



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:

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

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

II. General Project / Site Information

Project or Development

Name: (for business licensing, use business name)

Seventh Day Adventists School

Site Address(s):

Upload separate attached sheet if more than six (6) site addresses

0 S Montana, Caldwell, Idaho 83607

Suite #s:**Parcel #s:**

32717012

Total Acres:

9.18

Prior Use of Property:

Field

Proposed Use of Property:

School

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): <i>(check all that apply)</i>	☐ No Change	☐ C-1	☐ M-1	☐ D-CC	☐ A-D
	☐ RS-1	☒ C-2	☐ M-2	☐ C-CB	☐ C-D
	☐ RS-2	☐ C-3	☐ I-P	☐ T-N	☐ H-D
	☐ R-1	☐ C-4			☐ P-D
	☐ R-2	☐ H-C			
	☐ R-3				

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

City of Caldwell Comprehensive Plan Designation of Subject Parcel(s): <i>(check all that apply)</i>	☐ Neighborhood 1	☐ Downtown
	☐ Neighborhood 2	☐ Mixed Use Center
	☐ Neighborhood 3	☒ Community Center
	☐ Urban Neighborhood	☐ 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:	Mike Mussell
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Company Name: <i>(if applicable)</i>	Mussell Construction
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Mailing Address:	PO Box 3304
	Nampa, ID 83653

Phone:	208-466-3331	Email:	mike@mussellconstruction.com
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Email Address:	jay@mussellconstruction.com
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Applicants Relationship to Property Owner:	☐ Property Owner	☒ Authorized Agent/Representative
	☐ Purchaser	☐ Petitioner <i>(vacation requests only)</i>

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

Name:	Idaho Conference of Seventh Day Adventists Inc		
Mailing Address:	7777 W Fairview Ave		
	Boise, ID 83704		
Phone:	208-375-7524	Email:	

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

Name:	Same as applicant		
Company Name: <i>(if applicable)</i>			
Mailing Address:			
Phone:		Email:	

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

Name:	Jeff Schoedler		
Company Name: <i>(if applicable)</i>	Network Architects		
Mailing Address:	2517 W. Neff Court		
	Boise, ID 83702		
Phone:	208-315-1967	Email:	schoedler@networkarch.com

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

Name:	Ken Cook
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Company Name: <i>(if applicable)</i>	Timberline Survey
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Mailing Address:	316 S Kimball Ave
	Ste 207
	Caldwell, ID 83605

Phone:	208-465-5687	Email:	kcook@timberlinesurvey.com
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VIII. Landscape Architect Information *(fill out, if applicable)*

Name:	
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Company Name: <i>(if applicable)</i>	
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Mailing Address:	

Phone:		Email:	
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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)

Mike Mussell

6/30/2026

Applicant / Applicant's Representative Printed Name

Date

Applicant / Applicant's Representative Signature



City of Caldwell
Community Development Department
Planning & Zoning Division

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

Annexation (with initial zoning)

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

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

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

I. Filing and Submittal Standards

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

II. Submittal Documents

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

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



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☐	Neighborhood Meeting Information , including; ☒ A copy of the letter sent to all owners, residents, and associations within 500' of the property boundary. ☐ A copy of the 500' mailing list ☐ A copy of the sign-in sheet, with your signature for certification	NeighborhoodMtg_ProjectName
☐	Legal Description. • Attach a metes and bounds legal description of the property including all adjacent rights of ways. • All legal descriptions shall be stamped and certified by a land surveyor registered to the State of Idaho and shall be accompanied by an exhibit stamped.	Legals_ProjectName
☐	Annexation Exhibit Map. An exhibit map, stamped and signed by the land surveyor outlining the area being annexed, to include the adjacent rights of ways.	
☐	Site Plan (to scale). Site plan, drawn to scale, showing: ☐ Location of all property lines and dimensions ☒ All streets with street names ☐ All existing and proposed buildings and structures ☐ All setbacks to the property lines and between buildings ☐ All utilities ☐ All easements	SitePlan_ProjectName
☐	Vicinity Map. Showing the boundaries of the subject property with relation to nearby roadways and landmarks.	VicinityMap_ProjectName
☐	Project Narrative. A detailed project narrative addressing the following: • Description of overall proposed development plan • Description of compliance with the City's Comprehensive Plan and Vision and compliance with zoning ordinances. • Description of overall project benefits, the impacts on surrounding properties, and the mitigation of those impacts. • List of all proposed land uses	Narrative_ProjectName
☐	Conceptual Development Plan. <i>If the annexation is not associated with a special use permit, planned unit development or subdivision plat, please submit a concept future development plan.</i>	ConceptPlan_ProjectName



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III. Project Specifics

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

Will the Existing Land Use on the Property Continue:

☐ Yes ☒ No

Explain any Future Development Plans:

--

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

North of the Site:

--

South of the Site:

--

East of the Site

--

West of the Site:

--

Type of Access to Subject Parcel(s)

☐ Street Frontage ☐ Easement

If easement, list easement width and Instrument # below:

Easement Width

--

Instrument #

--

Name of Streets Providing Access:

32717012

Existing Domestic Water:

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



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Nearest Water Line Connection:

Montana Ave

Existing Sewer:

☐ Individual Septic ☐ City Municipal Sewer ☐ Not Applicable

Nearest Sewer Connection:

Montana Ave

Existing Irrigation:

☐ Surface
☐ Irrigation Well
☐ Pressurized
☐ Gravity
☐ Not Applicable

Nearest Irrigation Connection:

Irrigation District:

Nampa, ID 83653

School District Serving this Location:

☐ Caldwell SD ☐ Nampa SD ☐ Vallivue SD



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IV. PDF Formatting Requirements

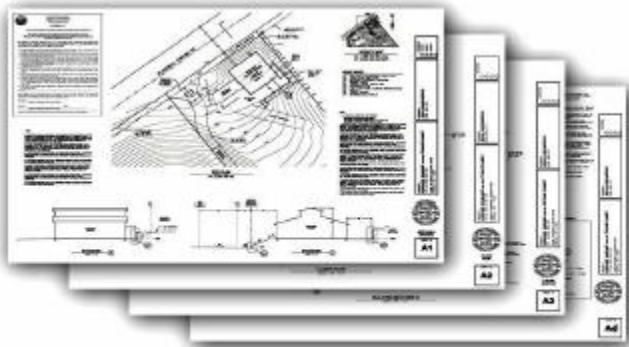
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for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

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

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

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

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



plans.pdf (multiple sheets)

✓Correct

Labeling:

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



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V. Applicant Acknowledgement

- ☐ I acknowledge that all items on the checklist are included in the submittal package and that all documents have been named accordingly and submitted as single-sided, high-resolution pdf documents; and
- ☐ I acknowledge that I, the applicant, or my representative, is responsible for attending all public hearings; and
- ☐ I acknowledge that applications are not deemed complete until the application has been submitted, all fees have been paid, and the application has been deemed accepted after completion of the pre-screening process. This could impact scheduling of public hearing dates; and
- ☐ I acknowledge that I have read, understand, and am in compliance with all standards, terms, and requirements listed in Caldwell City Code; and
- ☐ I acknowledge that the decision to grant or deny a owner-consented annexation is at the sole discretion of the City Council, and that any decision but City Council does not require council to articulate or provide findings justifying its decision as owner-consented annexation are not subject to judicial review in accordance with Idaho Code 50-222.
- ☐ I certify I am the:
- ☐ Property Owner as the Applicant ☐ Property Owner's Agent / Representative

Mike Mussell

6/30/2026

Applicant / Applicant's Representative Printed Name

Date

Applicant / Applicant's Representative Signature



INVOICE

Permit #: ANN26-000015
Address: 0 S MONTANA AVE

Fee	Account Code	Amount
P&Z Fees - Annexation - More than 2 acres	10240	3,080.50
P&Z Fees - Development Agreement	10335	950.00
Fire Fees - Annexation - More than 1 acre	22025	224.70
Eng Fees - Annexation - 2 to 20 acres	12550	544.89
Police - Plan Review	21022	90.00
TOTAL		4,890.09



PO Box 3304
Nampa, ID 83653
Phone: (208) 466-3331
Fax: (208) 466-5717

Aug 4, 2026

ATTN: City of Caldwell
RE: Project Narrative – Annexation & Development Application - Seventh Day Adventist School Project

Dear City of Caldwell,

The proposed project pertains to the development of a School and Gymnasium for the Caldwell Seventh-Day Adventist Elementary School, on 9 acres of real property located on S. Montana Ave (Parcel R3271701200), adjacent to Gem State Academy. Our application is to annex the subject parcel into the City of Caldwell and to obtain a Special Use Permit for the property's use by a Primary (Private) School.

The Caldwell Seventh-Day Adventist Elementary School currently occupies 2317 Wisconsin Ave, Caldwell, ID, and requires an updated facility with room for growth. The school is managed by three partner organizations: Caldwell Adventist Church, Nampa Adventist Church, and Gem State Academy. The intent is to build this new facility on the subject property, adjacent to the school's existing sister school, Gem State Academy.

1. Organizational Overview

- **Number of Students:** 50 when school opens.
School plans to increase enrollment over time.
- **Grades Served:** K-8
- **Anticipated Opening:** Fall 2028

2. Detailed Development Plan Description

- **Primary Elementary Educational Facility:** A single-story structure encompassing approximately 20,250 square feet. This building will accommodate academic classrooms, administrative offices, and necessary student support facilities.
- **Steel Gymnasium Space:** A separate, prefabricated steel facility totaling approximately 12,000 square feet. This structure is designed as a multi-purpose athletic center to support physical education, school sports programming, and potential community recreational events.
- **Parking:** The Master Site Plan accommodates up to 158 parking spaces. The school would plan to develop the parking in phases to support the school's growth and parking needs.

3. Comprehensive Plan Vision and Zoning Alignment

The property falls within the **Community Center** land use designation under the Caldwell Comprehensive plan, and we are requesting annexation into the C-2 zone, which is one of the Community Center compatible zoning districts.

The proposed campus adheres to the land use goals, planning criteria, and development strategies established in the City's Comprehensive Plan:

- **Land Use Suitability:** The Comprehensive plan urges that Community Center land uses are *destinations* for surrounding residents. This particular area already features numerous schools, including Gem State Academy, the sister school of the proposed development. And the proposed project contains community features, e.g the gymnasium which will have regular use for community events.
- **Zoning Consistency:** The C-2 zone is a moderate choice for this development, allowing private primary schools only with a Special Use Permit, and prohibiting other uses which may be more impactful on the neighboring community.

4. Project Benefits, Surrounding Impacts

- **Gathering Space:** The Community Center land use designation encourages the presence of gathering spaces, a goal specifically accommodated by the proposed gymnasium.
- **Transition in Scale and Uses:** The current zoning map gradually transitions from residential uses and zones to the east, to Highway Corridor uses to the west. Given the comprehensive plan's goal to transitional zones, a C-2 zone with a school is appropriate to be interspersed between the two schools, Gem State Academy, which is zoned H-C, and Falcon Ridge Elementary, which is zoned R-1.

5. Impact on Surrounding Properties

- **Traffic Congestion and Pedestrian Right-of-Way Isolation:** To eliminate typical drop-off and pick-up congestion on S. Montana Ave, the campus is configured with extensive on-site queueing capacity. The traffic impact of the project has been analyzed by CR Engineering, and the TIS for the development is included in our application.
- **Similar Use to Surrounding Area:** Given the area's extensive use in education facilities, this development is a minor addition with minor impact, especially given the small size of the school's existing student body.

Respectfully,

Mike Mussell

CANYON COUNTY LISTING -R32717-012 500 FEET**June 2, 2026**

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



PIN	Owner Name	Address	City, State, Zip
32710131 0	ESCARZAGA ERIC H	16317 LEWERS WAY	CALDWELL, ID, 83607
32710130 0	HETTIGER ROSS	16331 LEWERS WAY	CALDWELL, ID, 83607
32859000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS	7777 FAIRVIEW	BOISE, ID, 83704
32717011 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32719010 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32717010 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32719000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32717012 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32717010B0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	7777 W FAIRVIEW AVE	BOISE, ID, 83704
32710133 0	PETERSON STEVEN R	16289 LEWERS WAY	CALDWELL, ID, 83607-5229
32710100 0	QUAIL RIDGE HOMEOWNERS ASSOC INC	890 E FRANKLIN RD STE 205	MERIDIAN, ID, 83680
32710132 0	SANDOVAL REGINO	16303 LEWERS WAY	CALDWELL, ID, 83607
32710129 0	SAWYER LARRY S	16345 LEWERS WAY	CALDWELL, ID, 83607
32718000 0	VALLIVUE SCHOOL DIST NO 139	5207 S MONTANA AVE	CALDWELL, ID, 83607-1583
32717000 0	VALLIVUE SCHOOL DIST NO 139	5207 S MONTANA AVE	CALDWELL, ID, 83607-1583

NOTICE OF NEIGHBORHOOD MEETING

3/26/2026

Idaho Conference Of Seventh Day Adventists, Inc
7777 W Fairview Ave
Boise, ID, 83704

RE: Annexation and Planned Development at 0 S Montana, Caldwell, Idaho 83607,
Parcel 32717012.

To whom it may concern,

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

Meeting Date: April 15th, 2026

Meeting Time: 6:30 pm

Meeting Location: 16115 S Montana Ave, Caldwell, ID 83607, In the Chapel

Project Summary: This project consists of a request for annexation of 9.18 acres of land into the City of Caldwell with a C-2 zoning, and future plans to build an elementary school and gym on the property.

If you would like to contact us ahead of the meeting, please feel free to reach out to us at 208-250-8555 or by email at ctabor1@gmail.com

We look forward to hearing from you.

Thank you,

Calvin Tabor, Building Board Superintendent
Caldwell Elementary SDA School

NEIGHBORHOOD MEETING CERTIFICATION:

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

Description of the proposed project:

Annexation of 9.18 acres of land into the City of Caldwell with
future plans to build an elementary school and gym on the property.

Date of Round Table meeting: March 5th, 2026

Notice sent to neighbors on: March 26th, 2026

Date & time of the neighborhood meeting: April 15th, 2026 @ 6:30 pm

Location of the neighborhood meeting: Gem State Academy

16115 S Montana Ave, Caldwell, ID 83607

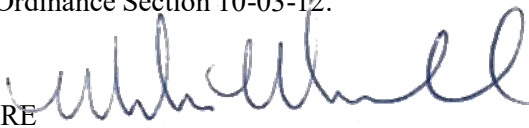
Developer/Applicant:

Name: Mike Mussell Developer

Address, City, State, Zip: PO Box 3304, Nampa, ID 83653

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 4/16/2026

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: 7:30 pm

Those in attendance please print your name and address.

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

<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1. <u>Joseph Palmer</u>	<u>5207 S. Montana Ave, Caldwell, ID 83607</u>
2. <u>Galvin Tabor</u>	<u>28277 Country Lane Caldwell ID 8767</u>
3. <u>John Soule</u>	<u>16115 S. Montana Ave</u>
4. <u>Ted Brown</u>	<u>16955 Sierra Jane Ln Caldwell</u>
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____

Vicinity Map





1. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
3. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
4. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
7. IN THE EVENT OF A PLANT CODE DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND OTHER SYMBOL NUMBERS.
8. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" MINUS BARK MULCH OVER TOPSOIL AS SPECIFIED. SUBMIT SAMPLE FOR APPROVAL.
9. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE TIME OF PLANTING. REPLANTING OF ANY PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
10. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE PROPER DRAINAGE IN ACCORDANCE WITH THE SITE OR/AND GRADUUS PLAN.
11. AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
12. FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
13. ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW EXISTING SURFACES OF ALL PLANT BED AREAS, 1-1/2" BELOW EXISTING SURFACES OF TURF SOO AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
14. REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A FINE, FERTILE, MEDIUM TO FINE GRADED, FREE OF PLANTS, ROCKS, AND OTHERS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND HAVE A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT.
15. A) PROVIDE APPROVED IMPORTED TOPSOIL OR
16. B) IMPORT ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
17. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRABLE, NATURAL, FREE FROM SUBSTANCES THAT REQUIRE PLANTING, AND FREE FROM PLANTS, ROCKS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH.
18. A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS.
19. B) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS. IF NO SUCH FINDING OR SOURCE CAN BE OBTAINED, TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
20. B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE FINDING AGENCY'S RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH 5.5 TO 7.6.
21. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS OF THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF IT OFF-SITE.
22. TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
23. STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ALL AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
24. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

APPLICABLE CITY OF CALDWELL, IDAHO CODE: 10-02-05: OFF-STREET PARKING STANDARDS; 10-02-07 FENCING REGULATIONS; 10-02-09: LANDSCAPING, BUFFERING AND SCREENING; 10-06-02: DISTRICTS

PROPERTY ZONE: HC - MIXED USE / REGIONAL COMMERCIAL
TOTAL SITE AREA: 403,582.34 S.F.
CONSTRUCTION LIMIT AREA: 233,829.93 S.F.
BUILDING COVERAGE: 43,573.36 S.F.
HARDSCAPE COVERAGE: 88,401.57 S.F.
LANDSCAPE COVERAGE: 101,855 S.F. - 43.5%

FRONT: 10' (MAX. 154')
INTERIOR SIDE: 0'
STREET SIDE: 10'
REAR: 0'

OFF-STREET PARKING:

90° PARKING: 9' STALL WIDTH, 20' STALL LENGTH AND 24' AISLE WIDTH
1 STALL PER 500 S.F. OF CLASSROOM AND OFFICE/ADMINISTRATION SPACE
1 STALL PER 300 S.F. OF CLASSROOM AND OFFICE/ADMINISTRATION SPACE
REQUIRED STALLS:

TOTAL STALLS PROVIDED: 156

BICYCLE PARKING:
1 STALL PER 20 STUDENTS
PROPOSED BICYCLE RACKS: 5 ; 10 STALLS (2 STALLS PER RACK)

- AT LEAST 75% OF THE PROPOSED TREES AND SHRUBS SHALL BE RATED "LOW WATER" OR "MODERATE WATER" DEMAND WITH TREES SELECTED FROM THE SPECIES OUTLINED IN THE TREASURE VALLEY TREE SELECTION GUIDE (TVTSG).
- TURF GRASS/SOD SHALL BE A MINIMUM OF 20% COVERAGE AND SHALL NOT EXCEED 50% COVERAGE OF LANDSCAPE AREA
- SHRUBS, PERENNIALS, NATIVE GRASSES AND OTHER VEGETATION GROUND COVER BESIDE SHALL BE A MINIMUM OF 50% OF LANDSCAPE AREA

SHADE TREES:	2" CALIPER
ORNAMENTAL TREES:	2" CALIPER
EVERGREEN TREES:	6' HEIGHT
SHRUBS & PERENNIALS:	10" HEIGHT AND/OR SPREAD DEPENDING ON PLANT SPECIES

S. MONTANA AVENUE (COLLECTOR ROAD)

SHALL INCLUDE UNDULATING BERM, AT LEAST 2' IN HEIGHT, NOT EXCEEDING 8' IN HEIGHT
MIX. OF TREES, SHRUBS, LAWN, VEGETATIVE AND NON-VEGETATIVE GROUND COVER
A MINIMUM OF 1 CLASS I TREE PER 25 LIN. FT. / CLASS II TREE PER 35 LIN. FT.
259.41 LIN. FT.

NORTH PROPERTY LINE - R1 ZONE / ELEMENTARY SCHOOL USE

NO REQUIRED - SIMILAR USE

SOUTH PROPERTY LINE - H-C ZONE

NOT REQUIRED
EAST PROPERTY LINE H.C. ZONE:

EAST PROPERTY LINE - H-C ZONE.
NOT REQUIRED

INTERNAL PARKING LOT:
1 TREE PER SINGLE SERVICE LANDSCAPE ISLAND / 2 TREES PER DOUBLE SERVICE LANDSCAPE ISLAND
LOW SHRUBS OR A COMBINATION OF LOW SHRUBS, FLOWERS, NATIVE GRASSES, OR OTHER VEGETATION GROUNDCOVERS.
REQUIRED TREES: 28
PROVIDED TREES: 28

719.73 LIN. FT.
5' WIDE LANDSCAPE BUFFER REQUIRED
5' WIDE LANDSCAPE BUFFER PROVIDED
1 TREE PER 40 LIN. FT.
1 SHRUB PER 5 LIN. FT.

REQUIRED TREES: 18

PROVIDED TREES: 18
REQUIRED SHRUBS: 144
PROVIDED SHRUBS: 144

1 (3 GALLON) SHRUB FOR EVERY 3 LIN. FT. OF FOUNDATION EXCEPT THOSE PORTIONS OF
THE BUILDINGS THAT PROVIDE ACCESS FOR PEDESTRIANS TO THE BUILDING
NOT REQUIRED - ALL FACADES PROVIDE PEDESTRIAN ACCESS
REQUIRED SHRUBS: 0
PROVIDED SHRUBS: 0

1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
2. WATER AREAS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
3. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" UN-MOWED LAWN AREAS.
4. PLANTER BEDS ARE TO HAVE AN IN-LINE DRIP IRRIGATION SYSTEM. TUBING SHALL BE PRESSURE COMPENSATING AND UTILIZE IN-LINE CHECK VALVES.
5. ALL AUTOMATIC SPRINKLER SYSTEMS SHALL BE "INCREASED" LABELED CONTROLLER PROVIDING EITHER WEATHER-BASED OR SOIL MOISTURE BASED CAPABILITIES ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - a. PRECISE INDIVIDUAL STATION TIMING
 - b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - d. SUFFICIENT MULTIPLY CYCLES OR CYCLE AND SOAK FEATURES TO AVOID WATER RUN-OFF
 - e. POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVE WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
6. INDIVIDUAL VALVE WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
7. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING FOR POP-UP OR ROTOR ZONES.
8. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVER SPRAY onto IMPERVIOUS SURFACES (BUILT-UP DRIVEWAYS, DRIVEWAYS, ASPHALT, ROADS, etc.)
9. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (a) AUTOMATIC VALVE. APPROX. Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.

PLANTS TO BE INSTALLED

----- CUT EDGE AS DETAILED

————— PROPERTY LINE (VERIFY)

2	————— QUANTITY
QC	————— PLANT IDENTIFICATION KEY

1. VISION TRIANGLE
2. PROPOSED MIN. 2' HGT. UNDULATING BERM
3. PROPOSED TURF AREA
4. PROPOSED SWALE, BY OTHERS
5. PROPOSED CONCRETE SIDEWALK, BY OTHERS
6. PROPOSED BUS LOADING ZONE
7. PROPOSED TRASH ENCLOSURE, BY OTHERS
8. PROPOSED BICYCLE RACKS, BY OTHERS



**Know what's below.
Call before you dig.**
**ALL 2 BUSINESS DAYS
IN ADVANCE BEFORE
YOU DIG, GRADE, OR
EXCAVATE FOR THE
MARKING OF
UNDERGROUND
MEMBER UTILITIES**



RODNEY EVANS + PARTNERS
reandpartners.com + 208-514-3300 + 1450 W. Bannock Street, Boise, Idaho 83702

SEVENTH-DAY ADVENTIST SCHOOL
1472 KARCHER ROAD/S. MONTANA AVENUE
CALDWELL, ID 83607
SPECIAL USE PERMIT

PRELIMINARY LANDSCAPE PLAN

PROJECT		SHEET
26040		
DATE		
07/31/26		
DRAWN BY	CHECKED BY	L1.0
LP	LP	

L1.0

AGENCY REVIEW

Copyright © 2025

S 1/16 COR
FOUND 5/8" REBAR, ILLEGIBLE
CPF #2025-018198

CS 1/16 COR
FOUND 5/8" REBAR, PLS 11334
CPF #2025-018199

BASIS OF BEARING N89°45'53"E - 2657.68'

P.O.B.



1" = 200'

9 10

1328.84'

1142.31'

186.53'

10

R3271701200

IDAHO CONFERENCE OF SEVENTH
DAY ADVENTISTS INC.
0 S MONTANA AVE.
CALDWELL, ID 83607

PARCEL 1 REZONE

403,548 sq.ft.
9.26 ac.

P.O.B.

237.17'
S00°22'05"W

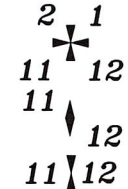
S89°39'04"W - 973.61'

EXISTING BUILDING

R327170100

IDAHO CONFERENCE OF SEVENTH
DAY ADVENTISTS INC.
14702 KARCHER RD
CALDWELL, ID 83607

LEGEND



SECTION COR. MONUMENT
AS NOTED

1/4 COR. MONUMENT AS NOTED

1/16 COR. MONUMENT AS NOTED

SET 1/2" REBAR W/ CAP
"KHC PLS 9895"

SET 5/8" REBAR W/ CAP
"KHC PLS 9895"

P.O.B.

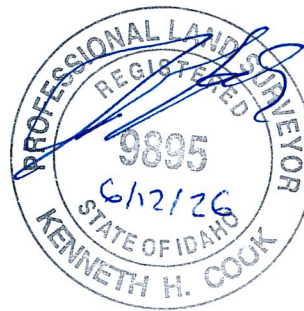
POINT OF BEGINNING

BOUNDARY LINE

SECTION LINE

RIGHT OF WAY LINE

TIE LINE



SW SEC COR
FOUND 2.5" ALUMINUM
CAP, PLS 15352
CPF #2020-006944

S89°39'04"W

181.11'

KARCHER RD

S89°39'04"W - 2665.72'

S 1/4 COR
FOUND 2.5" ALUMINUM
CAP, PLS 13550
CPF #2022-039460

S00°22'19"W - 1318.78'

15

BASIS OF BEARING:

THE NORTH LINE OF THE SOUTH 1/2 OF
THE SOUTHWEST 1/4 OF SECTION 10,
TOWNSHIP 3 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, TAKEN AS NORTH
89°45'53" EAST AND DISTANCE BETWEEN
MONUMENTS FOUND TO BE 2657.68 FEET.

NOTE:

BOUNDARY PER RECORD AND
FOUND SECTION
MONUMENTATION; NO
BOUNDARY MONUMENTATION
FOUND

EXHIBIT "A"

DISPLAY FOR ANNEXATION

A PORTION OF THE SOUTHEAST 1/4, OF THE
SOUTHWEST 1/4, OF SECTION 10, TOWNSHIP 3 NORTH,
RANGE 3 WEST, B.M., CANYON COUNTY, IDAHO

-2026-

FILE: 26073 - BNDRY TOPO Annex - Seventh Day Adventist.dwg



TIMBERLINE

SURVEYING

316 S KIMBALL AVE, SUITE 207, CALDWELL, IDAHO 83605
208-465-5687





MONTANA AVE

PLAYGROUND

SCHOOL

STEEL GYM





1. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
3. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
4. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
7. IN THE EVENT OF A PLANT CODE DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND OTHER SYMBOL NUMBERS.
8. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" MINUS BARK MULCH OVER TOPSOIL AS SPECIFIED. SUBMIT SAMPLE FOR APPROVAL.
9. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE TIME OF PLANTING. REPLANT ANY PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
10. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE PROPER DRAINAGE IN ACCORDANCE WITH THE SITE OR/AND GRAVUS PLAN.
11. AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
12. FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
13. ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF ALL PLANT BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOO AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
14. REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A FINE, FERTILE, MEDIUM TO FINE GRADED, FREE OF PLANTS, ROCKS, AND OTHERS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND HAVE A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT.
15. A) PROVIDE APPROVED IMPORTED TOPSOIL OR
16. B) IMPORT ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
17. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRABLE, NATURAL, FREE FROM SUBSTANCES THAT REQUIRE FERTILIZER, PESTICIDES, FERTILIZERS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH.
18. A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS.
19. B) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS. IF NO SUCH FINDING OR RECORD IS OBTAINABLE, OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
20. B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE FINDING AND A RECOMMENDATION AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH 5.5 TO 7.6.
21. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS OF THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF IT OFF-SITE.
22. TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
23. STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ALL AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
24. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

APPLICABLE CITY OF CALDWELL, IDAHO CODE: 10-02-05: OFF-STREET PARKING STANDARDS; 10-02-07 FENCING REGULATIONS; 10-02-09: LANDSCAPING, BUFFERING AND SCREENING; 10-06-02: DISTRICTS

PROPERTY ZONE: HC - MIXED USE / REGIONAL COMMERCIAL
TOTAL SITE AREA: 403,582.34 S.F.
CONSTRUCTION LIMIT AREA: 233,829.93 S.F.
BUILDING COVERAGE: 43,573.36 S.F.
HARDSCAPE COVERAGE: 88,401.57 S.F.
LANDSCAPE COVERAGE: 101,855 S.F. - 43.5%

FRONT: 10' (MAX. 154')
INTERIOR SIDE: 0'
STREET SIDE: 10'
REAR: 0'

OFF-STREET PARKING:

90° PARKING: 9' STALL WIDTH, 20' STALL LENGTH AND 24' AISLE WIDTH
1 STALL PER 500 S.F. OF CLASSROOM AND OFFICE/ADMINISTRATION SPACE
1 STALL PER 300 S.F. OF CLASSROOM AND OFFICE/ADMINISTRATION SPACE
REQUIRED STALLS:

TOTAL STALLS PROVIDED: 156

BICYCLE PARKING:
1 STALL PER 20 STUDENTS
PROPOSED BICYCLE RACKS: 5 ; 10 STALLS (2 STALLS PER RACK)

- AT LEAST 75% OF THE PROPOSED TREES AND SHRUBS SHALL BE RATED "LOW WATER" OR "MODERATE WATER" DEMAND WITH TREES SELECTED FROM THE SPECIES OUTLINED IN THE TURKEY VALLEY TREE SELECTION GUIDE (TVSG).
- TURF GRASS/SOD SHALL BE A MINIMUM OF 20% COVERAGE AND SHALL NOT EXCEED 50% COVERAGE OF LANDSCAPE AREA
- SHRUBS, PERENNIALS, NATIVE GRASSES AND OTHER VEGETATION GROUNDCOVER BESIDE TURF SHALL BE A MINIMUM OF 50% OF LANDSCAPE AREA

MINIMUM PLANT SIZES SHALL BE USED:

SHADE TREES:	2" CALIPER
ORNAMENTAL TREES:	2" CALIPER
EVERGREEN TREES:	6" HEIGHT
SHRUBS & PERENNIALS:	10" HEIGHT AND/OR SPREAD DEPENDING ON PLANT SPECIES

S. MONTANA AVENUE (COLLECTOR ROAD)

SHALL INCLUDE UNDULATING BERM, AT LEAST 2' IN HEIGHT, NOT EXCEEDING 8' IN HEIGHT.
MIX. OF TREES, SHRUBS, LAWN, VEGETATIVE AND NON-VEGETATIVE GROUND COVER
A MINIMUM OF 1 CLASS I TREE PER 25 LIN. FT. / CLASS II TREE PER 35 LIN. FT.
259.41 LIN. FT.

20' WIDE LANDSCAPE BUFFER REQUIRED
38' WIDE LANDSCAPE BUFFER PROVIDED

REQUIRED TREES: 10 CLASS I OR 7 CLASS II
PROVIDED TREES: 10 CLASS I - OVERHEAD POWER ALONG S. MONTANA AVENUE

NORTH PROPERTY LINE - R1 ZONE / ELEMENTARY SCHOOL USE

NO REQUIRED - SIMILAR USE
SOUTH PROPERTY LINE - H-C ZONE:
 NOT REQUIRED
EAST PROPERTY LINE - H-C ZONE:
 NOT REQUIRED

INTERNAL PARKING LOT:
1 TREE PER SINGLE SERVICE LANDSCAPE ISLAND / 2 TREES PER DOUBLE SERVICE LANDSCAPE ISLAND
LOW SHRUBS OR A COMBINATION OF LOW SHRUBS, FLOWERS, NATIVE GRASSES, OR OTHER VEGETATION GROUNDCOVERS.
REQUIRED TREES: 28
PROVIDED TREES: 28

719.73 LIN. FT.
5' WIDE LANDSCAPE BUFFER REQUIRED
5' WIDE LANDSCAPE BUFFER PROVIDED
1 TREE PER 40 LIN. FT.
1 SHRUB PER 5 LIN. FT.

1 (3 GALLON) SHRUB FOR EVERY 3 LIN. FT. OF FOUNDATION EXCEPT THOSE PORTIONS OF
THE BUILDINGS THAT PROVIDE ACCESS FOR PEDESTRIANS TO THE BUILDING
NOT REQUIRED - ALL FACADES PROVIDE PEDESTRIAN ACCESS
REQUIRED SHRUBS: 0
PROVIDED SHRUBS: 0

1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
2. WATER AREAS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
3. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" UN-MOWED LAWN AREAS.
4. PLANTER BEDS ARE TO HAVE AN IN-LINE DRIP IRRIGATION SYSTEM. TUBING SHALL BE PRESSURE COMPENSATING AND UTILIZE IN-LINE CHECK VALVES.
5. ALL AUTOMATIC SPRINKLER SYSTEMS SHALL BE "INCREASED" LABELED CONTROLLER PROVIDING EITHER WEATHER-BASED OR SOIL MOISTURE BASED CAPABILITIES ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - a. PRECISE INDIVIDUAL STATION TIMING
 - b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - d. SUFFICIENT MULTIPLE CYCLES OR CYCLE AND SOAK FEATURES TO AVOID WATER RUN-OFF
 - e. POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVE WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
6. INDIVIDUAL VALVE WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
7. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING FOR POP-UP OR ROTOR ZONES.
8. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVER SPRAY onto IMPERVIOUS SURFACES (BUILT-UP DRIVEWAYS, DRIVEWAYS, ASPHALT, ROADS, etc.)
9. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (4) AUTOMATIC VALVE STATIONS. APPROX. Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.

PLANTS TO BE INSTALLED

----- CUT EDGE AS DETAILED

————— PROPERTY LINE (VERIFY)

2	————— QUANTITY
QC	————— PLANT IDENTIFICATION KEY

1. VISION TRIANGLE
2. PROPOSED MIN. 2' HGT. UNDULATING BERM
3. PROPOSED TURF AREA
4. PROPOSED SWALE, BY OTHERS
5. PROPOSED CONCRETE SIDEWALK, BY OTHERS
6. PROPOSED BUS LOADING ZONE
7. PROPOSED TRASH ENCLOSURE, BY OTHERS
8. PROPOSED BICYCLE RACKS, BY OTHERS

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



**Know what's below.
Call before you dig.**

**ALL 2 BUSINESS DAYS
IN ADVANCE BEFORE
YOU DIG, GRADE, OR
EXCAVATE FOR THE
MARKING OF
UNDERGROUND
MEMBER UTILITIES**



RODNEY EVANS + PARTNERS LAN + U + LG + P
reandpartners.com + 208-514-3300 + 1450 W. Bannock Street, Boise, Idaho 83702

SEVENTH-DAY ADVENTIST SCHOOL
1472 KARCHER ROAD/S. MONTANA AVENUE
CALDWELL, ID 83607
SPECIAL USE PERMIT

PRELIMINARY LANDSCAPE PLAN

PROJECT		SHEET
26040		L1.0
DATE		
07/31/26		
DRAWN BY	CHECKED BY	
LP	LP	

AGENCY REVIEW

**ANNEXATION LEGAL DESCRIPTION FOR
IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC
PARCEL R3271701200**

A parcel of land located in a portion of the Southeast 1/4 of the Southwest 1/4, of Section 10, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The North line of the South 1/2 of the Southwest 1/4, of Section 10, Township 3 North, Range 3 West, Boise Meridian, derived from found monuments and taken as North 89°45'53" East with distance between monuments found to be 2657.68 feet.

BEGINNING at a point on the North line of the South 1/2 of the Southwest 1/4, of Section 10, Township 3 North, Range 3 West, Boise Meridian, from which the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 10 bears North 89°45'53" East, a distance of 186.53 feet:

Thence Leaving said North line South 0°22'05" West, a distance of 237.17 feet;

Thence South 89°39'04" West, a distance of 973.61 feet;

Thence South 0°20'56" East, a distance of 748.88 feet;

Thence South 89°39'04" West, a distance of 181.11 feet;

Thence North 0°32'35" East, to a point on said North line, a distance of 988.41 feet;

Thence along said North line North 89°45'53" East, a distance of 1,142.31 feet to the **POINT OF BEGINNING**.

Said Parcel containing 403,548 square feet or 9.26 acres, more or less and is subject to all existing easements and right-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



2021-008586	
RECORDED	
02/04/2021 01:00 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 EHOWELL	\$15.00
TYPE: DEED	
ALLIANCE TITLE - BOISE PRODUCTION	
ELECTRONICALLY RECORDED	

WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:529853

FOR VALUE RECEIVED

Idaho Conference of Seventh-Day Adventists, Inc., an Idaho Corporation, formerly known as Southern Idaho Conference Association of the Seventh Day Adventists, an Idaho Corporation

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Vallivue School District #139

whose current address is

5207 S. Montana Avenue
Caldwell, ID 83607

the grantee(s), the following described premises, in Canyon County, Idaho, TO WIT:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 3-7-2021

Idaho Conference of Seventh-Day Adventists, Inc.

David J. Prest Jr
By: David J. Prest, Jr., President

State of Idaho } ss.
County of Ada }

On this 3rd day of February, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared **David J. Prest, Jr.**, known to me to be the President of the Corporation, and that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Evangeline Rusk
Notary Public for the State of Idaho
Residing at: Nampa
Commission Expires: 6/22/2022

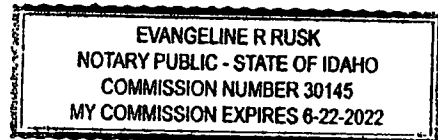


Exhibit 'A'

A portion of the Northeast Quarter of the Southwest Quarter of Section 10, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 10 (from which the Southwest Corner of said Section 10 bears South 89°39'10" West, 2665.72 feet distant); Thence South 89°39'10" West, 30.00 feet to a point on the westerly right of way of South Montana Avenue, as described in Deed of Dedication, Instrument No. 2016-012799, records of Canyon County; Thence on said westerly right of way, North 00°22'08" East, 1318.85 feet to a point south line of the Northeast Quarter of the Southwest Quarter of said Section 10, said point being the POINT OF BEGINNING:

Thence on the south line of the Northeast Quarter of the Southwest Quarter of said Section 10, South 89° 45' 56" West, 1298.80 feet to the southwest 1/16th corner;

Thence on the west line of the Northeast Quarter of the Southwest Quarter of said Section 10, North 00° 32' 37" East, 1321.46 feet to the center-west 1/16th corner;

Thence on the east/west mid-section line of said Section 10, North 89° 52' 27" East, 47.07 feet to a point on the centerline of Forest Canal;

Thence the following fifteen (15) courses and distances on the centerline of said Forest Canal:

Thence South 36° 32' 45" East, 6.01 feet;

Thence South 47° 42' 51" East, 115.13 feet to a point of curvature;

Thence 89.76 feet on the arc of a curve to the right, having a radius of 236.88 feet, a central angle of 21° 42' 42", and whose long chord bears South 36° 34' 31" East, 89.23 feet;

Thence South 23° 11' 17" East, 142.00 feet to a point of curvature;

Thence 82.12 feet on the arc of a curve to the left, having a radius of 97.34 feet, a central angle of 48° 20' 15", and whose long chord bears South 52° 23' 05" East, 79.70 feet;

Thence South 80° 44' 17" East, 87.52 feet to a point of curvature;

Thence 137.16 feet on the arc of a curve to the left, having a radius of 639.97 feet, a central angle of 12° 16' 47", and whose long chord bears South 86° 05' 43" East, 136.90 feet to a point of curvature;

Thence 120.70 feet on the arc of a curve to the right, having a radius of 134.43 feet, a central angle of 51° 26' 43", and whose long chord bears South 78° 57' 39" East, 116.69 feet;

Thence South 52° 52' 26" East, 53.17 feet to a point of curvature;

Thence 115.65 feet on the arc of a curve to the right, having a radius of 357.81 feet, a central angle of 18° 31' 07", and whose long chord bears South 47° 18' 53" East, 115.15 feet;

Thence South 34° 46' 07" East, 178.14 feet;

Thence South 39° 05' 50" East, 65.75 feet to a point of curvature;

Thence 87.24 feet on the arc of a curve to the left, having a radius of 85.52 feet, a central angle of 58° 26' 50", and whose long chord bears South 66° 50' 33" East, 83.50 feet;

Thence North 87° 03' 25" East, 95.75 feet to a point of curvature;

Thence 45.91 feet on the arc of a curve to the right, having a radius of 151.00 feet, a central angle of 17° 25' 11", and whose long chord bears South 85° 10' 35" East, 45.73 feet;

Thence South 00° 22' 12" West, 528.68 feet;

Thence North 89° 45' 56" East, 156.53 feet to a point on said westerly right of way of South Montana Avenue;

Thence on said westerly right of way, South 00° 22' 08" West, 70.00 feet to the POINT OF BEGINNING.



PROPERTY OWNER ACKNOWLEDGEMENT

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

I, David Salazar, the recorded owner for real property addressed as Idaho Conference of Seventh-day Adventist 777 W. Fairview Ave, Suite # , City Boise State ID Zip 83704, am aware of, in agreement with, and give my permission to MUSSELL CONSTRUCTION, 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 29 day of June, 20 26
[Signature]
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
)

I, Jo Ann Lopez Miller, a Notary Public, do hereby certify that on this 29 day of June, in the year, 2026, personally appeared before me David Salazar, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that he/she/they signed the foregoing document, and that the statements therein contained are true.

Jo Ann Lopez Miller
NOTARY PUBLIC FOR IDAHO
Residing at Caldwell ID
My Commission Expires 10/23/2029





Seventh-day
Adventist Church

IDAHO CONFERENCE
EASTERN OREGON &
SOUTHERN IDAHO

June 29, 2026

To whom it may concern:

The attached Use Agreement copy from January 25, 2012, indicates that the Idaho Conference of Seventh-day Adventists, Inc. owns the Gem State Adventist Academy land and buildings.

Sincerely,

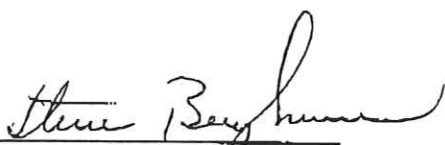
A handwritten signature in blue ink, reading "Jo Ann Miller".

Jo Ann Miller

Notary

COPY**USE AGREEMENT**

It is hereby agreed that Gem State Adventist Academy (Academy) will have the right to use the land and buildings at or near 16115 S. Montana Ave., Caldwell Idaho, owned by Idaho Conference of Seventh-day Adventists, Inc. (Conference). The use of this property shall be for the purpose of operating a secondary Adventist educational institution. Academy agrees to maintain the facilities. Academy shall pay Conference annual consideration for this use of 7.5% of the unamortized cost basis of the land and buildings at the above described location. Conference shall pay Academy an annual appropriation of the same amount for assisting Conference in fulfilling its religious and educational purposes.



Gem State Adventist Academy



Idaho Conference of Seventh-day Adventists, Inc