homes that we anticipate to be both one and two stories. The community will comply with all dimensional and bulk standards found in the city's zoning code for the R-2 zoning district. As previously mentioned, we are providing all required right-of-way improvements and exceed the open space required by city code. The development of this project is very timely as we have coordinated with city staff for a new 24" sewer trunk line to be installed with Ward Road.

As always, we have appreciated staff's time and assistance. Should you have any questions, please do not hesitate to contact me at 208-724-2624.

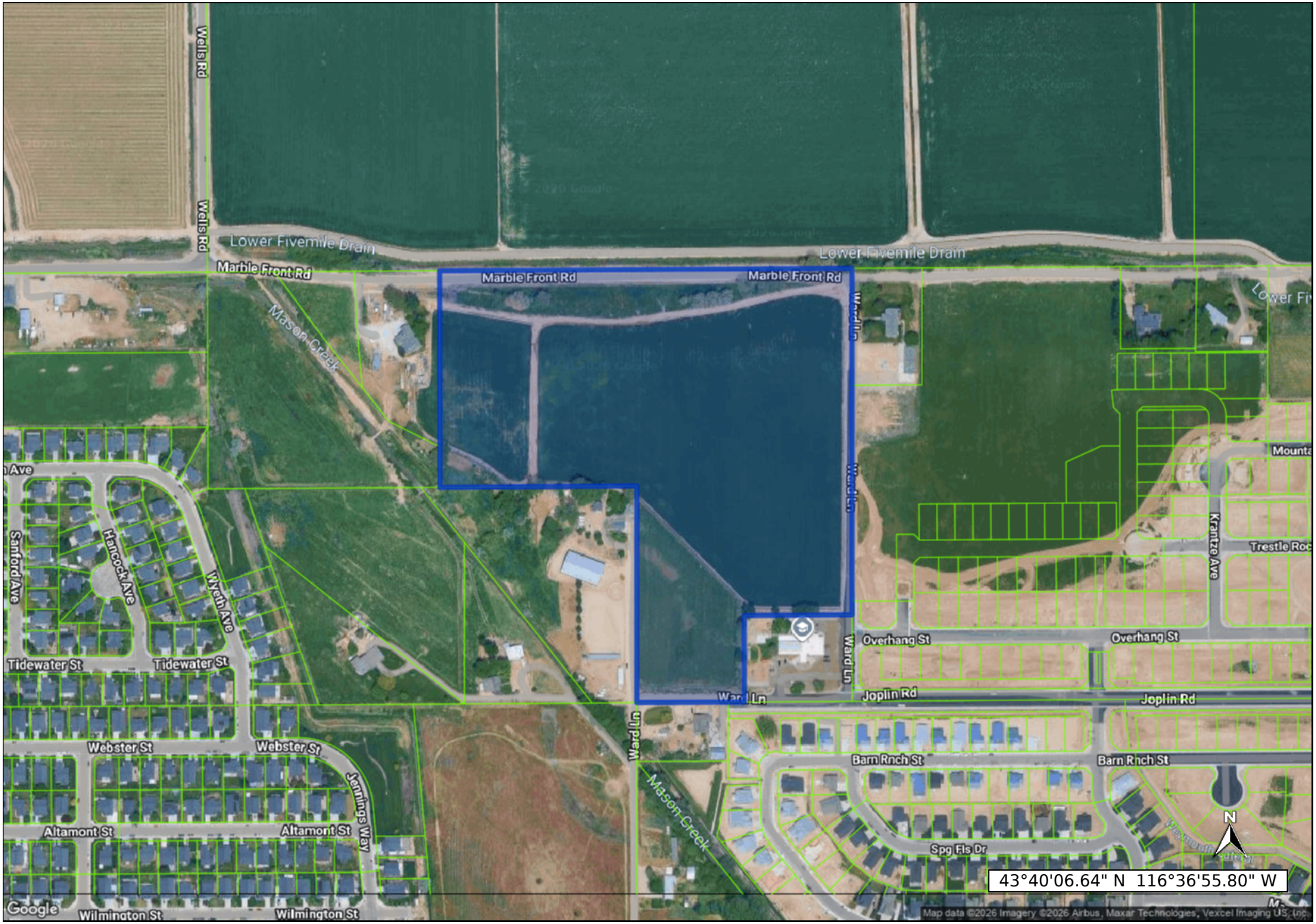
Kind regards,



enclosures

Fox Subdivision

Parcel No. R3411201000

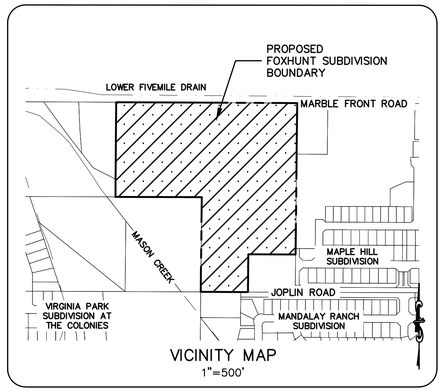


Feb 23, 2026 - landproDATA.com
Scale: 1 inch approx 400 feet

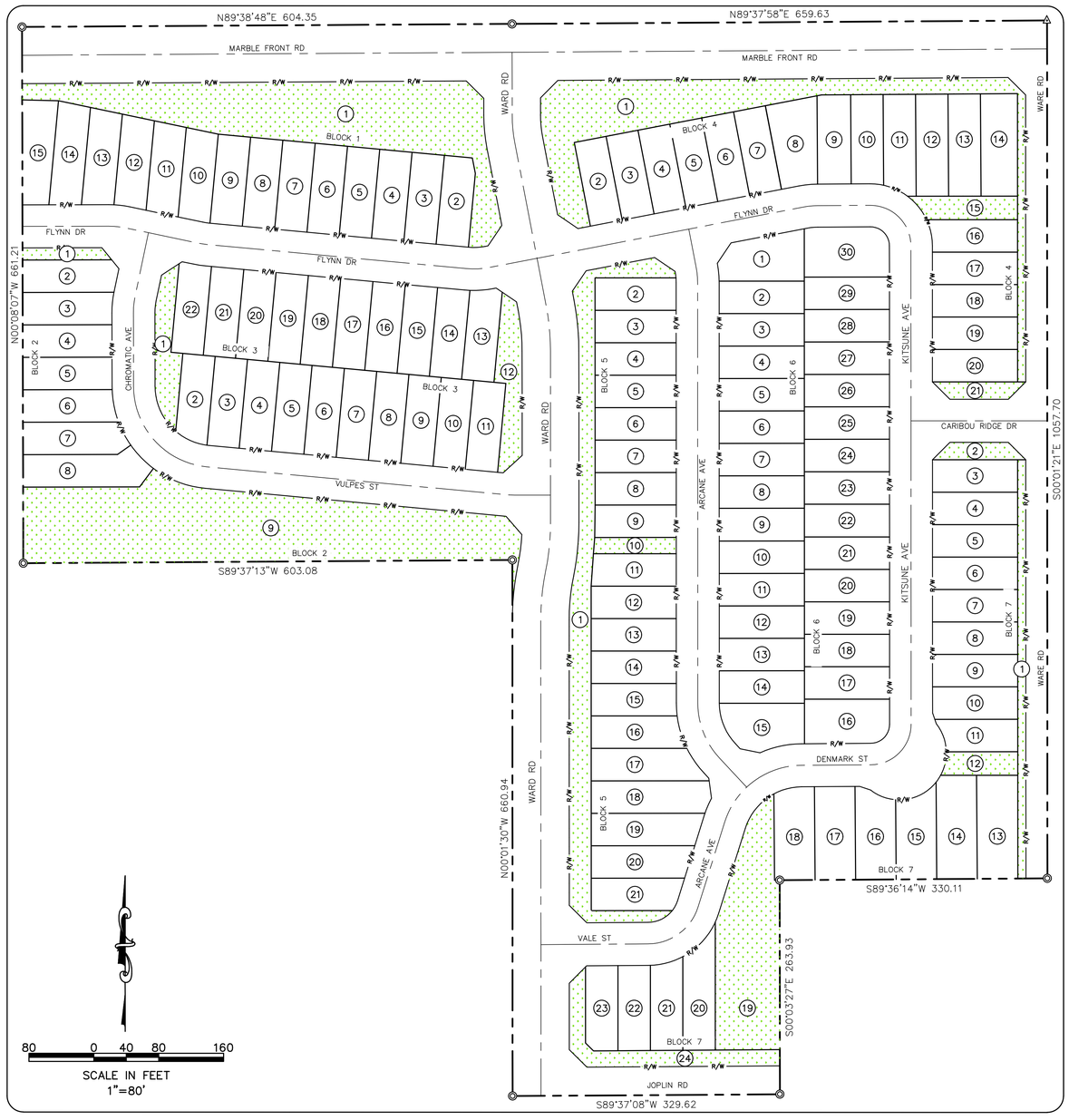
The materials available at this website are for informational purposes only and do not constitute a legal document.

PRELIMINARY PLAT FOR
FOXHUNT SUBDIVISION

LOCATED IN THE N 1/2 OF THE SE 1/4 OF THE NW 1/4,
AND THE W 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19,
T.4N., R.2W., B.M., CALDWELL, CANYON COUNTY, IDAHO
2026



VICINITY MAP
1"=500'



LEGEND

BOUNDARY	
LOT LINES	
CENTER LINE	
RIGHT OF WAY	R/W R/W
COMMON LOT	
BLOCK NUMBER	BLOCK #
STREET NAME	STREET DR
LOT NUMBER	1
CALCULATED POINT, NOTHING FOUND OR SET	△
FOUND 5/8" IRON PIN WITH PLASTIC CAP	◎

PRELIMINARY PLAT DATA

RESIDENTIAL AREA

CURRENT ZONING	R1
PROPOSED ZONING	R2
BUILDABLE LOT AREA	13.10 ACRES
COMMON AREA	4.50 ACRES
ROW AREA	9.5 ACRES
TOTAL AREA	27.18 ACRES

OVERALL LOT DATA

RESIDENTIAL LOTS	127
COMMON LOTS	15
TOTAL LOTS	142
MINIMUM PROPERTY SIZE	3,735 SF.
AVERAGE PROPERTY SIZE	4,500 SF.

DENSITY

GROSS DENSITY	4.67 UNITS/ACRE
NET DENSITY	9.69 UNITS/ACRE

SITE DETAILS

SEWER	CALDWELL
WATER	CALDWELL
SCHOOL DISTRICT	770 VALLIVUE SCHOOL DIST #139
IRRIGATION	PIONEER IRRIGATION DISTRICT
COLLEGE DISTRICT	775 COLLEGE OF WESTERN IDAHO
HIGHWAY DISTRICT	700 HIGHWAY DISTRICT #4 IN CALDWELL

ENGINEER
JONAH B. DUNCAN, P.E.
BAILEY ENGINEERING
868 E RIVERSIDE DR, SUITE 120
EAGLE, ID 83616
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PLANNER
BONNIE L. LAYTON
LAYTON PLANNING & CONSULTING, LLC
EMAIL: BONNIE@LAYTONPLANNING.COM
CELL: 208-724-2624

OWNER
OPEN DOOR RENTALS LLC
1977 E OVERLAND RD
MERIDIAN, ID 83642

DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST
BOISE, ID 83709
CONTACT: SHAWN BROWNLEE
(208) 895-8858

SURVEYOR
IDAHO SURVEY GROUP LLC,
9955 W EMERALD ST
BOISE, ID 83704
(208) 845-8570

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PROFESSIONAL ENGINEER REGISTERED 20218 STATE OF IDAHO JONAH B. DUNCAN

NOT FOR CONSTRUCTION

CHECKED BY:
JONAH B. DUNCAN P.E.
DRAWN BY:
JOM

REVISED

PRELIMINARY PLAT COVER SHEET
FOXHUNT SUBDIVISION
TRILOGY DEVELOPMENT

DATE:
05-25-2026
PROJECT:
C2023-010

SHEET
PP 1.1



SETBACKS	
LOCAL STREET	22'
INTERIOR SIDE	5'
STREET SIDE	15'
REAR	15'

OPEN SPACE SUMMARY			
BLOCK # / LOT #	USE	AREA (SF)	AREA (ACRES)
BLOCK 1 / LOT 1	BUFFER	38,503	0.88
BLOCK 2 / LOT 1	BUFFER	1,558	0.04
BLOCK 2 / LOT 9	COMMON	49,432	1.14
BLOCK 3 / LOT 1	BUFFER	4,752	0.11
BLOCK 3 / LOT 12	BUFFER	5,511	0.13
BLOCK 4 / LOT 1	BUFFER	29,797	0.68
BLOCK 4 / LOT 15	COMMON DRIVE	3,535	0.08
BLOCK 4 / LOT 21	BUFFER	2,010	0.05
BLOCK 5 / LOT 1	BUFFER	22,058	0.51
BLOCK 5 / LOT 10	COMMON	2,034	0.05
BLOCK 7 / LOT 1	BUFFER	5,163	0.12
BLOCK 7 / LOT 2	BUFFER	2,010	0.05
BLOCK 7 / LOT 12	COMMON DRIVE	2,881	0.06
BLOCK 7 / LOT 19	COMMON	20,072	0.46
BLOCK 7 / LOT 24	BUFFER	6,879	0.16
		TOTAL	4.50

LEGEND

BOUNDARY	
LOT LINES	
CENTER LINE	
RIGHT OF WAY	R/W
COMMON LOT	
BLOCK NUMBER	BLOCK #
STREET NAME	STREET DR
LOT NUMBER	(1)
SQUARE FOOTAGE	#,### SF.
ACREAGE	#.### AC.
CALCULATED POINT, NOTHING FOUND OR SET	△
FOUND 5/8" IRON PIN WITH PLASTIC CAP	◎

PRELIMINARY PLAT NOTES

1. DEVELOPMENT IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF CANYON COUNTY IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT AS MODIFIED BY THE APPROVED PUD.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
3. IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. IRRIGATION WATER WILL BE PROVIDED BY PIONEER IRRIGATION DISTRICT.
4. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
5. RESTRICTIVE COVENANTS AND CONDITIONS RECORDED IN CONJUNCTION WITH THE FINAL PLAT WILL BE IN EFFECT FOR THIS SUBDIVISION.
6. DIRECT LOT OR PARCEL ACCESS TO WARD ROAD, WARE ROAD, JOPLIN ROAD AND MARBLE FRONT ROAD ARE PROHIBITED.
7. LOT 15, BLOCK 4 AND LOT 12, BLOCK 7 ARE SHARED PRIVATE DRIVEWAYS AND SUBJECT TO A BLANKET UTILITY EASEMENT FOR THE CITY OF CALDWELL FACILITIES, PRESSURE IRRIGATION, STORM DRAINAGE, AND PUBLIC UTILITIES. ADJACENT LOT OWNERS WITHIN THIS SUBDIVISION HAVE THE PERPETUAL RIGHT OF INGRESS AND EGRESS OVER SAID LOTS AND SAID PERPETUAL EASEMENT SHALL RUN WITH THE LAND. MAINTENANCE FOR SAID LOTS WILL BE PROVIDED FOR IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION. THE RESTRICTIVE COVENANT FOR MAINTENANCE OF THE SHARED PRIVATE DRIVEWAYS CANNOT BE MODIFIED AND THE HOMEOWNERS ASSOCIATION CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF CALDWELL. SAID LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. LOT 1, BLOCK 1, LOTS 1 AND 9, BLOCK 2, LOTS 1 AND 12, BLOCK 3, LOTS 1 AND 21, BLOCK 4, LOTS 1 AND 10, BLOCK 5, LOTS 1, 2, 19, AND 24, BLOCK 7 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. FRONT, REAR, AND SIDE YARD EASEMENT LOCATIONS AND WIDTHS SHALL BE DETERMINED WITH THE FINAL PLAT.

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EAGLE, ID 83616

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NOT FOR CONSTRUCTION

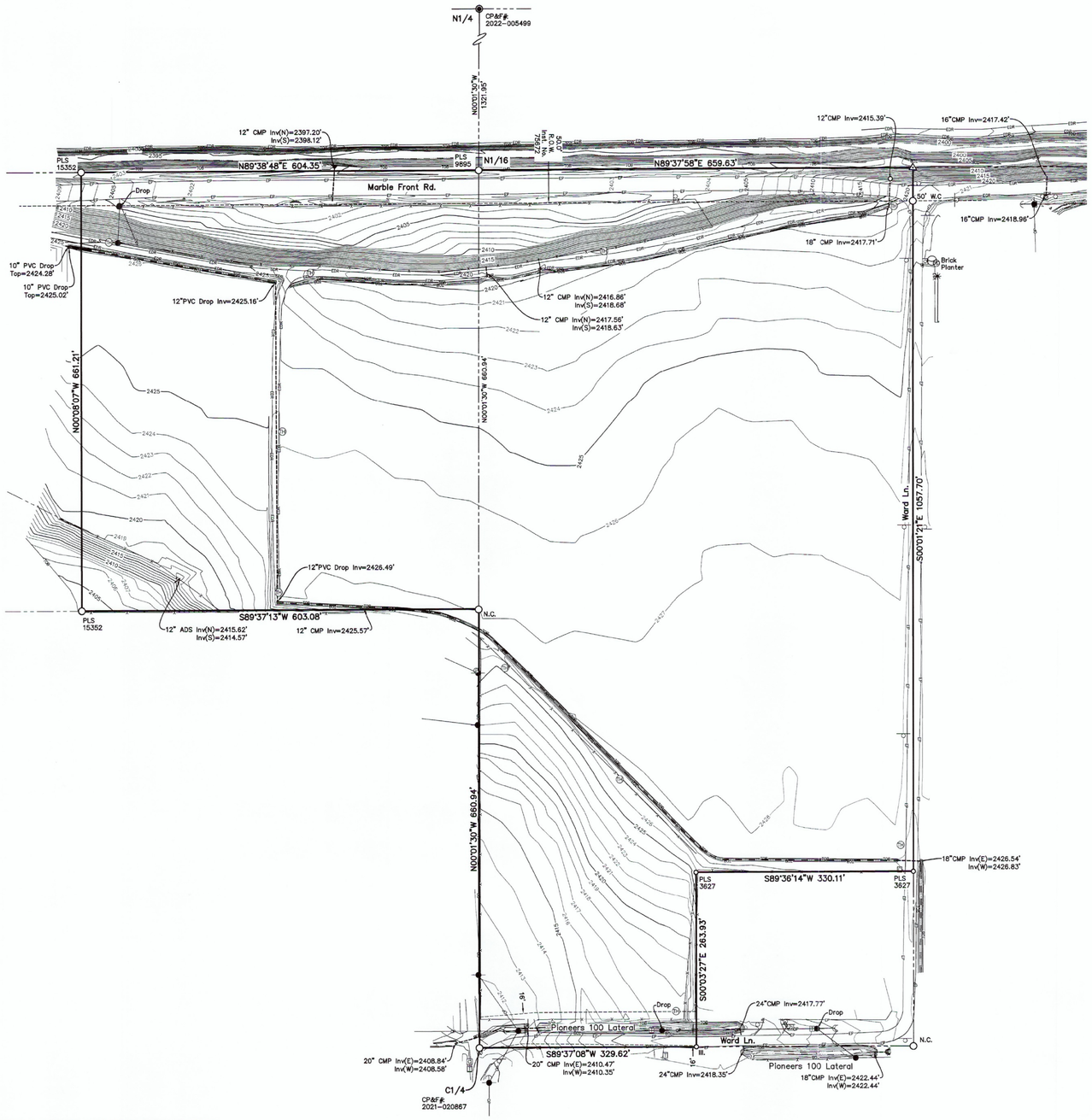
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DRAWN BY: JDM

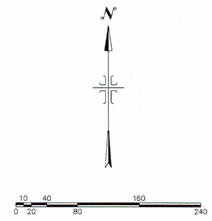
REVISED

PRELIMINARY PLAT LAYOUT
FOXHUNT SUBDIVISION
TRILOGY DEVELOPMENT

DATE: 05-25-2026
PROJECT: C2023-010

SHEET PP 1.2





Legend

- Found 1/2" Iron Pin, as Noted
- Found 5/8" Iron Pin, as Noted
- Found Aluminum Cap Monument
- Calculated Point, Nothing Found or Set
- Set Bench Mark
- Power Pole
- Guy Wire Anchor
- Power Junction Box
- Power Meter
- Telephone Junction Box
- Cable TV Box
- Area Light
- Traffic Sign
- Mail Box
- Water Spigot
- Test Hole
- Property Boundary Line
- Parcel Line
- Tie Line
- Section Line
- Easement Line
- Fence
- Edge of Dirt Road
- Edge of Gravel Road
- Edge of Pavement
- Subsurface Pipe
- Overhead Power Line
- Underground Power Line
- Telephone Line
- Fiber Optics Line
- Irrigation Line
- Bottom of Ditch
- Top of Bank

PROFESSIONAL LAND SURVEYOR
LICENSED
11779
5/5/2023
STATE OF IDAHO
SCOTT M. McCAMMON

Utility Warning

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Notes

The Pioneers 100 Lateral has a 16' Easement from the Top of Bank on boths sides, as shown. Per, Curt at Pioneer Irrigation district on 10/3/23 at 12:02pm.

These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Idaho Survey Group, LLC.

P:\Marble Front-Fox 23-235\dwg\23235 Topo.dwg 10/5/2023 8:36 PM

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
PH. (208) 846-8570
FAX (208) 884-5399
WWW.IDAHOSURVEY.COM

Marble Front – Fox

Topographic Survey

Located in the N1/2 of the SE1/4 of the NW1/4 and the W1/2 of the SW1/4 of the NE1/4 of Section 19, T.4N., R.2W., B.M., City of Caldwell, Canyon County, Idaho.

Drawn:	CMCCAMMON	Checked:	CMM	Job No.	Sheet No.
Date:	10/5/2023	Date:	10/5/2023	23-235	1 of 1

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PROFESSIONAL ENGINEER
REGISTERED
20218
STATE OF IDAHO
JONAH B. DUNCAN

NOT FOR CONSTRUCTION

CHECKED BY:
JONAH B. DUNCAN P.E.
DRAWN BY:
JOM

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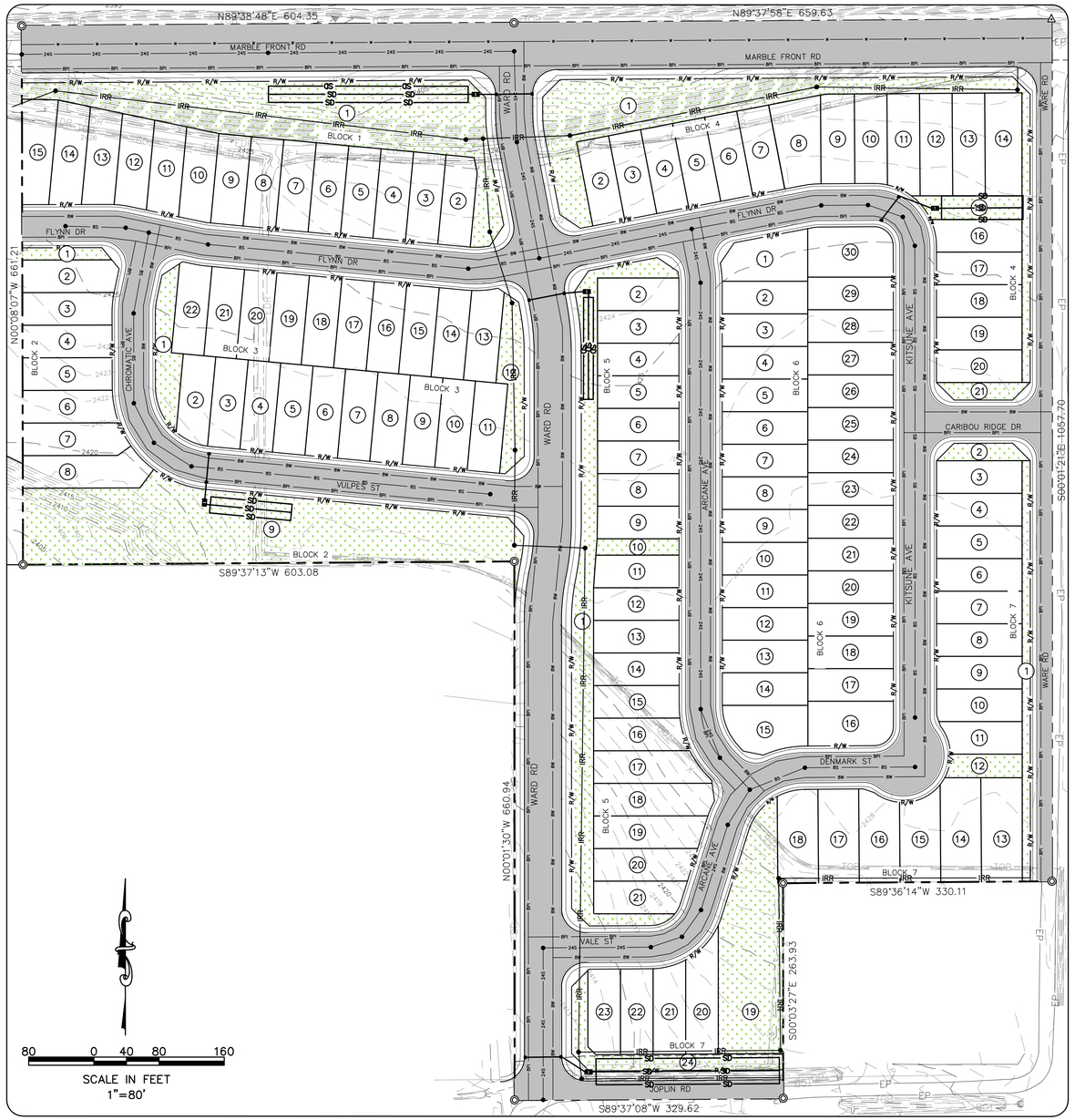
EXISITNG SITE TOPOGRAPHY
FOXHUNT SUBDIVISION
TRILOGY DEVELOPMENT

DATE:
05-25-2026
PROJECT:
C2023-010

SHEET
PP 1.3

PRELIMINARY ENGINEERING NOTES

1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY CITY OF CALDWELL.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF CALDWELL VIA A 24" TRUNK LINE. LOCATION TO BE DETERMINED AT A LATER DATE.
3. ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF BOISE REQUIREMENTS.
4. ALL PRIVATE DRIVEWAYS (LOT 15, BLOCK 3 AND LOT 12, BLOCK 7) SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DESIGNED TO CALDWELL STANDARDS. ALL STREETS NOT LOCATED WITHIN A COMMON LOT SHALL BE DEDICATED TO CALDWELL. SEE THE PRELIMINARY STREET SECTIONS, SHEET PP 1.5.
5. STORM DRAINAGE FROM THE PRIVATE ALLEYS AND DRIVEWAYS SHALL BE COLLECTED AND ROUTED TO STORMWATER RETENTION FACILITIES THAT MEET CITY OF CALDWELL STANDARDS. THE TYPE, SIZE, AND LOCATION OF THE STORMWATER RETENTION FACILITIES WILL BE DETERMINED DURING FINAL DESIGN.
6. PRESSURE AND GRAVITY IRRIGATION IMPROVEMENTS SHALL BE DETERMINED DURING FINAL DESIGN.
7. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD CALDWELL CONSTRUCTION NOTES: WATER; DRAINAGE; SEWER; AND PRESSURE IRRIGATION.



LEGEND

- BOUNDARY
- CURB GUTTER & SIDEWALK
- PRESSURE IRRIGATION (BPI)
- RIGHT OF WAY (R/W)
- 24" SEWER LINE (24S)
- 8" SEWER LINE (8S)
- STORM DRAIN LINE (SD)
- 8" WATER LINE (8W)
- STREET NAME (STREET DR)
- COMMON LOT
- DRAINAGE AREA
- SAND AND GREASE TRAP
- MANHOLE

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EAGLE, ID 83616
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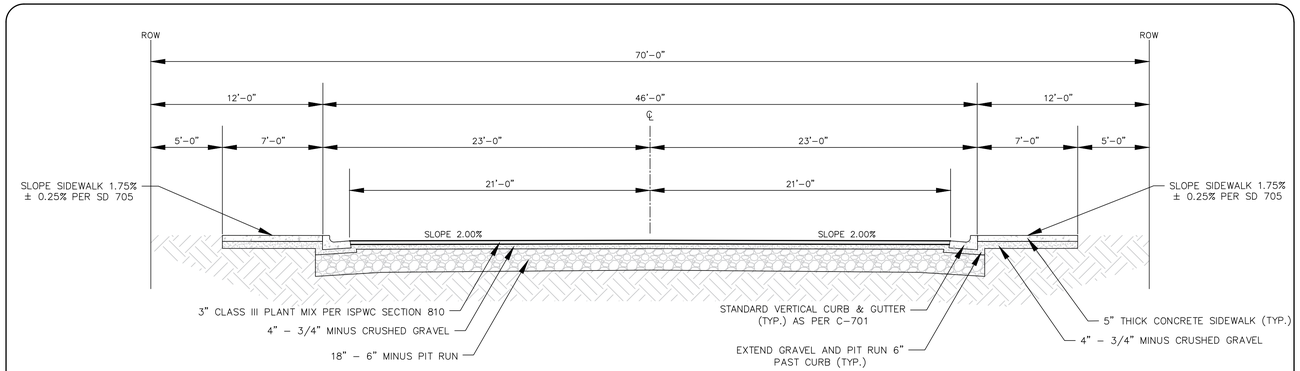
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DRAWN BY: JDM

REVISED

PRELIMINARY ENGINEERING
FOXHUNT SUBDIVISION
TRILOGY DEVELOPMENT

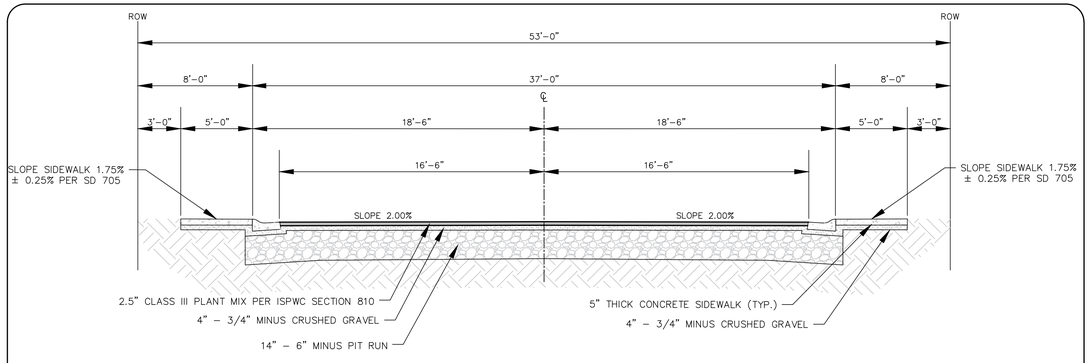
DATE: 05-25-2026
PROJECT: C2023-010

SHEET PP 1.4



70' RIGHT-OF-WAY TYPICAL FULL SECTION
(JOPLIN*, MARBLE FRONT, AND WARD)
SCALE 1" = 5'

*INDICATES HALF SECTION



53' RIGHT-OF-WAY TYPICAL FULL SECTION
(WARE*, FLYNN, CHROMATIC, VULPES, ARCANE, KITSUNE, CARIBOU, DENMARK, AND VALE)
SCALE 1" = 5'

*INDICATES HALF SECTION

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PROFESSIONAL ENGINEER
REGISTERED
20218
STATE OF IDAHO
JONAH B. DUNCAN

NOT FOR CONSTRUCTION

CHECKED BY:
JONAH B. DUNCAN P.E.
DRAWN BY:
JOM

REVISED

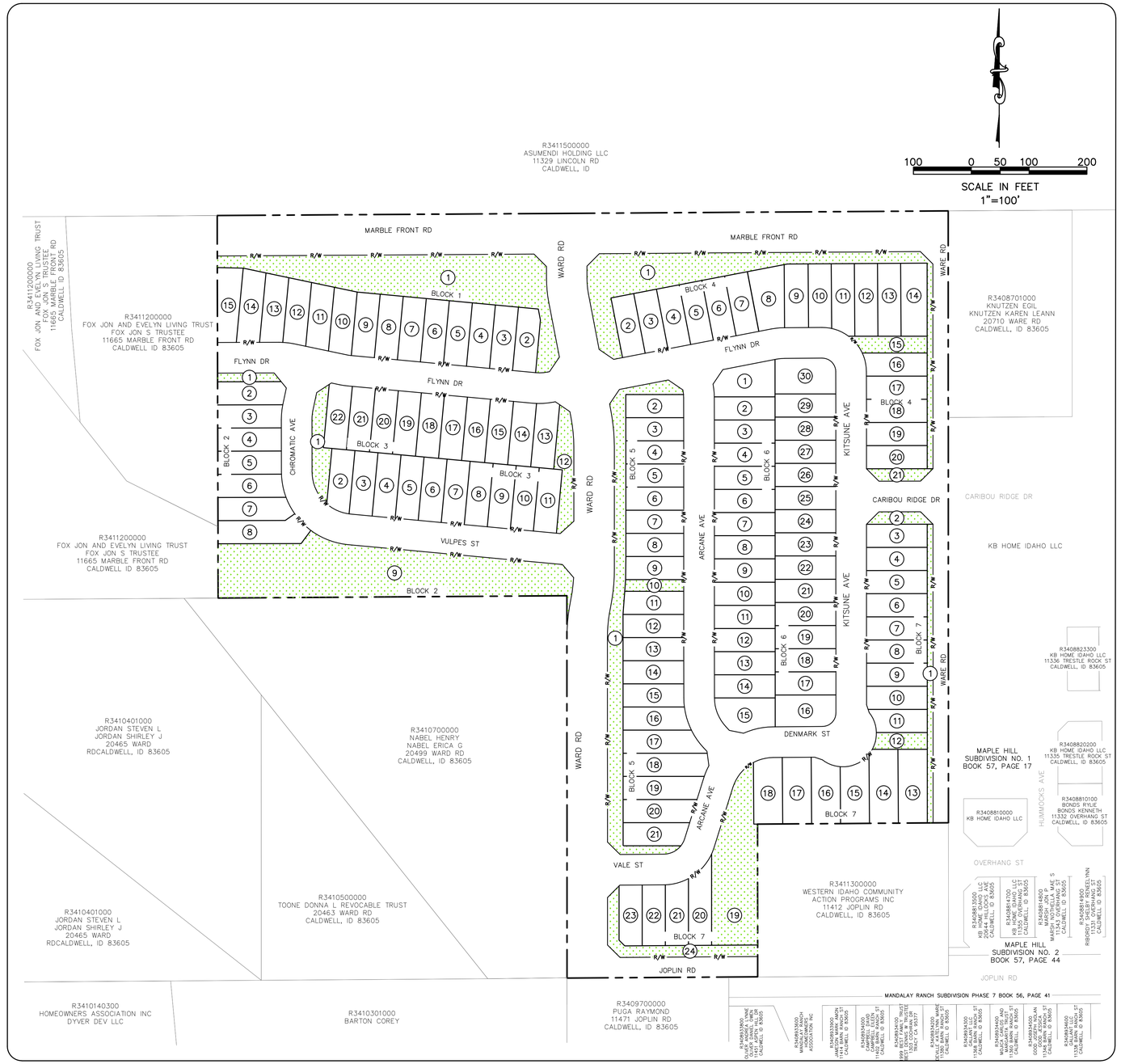
PRELIMINARY STREET SECTIONS

FOXHUNT SUBDIVISION

TRILOGY DEVELOPMENT

DATE:
05-25-2026
PROJECT:
C2023-010

SHEET
PP 1.5



LEGEND

BOUNDARY	
LOT LINES	
ADJACENT PARCEL LINES	
RIGHT OF WAY	R/W
COMMON LOT	
BLOCK NUMBER	BLOCK #
STREET NAME	STREET DR
LOT NUMBER	1

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PROFESSIONAL ENGINEER REGISTERED 20218 STATE OF IDAHO JONAH B. DUNCAN

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JONAH B. DUNCAN P.E.
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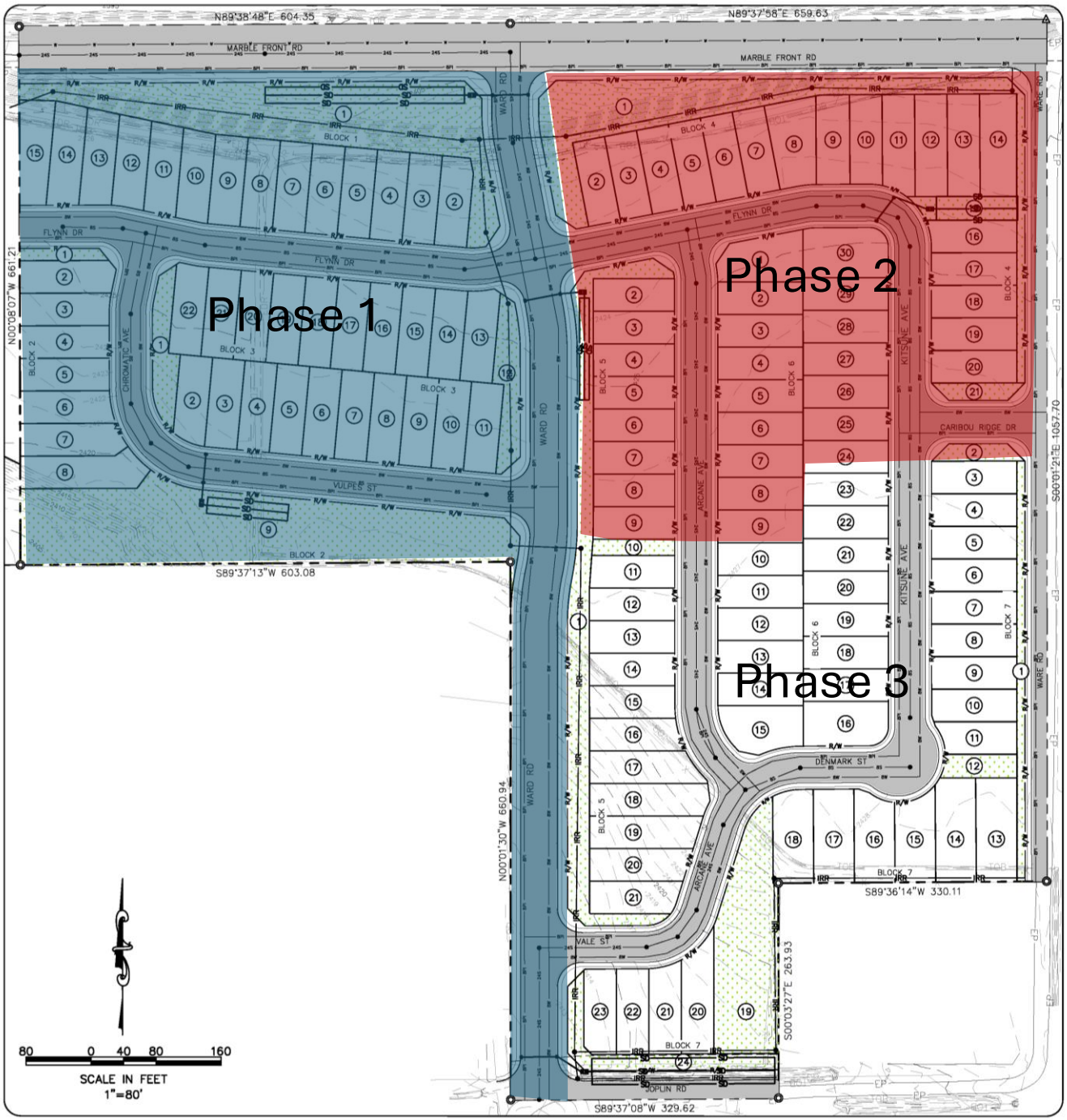
REVISED

ADJACENT PROPERTIES
FOXHUNT SUBDIVISION
TRILOGY DEVELOPMENT

DATE:
05-25-2026
PROJECT:
C2023-010

SHEET
PP 1.6

Foxhunt Subdivision
Phasing Plan





FOXHUNT SUBDIVISION

CALDWELL, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

DEVELOPER
TRILOGY DEVELOPMENT
SHAWN BROWNLEE
9839 W. CABLE CAR ST., STE101
BOISE, ID 83709
208-895-8858

ENGINEER
BAILEY ENGINEERING
JONAH B. DUNCAN, P.E.
868 E. RIVERSIDE DR., STE120
EAGLE, ID 83616
208-938-0013

OWNER
OPEN DOOR RENTALS LLC
1977 E. OVERLAND RD
MERIDIAN, ID 83642

PLANNER
LAYTON PLANNING & CONSULTING
BONNIE L. LAYTON
BONNIE@LATYONPLANNING.COM
208-724-2624

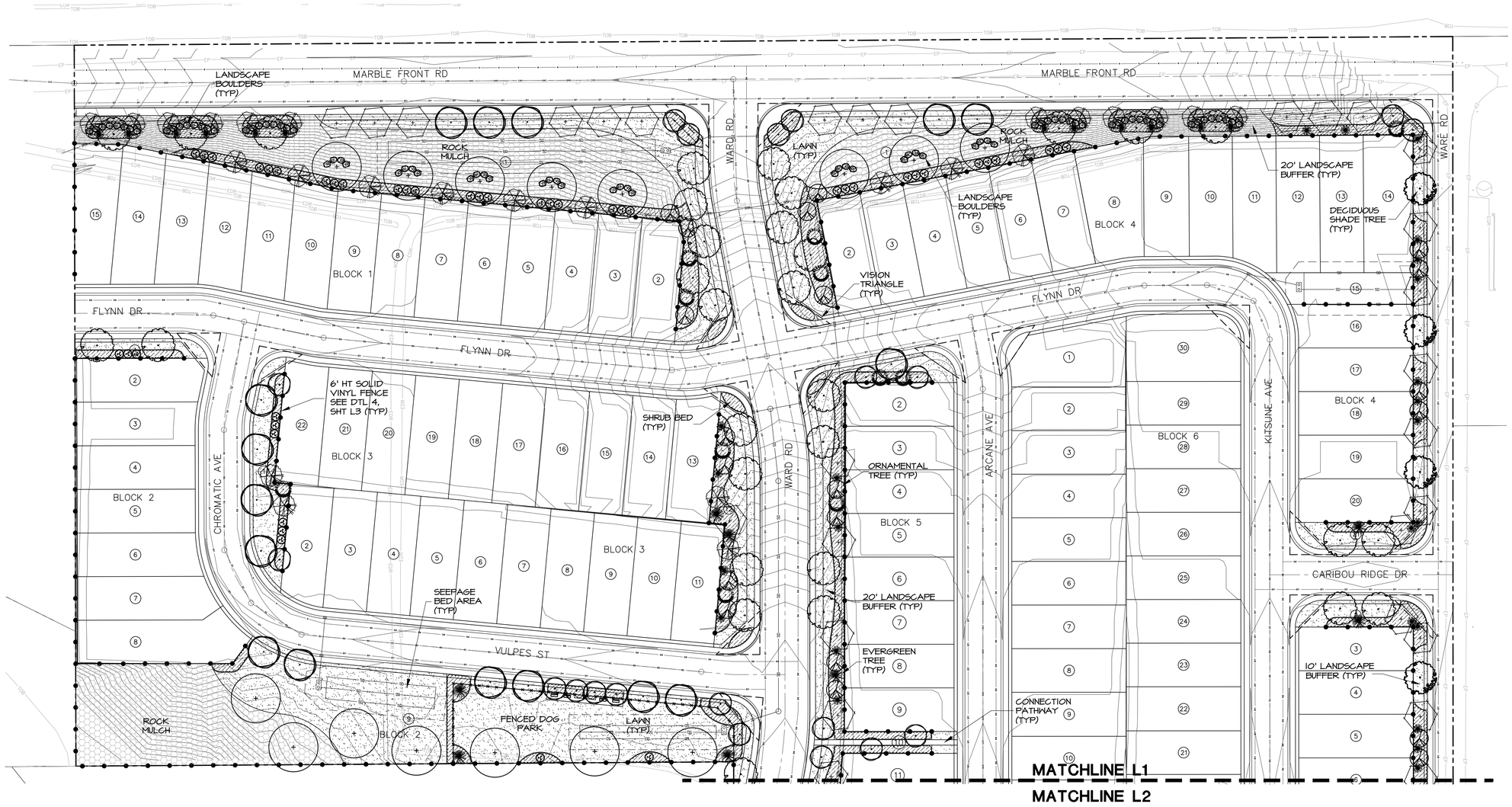
JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 343-7175 www.jensenbelts.com

AUGUST 14, 2026

NORTH

0' 80' 160' 240'

SCALE 1" = 80'



PLANT PALETTE

(REFERENCE SHEET L3)

SYM	COMMON NAME
EVERGREEN TREES	
	AUSTRIAN PINE
	BLACK HILLS SPRUCE
	FAT ALBERT BLUE SPRUCE
	MOONGLOW JUNIPER
	NORWAY SPRUCE
	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
	BLOODGOOD LONDON PLANETREE
	SWAMP OAK
SHADE/STREET TREES (CLASS II)	
	CRIMSON SUNSET MAPLE
	CRIMSON SPIRE OAK
	CHANTICLEER PEAR
	SKYLINE HONEYLOCUST
	LITTLELEAF LINDEN
	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
	FLAME AMUR MAPLE
	CANADA RED CHOKECHERRY
	CRUZAN CRUSADER HAWTHORN
	HOTWINGS MAPLE
	ROYAL RAINDROPS CRABAPPLE
	SPRING SNOW CRABAPPLE

SYM	COMMON NAME
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	ARIZONA SUN GAILLARDIA
	BLACK EYED SUSAN
	BLUE GRAMMA GRASS
	BLUE MIST SPIREA
	BLUE OAT GRASS
	BLUE RUG JUNIPER
	PURPLE CONEFLOWER
	RED FLOWER CARPET ROSE
	DARTS GOLD NINEBARK
	STELLA DE ORO DAYLILLY
	FINE LINE BUCKTHORN
	GRO-LOW SUMAC
	RED HOT POKER
	HUSKER RED PENSTEMON
	IVORY HALO DOGWOOD
	KARL FOERSTER REED GRASS
	LITTLE DEVIL NINEBARK
	HIDCOTE BLUE ENGLISH LAVENDER
	IVORY TOWER YUCCA
	MAIDEN GRASS
	BRAKELIGHTS RED YUCCA
	SUMMERWINE NINEBARK
	TIGER EYE SUMAC

SYM	DESCRIPTION
	RTF LAWN
	ROCK MULCH
	6' SOLID VINYL FENCE ALONG LANDSCAPE BUFFERS, END CAPS, & PERIMETER PROPERTY LINES. SEE DTL 4, SHT L3 (TYP).

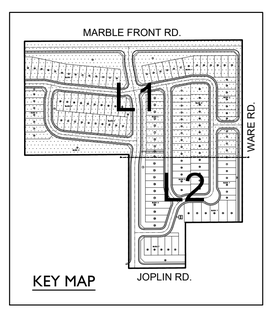
NOTES

1. REFER TO SHEET L3 FOR PLANT PALETTE, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.

NORTH

0' 50' 100' 150'

SCALE 1" = 50'



Issue Description	Date
ISSUE	8-14-26

STATE OF IDAHO — KENNETH C. SCHEELE — LANDSCAPE ARCHITECT — LA-6535

JENSENBELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175

www.jensenbelts.com

FOXHUNT SUBDIVISION

CALDWELL, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2602

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

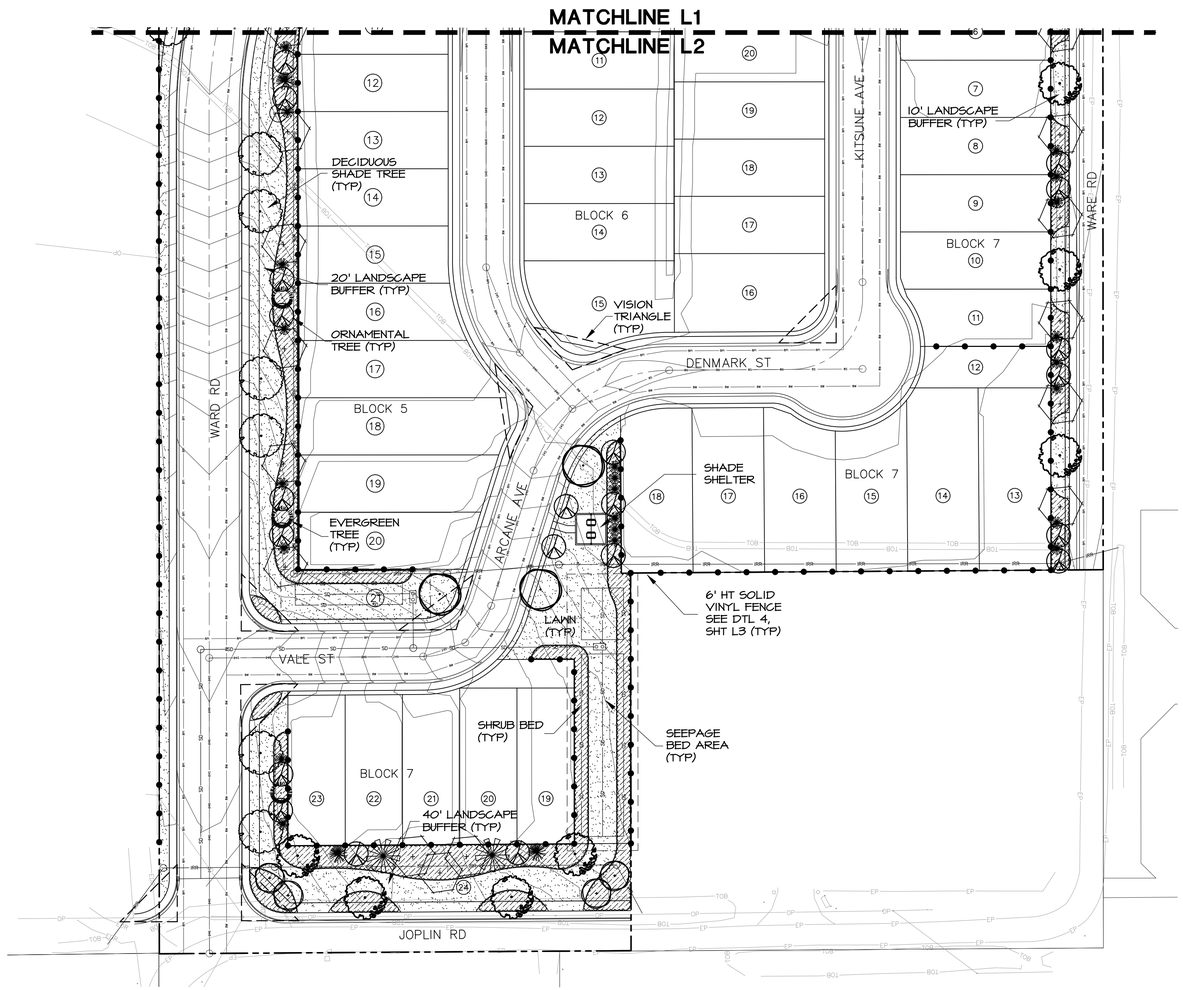
Sheet Title

LANDSCAPE PLAN

Sheet Number

L1

1 of 3 Sheets



PLANT PALETTE

(REFERENCE SHEET L3)

SYM	COMMON NAME
EVERGREEN TREES	
	AUSTRIAN PINE
	BLACK HILLS SPRUCE
	FAT ALBERT BLUE SPRUCE
	MOONGLOW JUNIPER
	NORWAY SPRUCE
	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
	BLOODGOOD LONDON PLANETREE
	SWAMP OAK
SHADE/STREET TREES (CLASS II)	
	CRIMSON SUNSET MAPLE
	CRIMSON SPIRE OAK
	CHANTICLEER PEAR
	SKYLINE HONEYLOCUST
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	TULIP TREE
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	FLAME AMUR MAPLE
	CANADA RED CHOKECHERRY
	CRUZAN CRUSADER HAWTHORN
	HOTWINGS MAPLE
	ROYAL RAINDROPS CRABAPPLE
	SPRING SNOW CRABAPPLE

SYM	COMMON NAME
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	BLACK EYED SUSAN
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	BLUE MIST SPIREA
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	BLUE RUG JUNIPER
	PURPLE CONEFLOWER
	RED FLOWER CARPET ROSE
	DARTS GOLD NINEBARK
	STELLA DE ORO DAYLILLY
	FINE LINE BUCKTHORN
	GRO-LOW SUMAC
	RED HOT POKER
	HUSKER RED PENSTEMON
	IVORY HALO DOGWOOD
	KARL FOERSTER REED GRASS
	LITTLE DEVIL NINEBARK
	HIDCOTE BLUE ENGLISH LAVENDER
	IVORY TOWER YUCCA
	MAIDEN GRASS
	BRAKELIGHTS RED YUCCA
	SUMMERWINE NINEBARK
	TIGER EYE SUMAC

SYM	DESCRIPTION
	RTF LAWN
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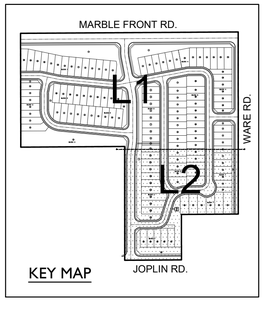
NOTES

1. REFER TO SHEET L3 FOR PLANT PALETTE, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.

NORTH

0' 50' 100' 150'

SCALE 1" = 50'



Issue Description	Date
ISSUE	8-14-26

JENSENBELTS ASSOCIATES
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Landscape Architecture
1509 Tyrell Lane, Ste 130
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www.jensenbelts.com

FOXHUNT SUBDIVISION

CALDWELL, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2602

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

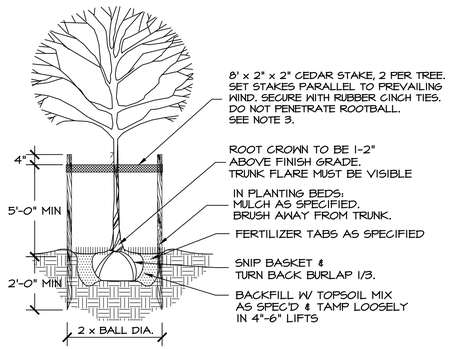
Sheet Title

LANDSCAPE PLAN

Sheet Number

L2

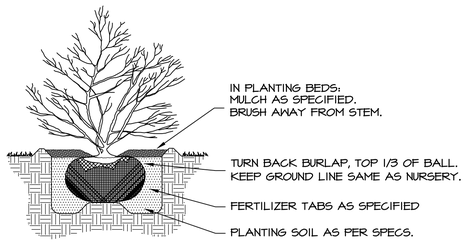
2 of 3 Sheets



NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

(1) TREE PLANTING/STAKING

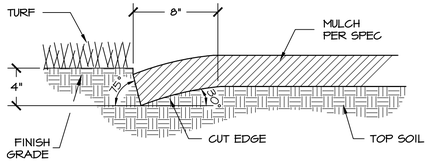
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

(2) SHRUB PLANTING

NOT TO SCALE



(3) PLANTER CUT BED EDGE

NOT TO SCALE

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER TREES:

LOCATION	BUFFER WIDTH	LENGTH	PROVIDED	
MARBLE FRONT RD.	20'	1,100'	23 CLASS II TREES x 35' =	805'
			18 CLASS I TREES x 25' =	450'
				1,255'
			(+ 15 EVERGREENS)	
WARD RD. (WEST SIDE)	20'	355'	8 CLASS II TREES x 35' =	280'
			8 CLASS I TREES x 25' =	200'
				480'
			(+ 10 EVERGREENS)	
WARD RD. (EAST SIDE)	20'	1,015'	23 CLASS II TREES x 35' =	805'
			16 CLASS I TREES x 25' =	400'
				1,205'
			(+ 20 EVERGREENS)	
WARE RD.	10'	875'	21 CLASS II TREES x 35' =	735'
			12 CLASS I TREES x 25' =	300'
				1,035'
			(+ 20 EVERGREENS)	
JOPLIN RD.	40'	250'	7 CLASS II TREES x 35' =	245'
			6 CLASS I TREES x 25' =	150'
				345'
			(+ 4 EVERGREENS)	
			211 TOTAL LANDSCAPE BUFFER TREES	

* PER THE CALDWELL LANDSCAPE CODE - NO MORE THAT 40% OF THE REQUIRED BUFFER TREES SHALL BE OF THE SAME TREE SPECIES. NO MORE THAN 50% OF REQUIRED TREES SHALL BE CLASS I TREES. TREE SPECIES WILL BE DETERMINED WITH THE FINAL PLAT LANDSCAPE PLANS.

LANDSCAPE BUFFER SHRUBS:

LOCATION	REQUIRED	PROVIDED
MARBLE FRONT RD.	1,100'/4' = 275 SHRUBS	275+ SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER
WARD RD. (WEST SIDE)	355'/4' = 89 SHRUBS	89+ SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER
WARD RD. (EAST SIDE)	1,015'/4' = 254 SHRUBS	254+ SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER
WARE RD.	875'/4' = 219 SHRUBS	219+ SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER
JOPLIN RD.	250'/4' = 63 SHRUBS	63+ SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER

* PER THE CALDWELL LANDSCAPE CODE - 1 SHRUB PER 4 LINEAR FEET. SHRUBS TO HAVE A MINIMUM SPREAD OF 10" IN HEIGHT AND WIDTH. SHRUB PLANTING DESIGN WILL BE DETERMINED WITH THE FINAL PLAT LANDSCAPE PLANS.

LANDSCAPE BUFFER LAWN:

LOCATION	TOTAL BUFFER AREA	LAWN % PROVIDED
MARBLE FRONT RD.	22,610 SF	7,505 SF/22,610 SF = 33% LAWN
WARD RD. (WEST SIDE)	8,610 SF	4,220 SF/8,610 SF = 49% LAWN
WARD RD. (EAST SIDE)	23,990 SF	11,860 SF/23,990 SF = 49% LAWN
WARE RD.	8,850 SF	3,720 SF/8,850 SF = 42% LAWN
JOPLIN RD.	10,150 SF	4,740 SF/10,150 SF = 47% LAWN

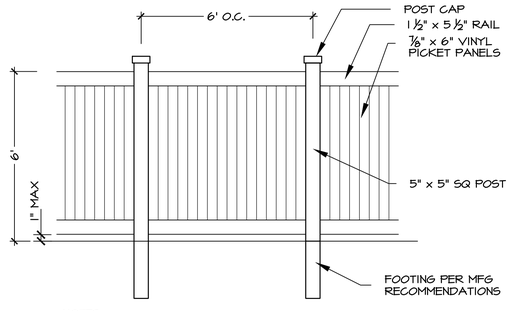
* PER THE CALDWELL LANDSCAPE CODE - TURF GRASS/SOD IN LANDSCAPE BUFFERS SHALL BE A MINIMUM OF 20% COVERAGE AND MAXIMUM OF 50% COVERAGE.

COMMON OPEN SPACE:

	REQUIRED	PROVIDED
	115,930 SF / 5,000 = 23 TREES	132 TREES

TOTALS:

NUMBER OF TREES PROVIDED ON BUFFERS:	211 TREES
NUMBER OF TREES PROVIDED ON COMMON LOTS:	132 TREES
TOTAL NUMBER OF TREES:	343 TREES



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

(4) 6' SOLID VINYL FENCE

NOT TO SCALE

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B&B
	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B&B
	FAT ALBERT BLUE SPRUCE	PICEA PUNGENS 'FAT ALBERT'	6-8' HT B&B
	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B&B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
SHADE TREES (CLASS III)			
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B&B
	SWAMP OAK	QUERCUS BICOLOR	2" CAL B&B
SHADE/STREET TREES (CLASS II)			
	CRIMSON SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'JFS-KW202'	2" CAL B&B
	CRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'CRIMSCHMIDT'	2" CAL B&B
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B&B
	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	6-8' HT. MULTI-STEM
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT. MULTI-STEM
	CRUZAN CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAM'	2" CAL B&B
	HOTWINGS MAPLE	ACER TATARICUM 'GARANN'	6-8' HT. MULTI-STEM
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KW5'	2" CAL B&B
	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
	BLUE GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
	BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	2 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	3 GAL
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	3 GAL
	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
	RED HOT POKER	KNIPHOFIA UVARIA ' FLAMENCO'	1 GAL
	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	1 GAL
	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	3 GAL
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
	TIGER EYE SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL

RTF LAWN

ROCK MULCH

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

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL ORDINANCE REQUIREMENTS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. ACCESS TO INLETS AND OUTLETS OF 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.
4. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
5. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS, HYDRANTS, OR UNDERGROUND UTILITY LINES.
6. AMENITIES ARE SHOWN SCHEMATICALLY. FINAL DESIGN BY OTHERS. AMENITIES MAY VARY SLIGHTLY IN FINAL DESIGN FOR AMENITY CONFIGURATIONS AND ADA COMPLIANCE.
7. 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.
8. THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

DEVELOPMENT DATA

TOTAL AREA		27.18 ACRES
TOTAL LOTS		142
RESIDENTIAL LOTS	127	
COMMON AREA LOTS	13	
COMMON DRIVE LOTS	2	
TOTAL COMMON AREA		4.50 AC.
EXISTING ZONING		RI
PROPOSED ZONING		R2

OWNER
OPEN DOOR RENTALS LLC
1977 E. OVERLAND RD
MERIDIAN, ID 83642

PLANNER
LAYTON PLANNING & CONSULTING
BONNIE L. LAYTON
BONNIE@LAYTONPLANNING.COM
208-724-2624

DEVELOPER
TRILOGY DEVELOPMENT
SHAWN BROWNLEE
9839 W. CABLE CAR ST., STE101
BOISE, ID 83709
208-895-8858

ENGINEER
BAILEY ENGINEERING
JONAH B. DUNCAN, P.E.
868 E. RIVERSIDE DR., STE120
EAGLE, ID 83616
208-938-0013

Issue Description	Date
ISSUE	8-14-26

STATE OF IDAHO — JASON C. SIEGELTHUN — 6535 — LANDSCAPE ARCHITECT

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

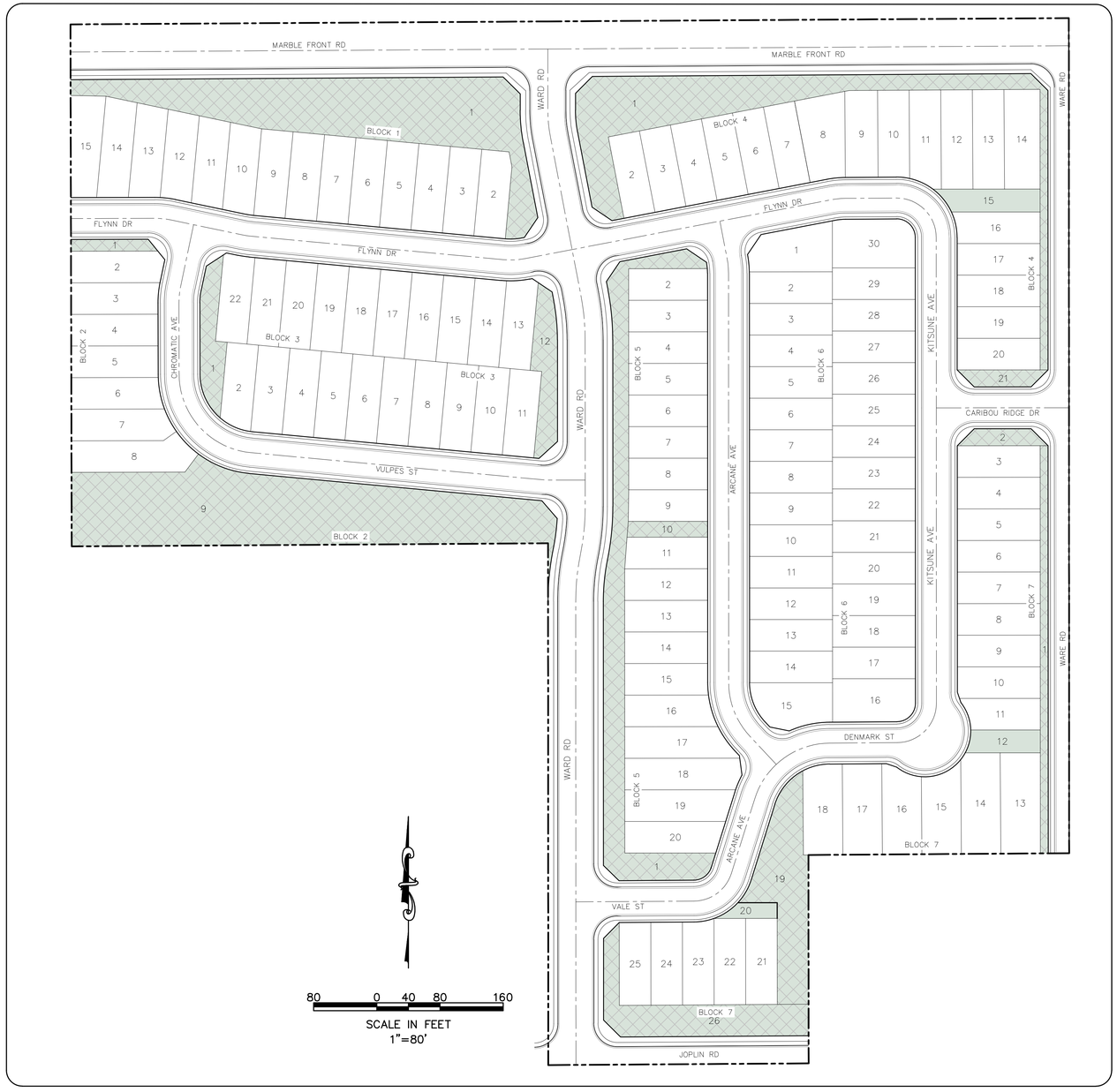
FOXHUNT SUBDIVISION
CALDWELL, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2602

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

Sheet Title
LANDSCAPE DETAILS

Sheet Number
L3
3 of 3 Sheets



OPEN SPACE SUMMARY					
COMMON LOT	USE	AREA (SF)	AREA (ACRES)	% QUALIFIED	QUALIFIED ACREAGE
BLOCK 1 / LOT 1	COLLECTOR BUFFER	38503	0.88	50%	0.44
BLOCK 2 / LOT 1	COMMON	1558	0.04	100%	0.04
BLOCK 2 / LOT 9	COMMON	49432	1.13	100%	1.13
BLOCK 3 / LOT 1	COMMON	4752	0.11	100%	0.11
BLOCK 3 / LOT 12	COLLECTOR BUFFER	5511	0.13	50%	0.06
BLOCK 4 / LOT 1	COLLECTOR BUFFER	29797	0.68	50%	0.34
BLOCK 4 / LOT 15	COMMON DRIVE	3535	0.08	0%	0
BLOCK 4 / LOT 21	COMMON	2010	0.05	100%	0.05
BLOCK 5 / LOT 1	COLLECTOR BUFFER	23998	0.55	50%	0.28
BLOCK 5 / LOT 10	COMMON	2034	0.05	100%	0.05
BLOCK 7 / LOT 1	COLLECTOR BUFFER	5163	0.12	50%	0.06
BLOCK 7 / LOT 2	COMMON	2010	0.05	100%	0.05
BLOCK 7 / LOT 12	COMMON DRIVE	2616	0.06	0%	0
BLOCK 7 / LOT 19	COMMON	13405	0.31	100%	0.31
BLOCK 7 / LOT 20	COMMON DRIVE	1242	0.03	0%	0
BLOCK 7 / LOT 26	COLLECTOR BUFFER	12044	0.28	50%	0.14

LOT TYPE SUMMARY		
LOT TYPE	NUMBER OF LOTS	ACRES
RESIDENTIAL	127	±13.10
COMMON	16	±4.54
FRONTAGE ROW	–	±2.90
INTERNAL ROADWAYS	–	±6.64
TOTAL	143	±27.18

TOTAL QUALIFIED OPEN SPACE:

±3.05 ACRES OF QUALIFIED OPEN SPACE
11.21% OF QUALIFIED OPEN SPACE

LEGEND

OPEN SPACE

QUALIFIED OPEN SPACE

BAILEY ENGINEERING
868 E. RIVERSIDE DR., SUITE 120
EAGLE, ID 83616
TEL 208-938-0013
WWW.BAILEYENGINEERS.COM

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO JONAH B. DUNCAN 20218

NOT FOR CONSTRUCTION

CHECKED BY:
JONAH B. DUNCAN P.E.
DRAWN BY:
AJD

REVISED

OPEN SPACE EXHIBIT
FOXHUNT SUBDIVISION
TRILOGY DEVELOPMENT

DATE:
09-09-2026
PROJECT:
C2023-010

SHEET
OS1

Standard SF Lots











Narrow SF Lots





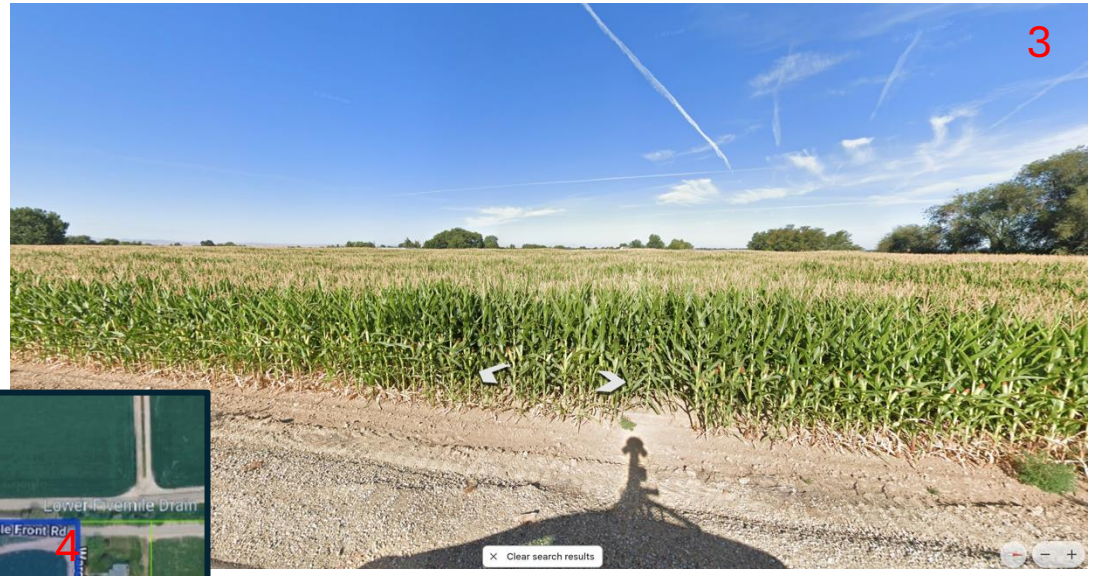








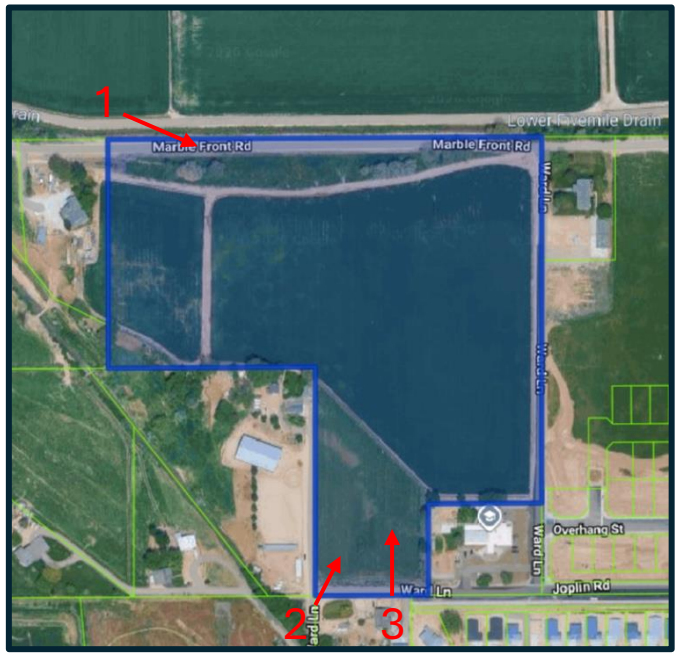

1
Google
Clear search results


3
Clear search results


Marble Front Rd
Marble Front Rd
Ware Ln
Overhang St
Ward Ln
Joplin Rd
4
3
2
1


Google
Clear search results
2


Ware Rd
4


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3
Marble Front Rd
Marble Front Rd
Lower Evemile Drain
Overhang St
Joplin Rd


1
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Clear search results


2
Google
Clear search results


3
Google
Clear search results

Street Name Request Form

Project Name: Foxhunt Subdivision

Approved: ☐

Project Location: 0 Marble Front Road

Resubmission Required: ☐

Submittal Number: Date: 9/1/26

Requested Street Name	FOR STAFF REVIEW				Notes
	Street Name		Street Suffix		
	Approved	Denied	Approved	Denied	
	☐	☐	☐	☐	
Boise, ID 83709	✔	☐	☐	☐	
	☐	☐	☐	☐	
Eagle, ID 83616	☐	☐	☐	☐	
Boise, ID 83706	☐	☐	☐	☐	
Arcane Avenue	☐	☐	☐	☐	
Denmark Street	☐	☐	☐	☐	
Vale Street	☐	☐	☐	☐	
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2023-031676
RECORDED
09/29/2023 09:22 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 JWINSLOW $15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

TitleOne
a title & escrow co.

Order Number: 23480602

Warranty Deed

For value received,

Jon S. Fox and Evelyn F. Fox, as Trustees of The Jon & Evelyn Fox Living Trust

the grantor, does hereby grant, bargain, sell, and convey unto

Open Door Rentals LLC an Idaho Limited Liability Company

whose current address is 1979 E. Overland Road Meridian, ID 83642

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: September 28, 2023

The Jon and Evelyn Fox Living Trust

By: Jon Steven Fox Trustee
Jon Steven Fox, Trustee

By: Evelyn F Fox Trustee
Evelyn F. Fox, Trustee

State of ID, County of Ada, ss.

On this 28th day of Sept in the year of 2023, before me, the undersigned, a notary public in and for said state personally appeared Jon S. Fox and Evelyn F. Fox, known or identified to me to be the person whose name is subscribed to the within instrument, as trustees of the Jon & Evelyn Fox Living Trust and acknowledged to me that he/she executed the same as trustees.

Tara M Clifford

Notary Public
Residing In:
My Commission Expires:
(seal)

TARA M CLIFFORD
Commission #19071
Notary Public
State of Idaho
My Commission Expires: 06/18/28

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Parcel 4 as shown on Record of Survey recorded December 8, 2022 as Instrument No. 2022-053471, records of Canyon County, Idaho, being a portion of the North half of the Southeast quarter of the Northwest quarter and the West half of the Southwest quarter of the Northeast quarter of Section 19 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Beginning at the Southeast corner of the Southeast quarter of the Northwest quarter (Center quarter corner, Section 19), a found 5/8 inch diameter rebar monument; thence
North 00°34'57" East along the East boundary of the Southeast quarter of the Northwest quarter a distance of 660.95 feet to the Southeast corner of the North half of the Southeast quarter of the Northwest quarter, a found 5/8 inch diameter rebar; thence
North 89°45'49" West along the South boundary of the North half of the Southeast quarter of the Northwest quarter a distance of 603.04 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
North 00°28'20" East a distance of 661.18 feet to a point on the North boundary of the North half of the Southeast quarter of the Northwest quarter, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
South 89°44'29" East along said North boundary a distance of 604.31 feet to the Northeast corner of the North half of the Southeast quarter of the Northwest quarter; thence
South 89°45'40" East along the North boundary of the West half of the Southwest quarter of the Northeast quarter a distance of 659.63 feet to a point witnessed by a found 5/8 inch rebar bearing South 00°35'06" West a distance of 50.00 feet; thence
South 00°35'06" West a distance of 1057.74 feet to a found 1/2 inch diameter rebar; thence
North 89°47'19" West a distance of 330.11 feet to a found 1/2 inch diameter rebar; thence
South 00°33'00" West a distance of 263.93 feet to a point on the South boundary of the West half of the Southwest quarter of the Northeast quarter, a found 1/2 inch diameter rebar; thence
North 89°46'25" West along said South boundary a distance of 329.63 feet to the True Point of Beginning.



PROPERTY OWNER ACKNOWLEDGEMENT

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

I, Corey Barton / Open Door Rentals, LLC, the recorded owner for real property addressed as 0 Marble Front Road (parcel number R3411201000), Suite #_____, City Caldwell State Idaho Zip 83605, am aware of, in agreement with, and give my permission to Bonnie Layton - Layton Planning & Consulting, to submit the accompanying application(s) pertaining to this property.

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

Dated this 25 day of June, 2024

(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
)

I, Tanya Lampman, a Notary Public, do hereby certify that on this 25th day of June, in the year, 2024, personally appeared before me Corey Barton, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that he/she/they signed the foregoing document, and that the statements therein contained are true.

NOTARY PUBLIC FOR IDAHO

Residing at Middleton, Id

My Commission Expires 7/16/2028

TANYA A. LAMPMAN
Notary Public - State of Idaho
Commission Number 30051
My Commission Expires 07-16-2028

A water analysis has been submitted by Bailey Engineers for this project.

Description for
Foxhunt Subdivision
June 27, 2026

A portion of the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 4 North, Range 2 West, Boise Meridian, City of Caldwell, Canyon County, Idaho more particularly described as follows:

Commencing at the Northwest 1/16 corner of said Section 19, from which the Center-North 1/16 corner of said Section 19 bears North 89°38'48" East, 1315.85 feet; thence on the north boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 19, North 89°38'48" East, 711.50 feet the **POINT OF BEGINNING**;

thence continuing North 89°38'48" East, 604.35 feet to the Center-North 1/16 corner of said Section 19;

thence on the north boundary of the Southwest 1/4 of the Northeast 1/4 of said Section 19, North 89°37'42" East, 659.28 feet;

thence leaving said north boundary, South 00°01'27" East, 1,057.75 feet;

thence South 89°36'14" West, 329.79 feet;

thence South 00°03'27" East, 263.89 feet to the east-west centerline of said Section 19;

thence on said east-west centerline, South 89°36'39" West, 329.62 feet to the Center 1/4 corner of said Section 19;

thence on the north-south centerline of said Section 19, North 00°01'30" West, 660.94 feet;

thence leaving said north-south centelrine, South 89°37'13" West, 603.08 feet;

thence North 00°08'07" West, 661.21 feet to the **POINT OF BEGINNING**.

Containing 27.169 acres, more or less.

End of Description.



Description for
R2 Rezone
Foxhunt Subdivision
June 27, 2026

A portion of the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 4 North, Range 2 West, Boise Meridian, City of Caldwell, Canyon County, Idaho more particularly described as follows:

Commencing at the Northwest 1/16 corner of said Section 19, from which the Center-North 1/16 corner of said Section 19 bears North 89°38'48" East, 1315.85 feet; thence on the north boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 19, North 89°38'48" East, 711.50 feet the **POINT OF BEGINNING**;

thence continuing North 89°38'48" East, 604.35 feet to the Center-North 1/16 corner of said Section 19;

thence on the north boundary of the Southwest 1/4 of the Northeast 1/4 of said Section 19, North 89°37'42" East, 659.28 feet;

thence leaving said north boundary, South 00°01'27" East, 1,057.75 feet;

thence South 89°36'14" West, 329.79 feet;

thence South 00°03'27" East, 263.89 feet to the east-west centerline of said Section 19;

thence on said east-west centerline, South 89°36'39" West, 329.62 feet to the Center 1/4 corner of said Section 19;

thence on the north-south centerline of said Section 19, North 00°01'30" West, 660.94 feet;

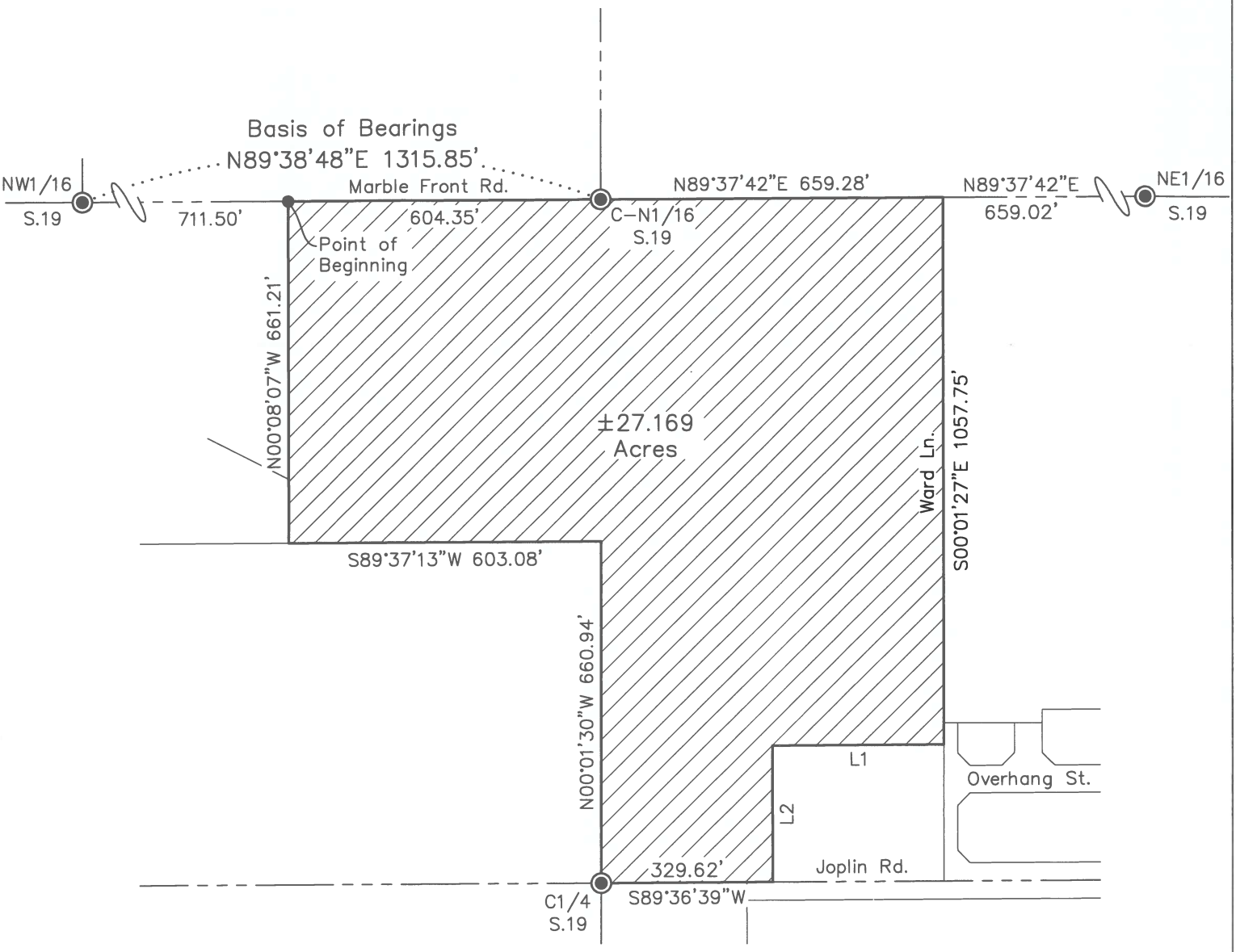
thence leaving said north-south centelrine, South 89°37'13" West, 603.08 feet;

thence North 00°08'07" West, 661.21 feet to the **POINT OF BEGINNING**.

Containing 27.169 acres, more or less.

End of Description.





PROFESSIONAL LAND SURVEYOR
LICENSED
11779
6/27/2026
STATE OF IDAHO
CODY M. McCAMMON

Line Table		
Line	Bearing	Length
L1	S89°36'14"W	329.79'
L2	S00°03'27"E	263.89'

N

Scale: 1"=300'

0 75 150 300 600

P:\Foxhunt Sub 23-235\dwg\23235 Zoning Exhibit.dwg 6/27/2026 2:52:45 PM

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for
R2 Rezone
Foxhunt Subdivision

A portion of the SW1/4 of the NE1/4 and the SE1/4 of the NW1/4 of Section 19, T.4N., R.2W., B.M., City of Caldwell, Canyon County, Idaho.

Job No. 23-235
Sheet No. 1
Dwg. Date 6/27/2026