



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)*

SOUTHERN COMFORT TOWNHOMES

Site Address(s):

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

12721 Karcher Road

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

R3282001100

Total Acres:

3.357

Prior Use of Property:

VACANT

Proposed Use of Property:

39 TOWNHOUSE LOTS

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:	ROBERT C. UNGER
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Company Name: <i>(if applicable)</i>	
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Mailing Address:	901 N 29TH STREET
	BOISE, ID
	83702

Phone:	33 6 49 13 43 42	Email:	UNGERBOB134@GMAIL.COM
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Email Address:	UNGERBOB134@GMAIL.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:

CORY SWAIN, SOUTHERN COMFORT, LLC

Mailing Address:

3363 E PRESIDENTIAL DRIVE, SUITE 201

MERIDIAN, ID

83642

Phone:

208-629-7333

Email:

cory.swain@pmrloans.com

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

Name:

(SAME AS ABOVE)

Company Name:*(if applicable)***Mailing Address:****Phone:****Email:****VI. Architect Information** *(fill out, if applicable)*

Name:

KEVIN KIRKPATRICK

Company Name:*(if applicable)*

SIMPLICITY HOMES, LLC

Mailing Address:

1020 N HICKORY AVE #100

MERIDIAN, ID

83642

Phone:

208-870-1754

Email:

kevin.kirkpatrick@simplicity-homes.co

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

Name:

ELWIN BUTLER

Company Name:*(if applicable)*

MATRIX ENGINEERING, INC

Mailing Address:

ALASKA BLDG, 1020 W MAIN ST, SUITE 100J

BOISE, ID

83702

Phone:

208-860-3120

Email:

ebutler@mat-eng.com

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

Name:

TERRY T. KING

Company Name:*(if applicable)*

TERRY T. KING LANDSCAPE ARCHITECTURE

Mailing Address:

6122 S. MOONFIRE WAY

BOISE, IDAHO 83709

Phone:

208-869-3820

Email:

"terry ttkla.com" <terry@ttkla.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)

ROBERT C. UNGER

9/03/2026

Applicant / Applicant's Representative Printed Name

Date

Applicant / Applicant's Representative Signature



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Annexation (with initial zoning)

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

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

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

I. Filing and Submittal Standards

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

R3282001100

Existing Domestic Water:

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



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Nearest Water Line Connection:

Canyon View Drive

Existing Sewer:

☐ Individual Septic ☐ City Municipal Sewer ☐ Not Applicable

Nearest Sewer Connection:

Canyon View Drive

Existing Irrigation:

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

Nearest Irrigation Connection:

Canyon View Drive

Irrigation District:

BOISE, ID

School District Serving this Location:

☐ Caldwell SD ☐ Nampa SD ☐ Vallivue SD



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IV. PDF Formatting Requirements

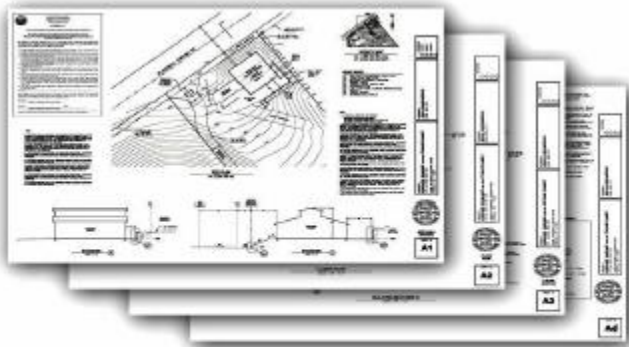
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for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

ROBERT C. UNGER

9/03/2026

Applicant / Applicant's Representative Printed Name

Date

Applicant / Applicant's Representative Signature



SUBDIVISION PRELIMINARY PLAT CHECKLIST

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

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



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SECTION II

PRELIMINARY PLAT CONTENT		Applicant	Staff
Plans to Scale	All mapped data for the same plat shall be drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions, said scale typically being one hundred feet to an inch (100' = 1"). Whenever practical, scales shall be adjusted to produce an overall drawing measuring eighteen inches by twenty- four inches (18" x 24"), but not exceeding forty-two inches by sixty inches (42" x 60").	X	
Subdivision Name and Location	The proposed subdivision name and location shall be provided on the plat and shall meet the following: - 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	Landscape plans shall be prepared by a landscape architect, a landscape designer or a qualified nursery person; Landscape plans shall be stamped by a licensed landscape architect.	X	
Plan Size	Detailed plan at a scale no smaller than one inch equals fifty feet (1" = 50')	x	
Streets, Setbacks and Easements	Show all streets, setbacks, and easements, Streets shall be identified by name. Dimension and label all right-of-way, setbacks, and easements	X	
Sight Visibility Triangles	Show and label all sign visibility triangles.	X	
Storm Water Facilities and Berms	Show all storm water facilities and berms. Indicate berm heights, slopes and proposed landscaping	X	
Off-Street Parking & Bicycle Parking	- 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)	NONE	



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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	NO	
Public Transit Stops	Location of any public transit	NO	
Street Landscape Buffers	Location and width of all street landscape buffers. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.	YES	
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.	N/A	
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	YES	
Other Landscape Amenities	Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.	YES	
Landscape Schedule	Provide a table listing all of the locations, descriptions, types and numbers of landscaping products to be installed.	YES	

SECTION IV

GENERAL PROJECT INFORMATION			
Type of land uses within subdivision:	Residential only Commercial only Industrial only Mixed-use (<i>mix of residential and non-residential uses</i>)		
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	Yes No <i>If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?</i> Yes No		
Will the subdivision be phased?	Yes No If yes, how many phases are proposed?		
Development timeline for full build out?	36 MONTHS		
LAND USE AND ZONING INFORMATION			
	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	COUNTY	HIGHWAY CORRIDOR	VACANT
Proposed (Subject Property)	HIGHWAY CORRIDOR	HIGHWAY CORRIDOR	RESIDENTIAL
North of Site	R-3		RESIDENTIAL
South of Site	R-3		RESIDENTIAL
East of Site	R-3		VACANT
West of Site	R-3		VACANT



City of Caldwell
Planning and Zoning Department

621 Cleveland Blvd., Caldwell, Idaho, 83605

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

PROJECT SPECIFIC INFORMATION						
	Number of Lots	Acres		Percent of "Net" Acres <i>Net acreage is the total acreage minus any public streets and public rights of way</i>		
Residential Lots	39	3.357		2.357		
Commercial Lots	0					
Industrial Lots	0					
Common Lots	2	1.16				
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						
Townhomes	0	39	0	39	28'	1.69
Two-family (<i>duplex</i>)						
Three-family residential (<i>triplex</i>)						
Four, five and six family (<i>fourplex, fiveplex, and sixplex</i>)						
Multi-family (7 or > dwelling units) in a single building						
Commercial	0	0	N/A	N/A		
Industrial	0	0	N/A	N/A		
Type of Commercial or Industrial Buildings:	N/A		Single-tenant building(s) Multi-tenant buildings			
DENSITY AND OPEN SPACE (Comprehensive Plan and CCC 10-07-05)						
Dwelling units per gross acre (Density):	Max. Allowed			Proposed		
	15			11.66		
Total Open Space	% Required			% Proposed		
	.334			1.16		
Total "Qualifying" Open Space	% Required			% Proposed		
	.334			.60		
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		39 in garage
Off-street parking spaces	64.5	78
Commercial loading spaces	0	
Industrial loading spaces	0	
Bicycle parking spaces:		39 in garage
Describe any public transportation facilities that will be provided in accordance with (CCC 10-02-05 B)	None	
Public Amenities:	<i>Provide a description of the type of public amenities proposed:</i> No 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)
KARCHER ROAD	35	35		25	30	0	0

BUFFERS BETWEEN LAND USES (CCC 10-07-10)							
Location (If not required, put N/A)	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing (in feet)	# of Shrubs Proposed	Min. Shrub Spacing (in feet)
North Property Line	N/A						
South Property Line							
East Property Line							
West Property Line							

PUBLIC SIDEWALKS					
Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
SOUTHERN COMFORT	5'	5'	Meandering	Attached	Detached
			Meandering	Attached	Detached
			Meandering	Attached	Detached
			Meandering	Attached	Detached

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION	
Domestic Water:	Individual Domestic Well – How Many?
	Centralized Public Water System
	City Municipal Water System x
	N/A
	Nearest Water Line Connection:
Sewer (Wastewater):	Individual Septic
	City Municipal Sewer x
	N/A
	Nearest Sewer Line Connection:
Irrigation:	Surface
	Irrigation Well
	Pressurized x
	Gravity
	N/A
	Nearest Irrigation Connection: Canyon View Drive
	Irrigation District: PIONEER



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Stormwater:	Swales ²		
	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 WATER		
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	DITCHES		
Type of Site Access:	Street Frontage xx		
	Easement		
	Easement Width: Instrument #		
Street(s) Providing Access:	CANYON VIEW		
Will Secondary Access for Fire be Provided:	Yes		
	No xx		
Internal Roads:	Public xx		
	Private		
	Internal Circulation		
	Road User's Maintenance Agreement Inst#		
School Districts Serving this Location:	Caldwell School District xx		
	Vallivue School District		
SPECIAL ON-SITE CHARACTERISTICS			
	Yes	No	If yes, explain:
Areas of Critical Environmental Concern?		X	
Evidence of Erosion?		X	
Fish Habitat?		X	
Floodplain?		X	
Riparian Vegetation?		X	
Steep Slopes?		X	
Streams/Creeks?		X	
Unique Animal/Plant Life?		X	
Unstable Soils?		X	
Wildlife Habitat?		X	
Historic Buildings or Features?		X	



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Describe any other unique site characteristics:

ACKNOWLEDGEMENT

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

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

☐ Property Owner as the Applicant

☒ Property Owner's Agent / Representative

ROBERT C. UNGER

9/03/2026

Applicant / Applicant's Representative Printed Name

Date

Applicant / Applicant's Representative Signature



INVOICE

Permit #: ANN26-000020
Address: 0 KARCHER RD

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
P&Z Fees - Application Prescreening	10216	50.00
TOTAL		4,940.09



INVOICE

Permit #: SPP26-000018
Address: 0 KARCHER 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	820.00
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	55.35
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	968.01
Police - Plan Review	21022	90.00
P&Z Fees - Application Prescreening	10216	50.00
TOTAL		5,633.83

ROBERT UNGER

Caldwell City Council
Caldwell City Planning & Zoning Commission
411 Blaine Street
Caldwell, Idaho 83605

DATE: August 20, 2026

Re: Southern Comfort Townhomes – Annexation with Development Agreement and Subdivision Applications

On behalf of Southern Comfort, LLC, we are submitting applications for annexation with a development agreement and subdivision approval for the proposed Southern Comfort Townhomes development located at 12721 Karcher Road in Caldwell, Idaho. The project site consists of 3.357 acres.

The proposed development includes 39 townhome units. The property is currently located in unincorporated Canyon County and is proposed to be annexed into the City of Caldwell and zoned Highway Corridor (HC). The proposed gross density is 11.6 dwelling units per acre, which is consistent with the Highway Corridor zoning district's permitted density range of 8 to 15 dwelling units per acre. The proposed annexation and zoning designation are also consistent with the Caldwell Comprehensive Plan.

Surrounding land uses include vacant county-zoned properties to the east and west, Canyon View Estates to the south, which is zoned R-3, and Karcher Road and single-family residences to the north, which are also zoned R-3.

Access to the development will be provided from Canyon View Drive, an existing public roadway with sufficient capacity to accommodate the additional traffic generated by the proposed 39-unit development. Internal circulation within the project will be provided by a new public street.

Parking will exceed the City's minimum requirements. The development will provide 39 garage spaces, 39 off-street parking spaces, and approximately 20 on-street parking spaces, for a total of 98 parking spaces. This exceeds the minimum parking requirement of 64.5 spaces.

The project includes approximately 1.16 acres of open space, including 0.6 acres of usable open space. Residents will have access to numerous amenities throughout the development, including a pavilion, outdoor fitness area, dog park, playground equipment, picnic tables, and benches. Pedestrian access to the Karcher Road pathway will also be provided. Solid vinyl fencing will be installed throughout the development.

All necessary utilities are available to serve the property. Water and sewer infrastructure will be designed and installed in accordance with City Engineer requirements. Stormwater generated by the project will be retained on-site through the use of drainage trenches and seepage beds and/or discharged into an existing drainage ditch at historic flow rates, subject to approval by the applicable drainage district. Final drainage design and infrastructure locations will be submitted to the City Engineer for

review and approval before construction. Pressurized irrigation will be provided to all lots through a pump station that will be installed and maintained by the homeowners association.

The proposed development agreement includes the removal of the commercial component otherwise allowed within the Highway Corridor zoning district. As part of the Karcher Road widening project, the Idaho Transportation Department has eliminated direct access from the property to Karcher Road, making future commercial development impractical. The development agreement will also include restrictions on south-facing second-story windows for units located along the project's southern boundary in order to protect the privacy of adjacent properties.

The proposed townhome units are two-story residences containing 1,336 square feet of living space, 2.5 bathrooms, a one-car garage with space for bicycle storage, and private backyards.

We appreciate your consideration of this application and look forward to working with City staff and the Planning and Zoning Commission throughout the review process. We respectfully request your approval of the proposed annexation, development agreement, and subdivision applications.

If you have any questions or require additional information, please contact me at ungerbob134@gmail.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Unger', with a stylized flourish extending to the right.

Robert C. Unger

On behalf of Southern Comfort, LLC

PIN	OwnerName	InCareOf	Address	City	State	ZipCode
R32819010	STATE OF IDAHO TRANSPORTATION DEPARTMENT		3311 W STATE ST	BOISE	ID	83703
R32820011	SOUTHERN COMFORT LLC		3363 E PRESIDENTIAL DR NO 210	MERIDIAN	ID	83642
R32820182	HAWKER TROY D		15888 BOULDER RIDGE WAY	NAMPA	ID	83651
R32820120	KRAEMER THOMAS		12708 CRESTONE ST	NAMPA	ID	83651
R32820122	GRIFFIN FAMILY TRUST		3502 VISTA DR	NAMPA	ID	83686
R32820123	MURPHY JAMES G		12666 CRESTONE CT	NAMPA	ID	83651
R32820121	GARCIA JUAN A		12696 CRESTONE CT	NAMPA	ID	83651
R32820124	MOORE NORMAN A		12654 CRESTONE CT	NAMPA	ID	83651
R32820113	BRYANT PAUL M		15885 GRANITE PEAK AVE	NAMPA	ID	83651
R32820183	MOOTHART JESSICA ANN		15876 BOULDER RIDGE WAY	NAMPA	ID	83651
R32820125	FREEDMAN LAURA J		12651 CRESTONE CT	NAMPA	ID	83651
R32820140	HERRELL CHRIS S		15859 GRANITE PEAK AVE	NAMPA	ID	83651
R32820130	MCJUNKIN ROBERT		12707 CRESTONE CT	NAMPA	ID	83651
R32820129	HELSEL NIKOLE P		12695 CRESTONE CT	NAMPA	ID	83651
R32820128	GRIMM MICHAEL W		12683 CRESTONE CT	NAMPA	ID	83651
R32820127	ODELL BRITTANY ANNE		12671 CRESTONE CT	NAMPA	ID	83651
R32820126	MCGOVERN TAYLOR J		12659 CRESTONE CT	NAMPA	ID	83651
R32820171	BEAM COREY ALAN		15854 BOULDER RIDGE WAY	NAMPA	ID	83651
R32820141	OGILVIE CLAYTON T		15845 GRANITE PEAK AVE	NAMPA	ID	83651
R32820131	KING CHANCE		32542 AZORES RD	DANA POINT	CA	92629
R32820132	LOPEZ MIGUEL A		12694 BROWNSTONE ST	NAMPA	ID	83651
R32820133	PAUL KRISTEN A		12682 BROWNSTONE ST	NAMPA	ID	83651
R32820119	GLENN MARA REVOCABLE TRUST		12705 SUNSTONE ST	NAMPA	ID	83651
R32820112	RADOVICH ROBERT A		15899 GRANITE PEAK AVE	NAMPA	ID	83651
R32820101	RUIZ GRACIELA		12614 SUNSTONE ST	NAMPA	ID	83651
R32820102	B AND S ENTERPRISE LLC		3017 E GALA TRL	EMMETT	ID	83617
R32820103	ALVARADO SAMUEL		12644 SUNSTONE ST	NAMPA	ID	83651
R32820104	GRANADOS JOSE LUIS		12656 SUNSTONE ST	NAMPA	ID	83651
R32820105	LOCKHART KORY		12668 SUNSTONE ST	NAMPA	ID	83651
R32820106	SCHAT DENNIS P		12680 SUNSTONE ST	NAMPA	ID	83651
R32820107	FRANCIS ROBERT PATRICK		3505 S OHIO AVE	CALDWELL	ID	83605
R32820108	JOHNSON NATHAN		12704 SUNSTONE ST	NAMPA	ID	83651
R32820109	KURTH ROBERT A		12716 SUNSTONE ST	NAMPA	ID	83651
R32820110	GARRIS CHRISTOPHER S		15915 GRANITE PEAK AVE	NAMPA	ID	83651
R32820111	LITTS CHRISTOPHER L		15907 GRANITE PEAKE AVE	NAMPA	ID	83651
R32820181	IVESON FAMILY TRUST		15906 BOULDER RIDGE WAY	NAMPA	ID	83651
R32820114	ROSSI DOMINIC J		12645 SUNSTONE ST	NAMPA	ID	83651
R32820115	SERIKAKU RON		6725 SW 152ND AVE	BEAVERTON	OR	97007
R32820116	SMITH LEWIS S		12669 SUNSTONE ST	NAMPA	ID	83651
R32820117	MC CLEARY COLLEEN		12681 SUNSTONE ST	NAMPA	ID	83651
R32820118	PEREZ SONNY		12693 SUNSTONE ST	NAMPA	ID	83651
R32795010	TVD ENCLAVE LLC		1414 W BANNOCK ST	BOISE	ID	83702
R32790273	RUIZ JAVIER		15659 BATELEUR AVE	NAMPA	ID	83651
R32790235	NABITY JAYSON DAVID		12724 HARROW CT	CALDWELL	ID	83607
R32790234	VOSE BENJAMIN		3538 SUTTON LOOP	FREMONT	CA	94536
R32790249	GDH REVOCABLE TRUST		538 W BIRMINGHAM DR	NAMPA	ID	83651

R32790233	MILLER STACEY		12704 HARROW CT	CALDWELL	ID	83607
R32790237	CRAWFORD TANYA ELIZABETH		16070 BOUNTIFUL AVE	CALDWELL	ID	83607
R32790272	BLAYLOCK DALLAS E		16055 BOUNTIFUL AVE	CALDWELL	ID	83607
R32790236	VILLANUEVA JUDITH M		16056 BOUNTIFUL AVE	CALDWELL	ID	83607
R32790248	GDH REVOCABLE TRUST		538 W BIRMINGHAM DR	NAMPA	ID	83651
R32790247	MOORE KELSEY		16061 GREENFIELD PL	CALDWELL	ID	83607
R32790224	RHODES CASSANDRA W		12733 HARROW CT	CALDWELL	ID	83607
R32790228	PALMER MCKENZIE		12685 HARROW CT	CALDWELL	ID	83607
R32790225	PIERON NICOLE		12721 HARROW CT	CALDWELL	ID	83607
R32790226	HERNANDEZ STEVEN		12709 HARROW CT	CALDWELL	ID	83607
R32790227	CARRILLO ARTURO		12697 HARROW CT	CALDWELL	ID	83607
R32790220	FLORES OSVALDO GALLARDO		12781 HARROW ST	CALDWELL	ID	83607
R32790221	SPARKMAN JOSEPH D		12769 HARROW ST	CALDWELL	ID	83607
R32790215	ALLEN-GARLAND SEAMUS		12841 HARROW ST	CALDWELL	ID	83607
R32790216	SEMANCIK BRIAN A		12829 HARROW ST	CALDWELL	ID	83607
R32790217	ARIZMENDI GILBERTO AYALA		8666 FOOTHILL RD	MIDDLETON	ID	83644
R32790218	GORDILLO DARLING F		13662 S BACH AVE	NAMPA	ID	83651
R32790219	EGBERT GARY P		12793 HARROW ST	CALDWELL	ID	83607
R32790222	ORTIZ YESICA A PEREZ		12757 HARROW CT	CALDWELL	ID	83607
R32790223	SCHIFFER JOSEPH P		12745 HARROW CT	CALDWELL	ID	83607
R32790271	CAMARGO ANTONIO		16054 SUNNYFIELD AVE	CALDWELL	ID	83607
R32790246	MARTINEZ JAIME		16073 GREENFIELD PL	CALDWELL	ID	83607
R32790231	HERNANDEZ JELITSA		12678 HARROW CT	CALDWELL	ID	83607
R32795	TVD ENCLAVE LLC		1414 W BANNOCK ST	BOISE	ID	83702
R32790229	LESKOVETS YAROSLAV		12673 HARROW CT	CALDWELL	ID	83607
R32790230	HOWARD PATRICK DONLEE		12669 HARROW CT	CALDWELL	ID	83607
R32790232	KIDO SCOTT		12692 HARROW CT	CALDWELL	ID	83607
R32820013	JOHNSON BILL G		12581 KARCHER RD	NAMPA	ID	83651
R32790012A	FIELDCREST VILLAGE SUBDIVISION HOMEOWNERS ASSOCIATION INC	WORLD CLASS PROPERTIES =	16432 N MIDLAND BLVD NO 17	NAMPA	ID	83687
R32819	HML KARCHER LLC		24223 21ST DR SE	BOTHELL	WA	98021
R32790196A	KARCHER LAKE LLC		PO BOX 398	LOS GATOS	CA	95031
R32789	PUTTER PLACE LLC		538 W BIRMINGHAM DR	NAMPA	ID	83651
R32787100	DAKOTA CROSSING HOMEOWNERS ASSOC		PO BOX 5405	BOISE	ID	83705
R32790196	FIELDCREST VILLAGE SUBDIVISION HOMEOWNERS ASSOCIATION INC	WORLD CLASS PROPERTIES =	16432 N MIDLAND BLVD NO 17	NAMPA	ID	83687
R32820100	CANYON VIEW SUBDIVISION HOMEOWNERS ASSOCIATION INC		PO BOX 1246	MERIDIAN	ID	83680
R32820100A	KARCHER 24 LLC		814 N 18TH ST	BOISE	ID	83702

CANYON COUNTY LISTING - "R32820011" - 500.0 feet

06-16-2026

PROPERTY LISTING DISCLAIMER

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

July 14, 2026

STATE OF IDAHO TRANSPORTATION DEPARTMENT

3311 W STATE ST
BOISE, ID 83703

RE: Preliminary Plat for single-family townhomes near Karcher Road and Canyonview Way in Caldwell, Idaho.

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: July 29, 2026

Meeting Time: 7:00 pm

Meeting Location: onsite at the intersection of Canyonview Way and Karcher Road in Caldwell, ID (*see attached vicinity map for specific location*)

Project Summary: The project consists of the annexation and preliminary plat of approximately 3.34-acres to create single-family townhome complex and single-family resident development comprised of forty three (43) new buildable lots. The project is located at the corner of Karcher Road and Canyonview Way. (parcel number R3282001100), as shown on the attached vicinity map. A public roadway, utilities, and landscaped open space will be developed on the site, and road improvements to Canyonview Way will be completed per the requirements of the City of Caldwell. The proposed project will comply with the City of Caldwell Comprehensive Plan and City Standards.

If you would like to contact us ahead of the meeting, please feel free to reach us at **208.739.8668** or **ebutler@mat-eng.com**.

We look forward to hearing from you.

Thank you,

Elwin Butler
Matrix Engineering, Inc.

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:

The project consists of the annexation and preliminary plat of approximately 3.34-acres to create single-family townhome complex and single-family resident development comprised of forty three (43) new buildable lots. The project is located at the corner of Karcher Road and Canyonview Way. (parcel number R3282001100). A public roadway, utilities, and landscaped open space will be developed on the site, and road improvements to Canyonview Way will be completed per the requirements of the City of Caldwell.

Date of Round Table meeting: July 29, 2026

Notice sent to neighbors on: July 14, 2026

Date & time of the neighborhood meeting: July 29, 2026, 7:00 PM

Location of the neighborhood meeting: Onsite at the intersection of Canyonview Way and Karcher Road in Caldwell, ID, relocated 200-feet with permission from Canyonview HOA to the corner of Canyonview Way and Boulder Ridge Way.

Developer/Applicant;

Name: Matrix Engineering, Inc. for Southern Comfort LLC

Address, City, State, Zip: 1020 W. Main St. Suite 100J, Boise, ID 83702

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 Elwin Butler, Matrix Engineering, Inc.

DATE: July 30, 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: 7:00 PM

End Time of Neighborhood Meeting: 8:30 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. Beth Grandados	12098 Statestone Way Nampa, ID
2. Dominic Rossi	12645 Sunstone St Nampa ID
3. Kelley Miller	12646 Brownstone St. Nampa, ID
4. Servando Zalazar	12614 Sunstone St. Nampa, ID
5. Amanda Hancock Ken Hancock	12628 Sunstone St. Nampa ID
6. Tim Robertson	15546 Aplomado Way Nampa ID
7. Sharon Robertson	15546 Aplomado Way Nampa ID
8. Melonie Garris	15915 Granite Peak AVE -
9. Cassidy Johnson	12704 Sunstone St. Nampa
10. Craig & Nicki Donat	12661 Brownstone St., Nampa ID
11. Margarita Grandados	12656 Sunstone St. Nampa ID.
12. Jeri Hawker	15888 Boulder Ridge Way
13. Lorinda Hawker	15888 Boulder Ridge Way
14. Jerry Rossi	18847 Granite Dr
15. April Trujillo	12847 Lignite Dr.
16. Chris Miller	12646 Brownstone St Nampa, ID

Total 18

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: 7:00 PM

End Time of Neighborhood Meeting: 8:30 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. Nate Johnson	12704 Sunstone Ct Nampa
2. Walter E. Iveson	15906 Boulder Ridgeway Nampa
3. Cindie Iveson	15906 Boulder Ridgeway Nampa, ID
4. Jessica Lopez	12607 Slatestone way Nampa, ID
5. Van Camp	15728 Boulder Ridgeway Nampa.
6. Laura Rossi	12645 Sunstone St
7. Grace Malanin	12614 Sunstone St
8. Nicole Donat	12661 Brownstone St.
9. Samuel Alvarado	12644 Sunstone St
10. Stacy Bugarin	12634 Brownstone St
11. Daniel Bugarin	12634 Brownstone St.
12. Yolanda Lopez	12694 Brownstone St.
13. Miguel Lopez	12694 Brownstone St
14. Servando Zalazar	12614 Sunstone St
15. Bethany Weeks	12670 Brownstone St.
16.	

15 total

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: 7:00 PM

End Time of Neighborhood Meeting: 8:30 PM

Those in attendance please print your name and address.

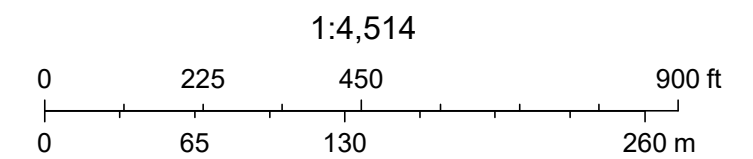
If no one attended, Applicant please write across this form "No one attended".

	<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1.	Laura Rossi	12645 Sunstone, Nampa
2.	Nic Selack	12657 Sunstone
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Canyon County Assessor



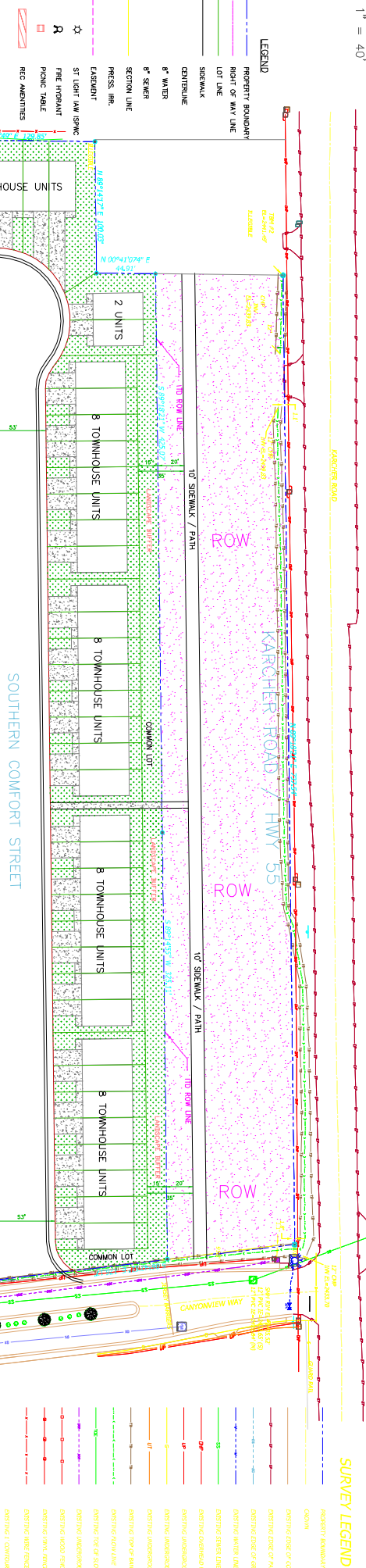
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R-3 ZONING

PRELIMINARY PLAN SHOWING
SOUTHERN COMFORT SUBDIVISION
LOCATED IN THE NE 1/4 OF THE NW 1/4 OF
SECTION 13, T.3N., R.3W., B.M.
BOISE MERIDIAN
CANYON COUNTY, IDAHO
2026



OWNERS/DEVELOPERS

SOUTHERN COMFORT, LLC
3363 E. PRESIDENTIAL DR.
SUITE 201
MERIDIAN, IDAHO 83642
(208) 629-7333

BOB UNGER
901 N 29TH STREET
BOISE, IDAHO 83702
33 06 49 13 43 42

PLANNER

- 1) ALL LOTS COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A 10' UTILITY EASEMENT. ALL SIDE YARD LOT LINES HAVE A 5' PROPERTY DRAINAGE & IRRIGATION EASEMENT. ALL REAR YARD LOT LINES HAVE A 10' DRAINAGE AND IRRIGATION EASEMENT.
- 2) ALL LOTS ARE SINGLE FAMILY RESIDENTIAL, EXCEPT, LOT 1, 27, 31, 32, AND 33, WHICH ARE COMMON/OPEN SPACE LOTS AND LOT 14, WHICH IS A PRIVATE DRIVE ISLE, AND SHALL BE OWNED AND MAINTAINED BY THE ILLINOIS AVENUE TOWNHOUSES PROPERTY OWNER'S ASSOCIATION.
- 3) ALL SANITARY SEWER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- 4) ALL WATER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- 5) DRAINAGE SHALL BE REMOVED VIA SUBSURFACE FACILITIES AS APPROVED BY THE CITY OF CALDWELL.
- 6) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- 7) SANITARY SEWER AND WATER SERVICE PROVIDED BY THE CITY OF CALDWELL.
- 8) THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN PRODUCTION FOR A MINIMUM OF ONE (1) YEAR. THE STATE SHALL NOT IN PRODUCTION OF AGRICULTURE OR AN APPURTENANCE SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
- 9) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 10) FIRE PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE CALDWELL FIRE DEPARTMENT.
- 11) PRESSURIZED IRRIGATION SHALL BE PROVIDED TO ALL LOTS BY A PRESSURE SYSTEM IN COMPLIANCE WITH THE CITY OF CALDWELL.
- 12) UNDERGROUND IRRIGATION PIPE LOCATED WITHIN THE PROPERTY TO BE RELOCATED OUTSIDE ANY BUILDING PAD OR UTILITY CORRIDORS WITH THE APPROVAL OF THE ASSOCIATED IRRIGATION DISTRICTS.

DEVELOPMENT FEATURES

SEWAGE DISPOSAL
CITY OF CALDWELL
WATER SUPPLY
CITY OF CALDWELL
FIRE DISTRICT
CALDWELL FIRE DEPARTMENT
SCHOOL DISTRICT
CALDWELL

PROPOSED ZONING

PROPOSED SETBACKS
FRONT TO LIVING 10'
FRONT TO GARAGE 22'
REAR 10'
INTERIOR SIDE 5'
STREET SIDE 15'

TOTAL ACRES.....	3,357 AC
BUILDING PADS.....	119 ACRES
PUBLIC ROAD.....	1 ACRES
TOTAL OPEN SPACE.....	16 ACRES
USABLE OPEN SPACE.....	1.0 ACRES
REQUIRED USABLE OPEN SPACE.....	1.33 ACRES
PROPOSED DENSITY.....	11.66 UNITS
PROPOSED NO. OF UNITS.....	39 UNITS
REQUIRED PARKING.....	64.5 SPACES
GARAGE PARKING.....	39 SPACES
DRIVEWAY PARKING.....	39 SPACES
TOTAL PROPOSED PARKING.....	78 SPACES
ADDITIONAL STREET PARKING IS AVAILABLE	

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BUILDING FEATURES:
BUILDING HEIGHT - 2 STORY
SINGLE CAR GARAGE - EACH UNIT
8-UNIT BUILDINGS:
32 THREE BEDROOM UNITS
5-UNIT BUILDINGS:
5 THREE BEDROOM UNITS
2-UNIT BUILDINGS:
2 THREE BEDROOM UNITS
TOTAL SQUARE FOOTAGE PER BUILDING: 1,336 SQ
TOTAL BUILDING LOTS AREA: 1.69 ACRES
TOTAL UNITS: 39 UNITS

1	DATE:	8/9/28
2	DESIGNED BY: RU	
3	DATE:	
4	RU	
5	CHECKED BY:	
6	DATE:	
7	RU	
8	APPROVED:	
9	DATE:	
10	RU	
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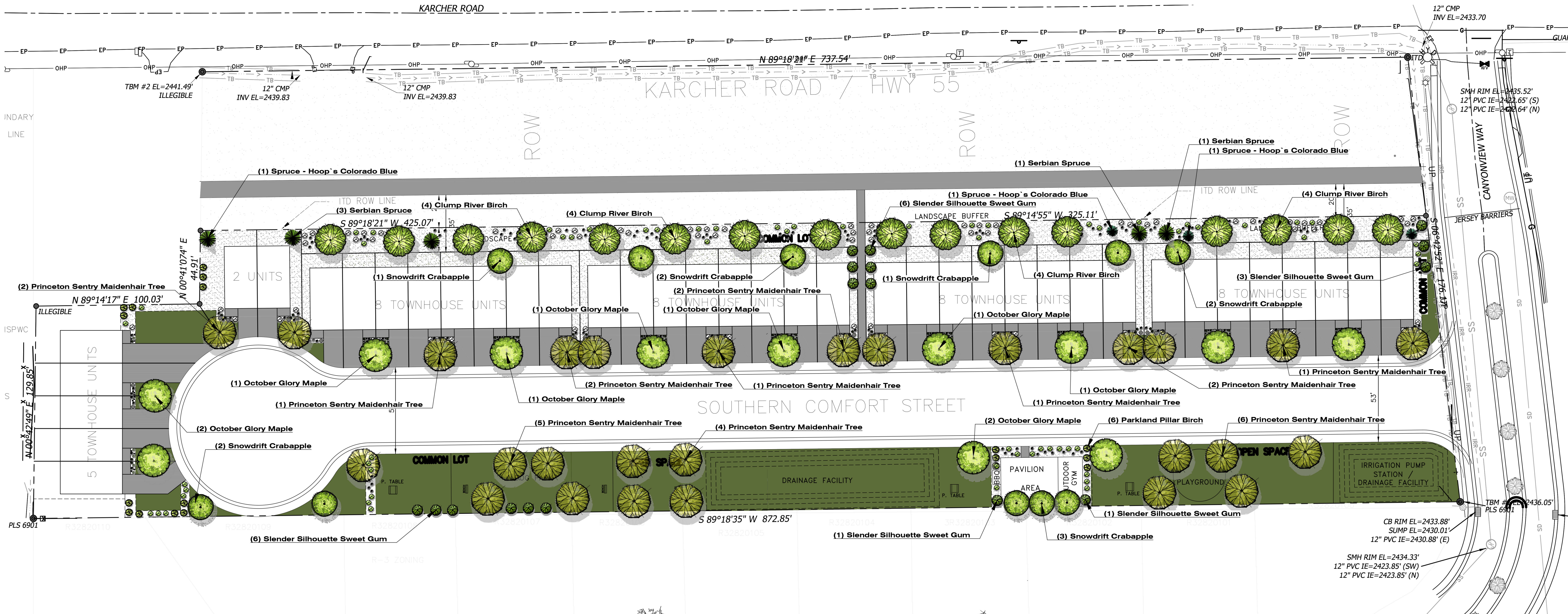
901 N 29TH STREET, BOISE, IDAHO 83702
 ungerbob134@gmail.com 33 06 49 43 42

SOUTHERN COMFORT
SUBDIVISION

SOUTHERN COMFORT, LLC
PRELIMINARY PLAN

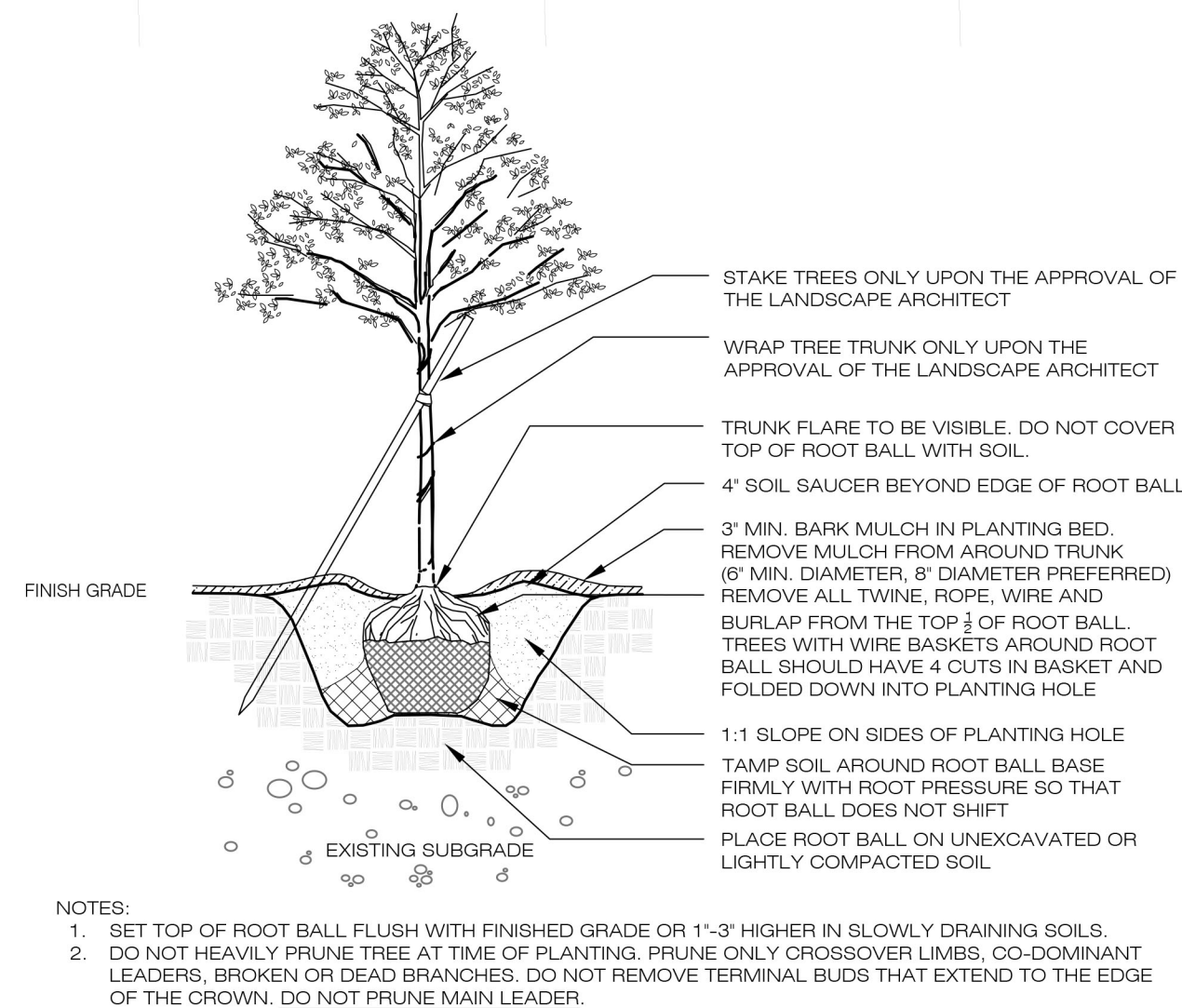
THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED FOR ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH UNGER ENTERPRISES, LLC.

JOB NO. 26-001	
SHEET NO. 1	

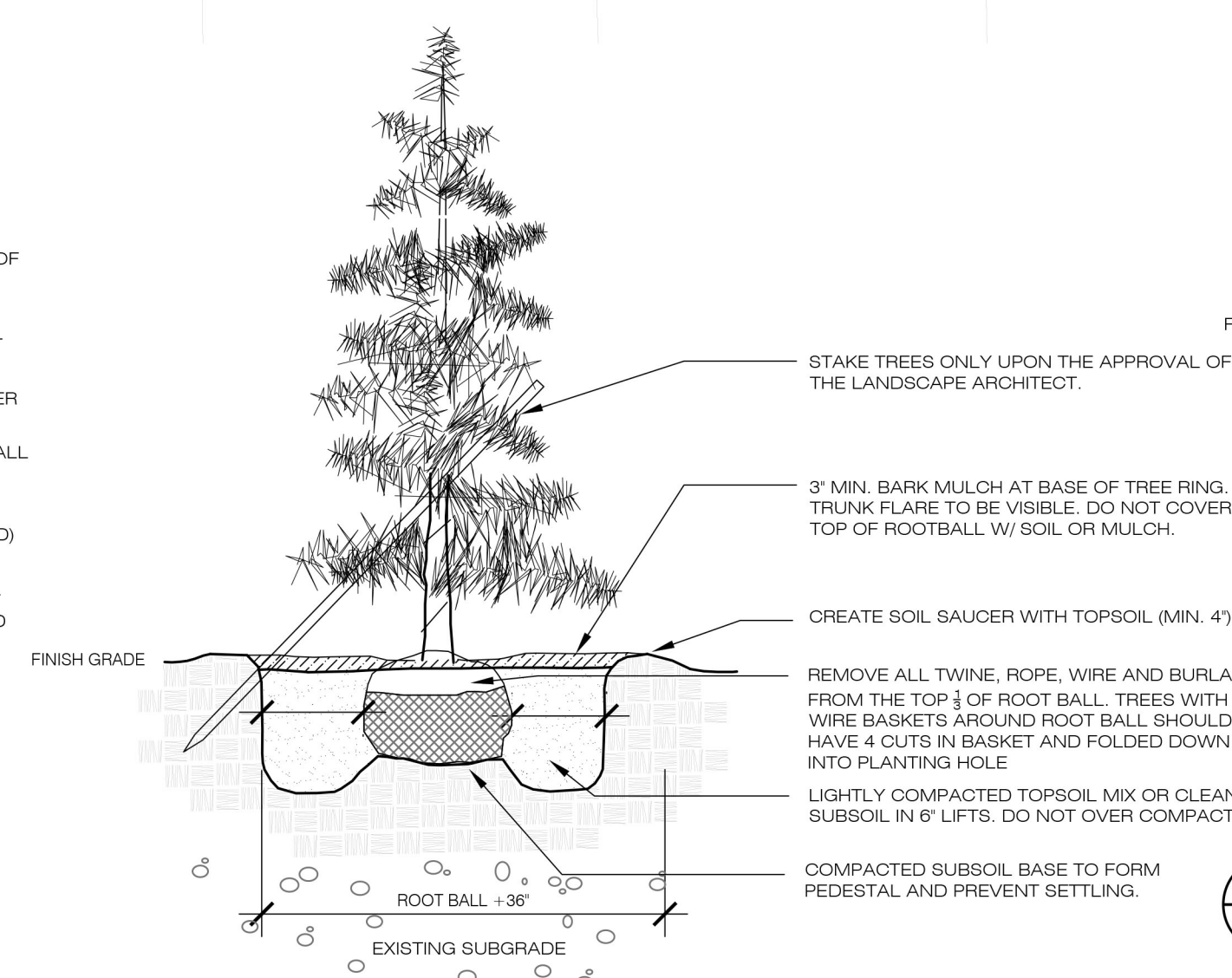


PLANT SCHEDULE

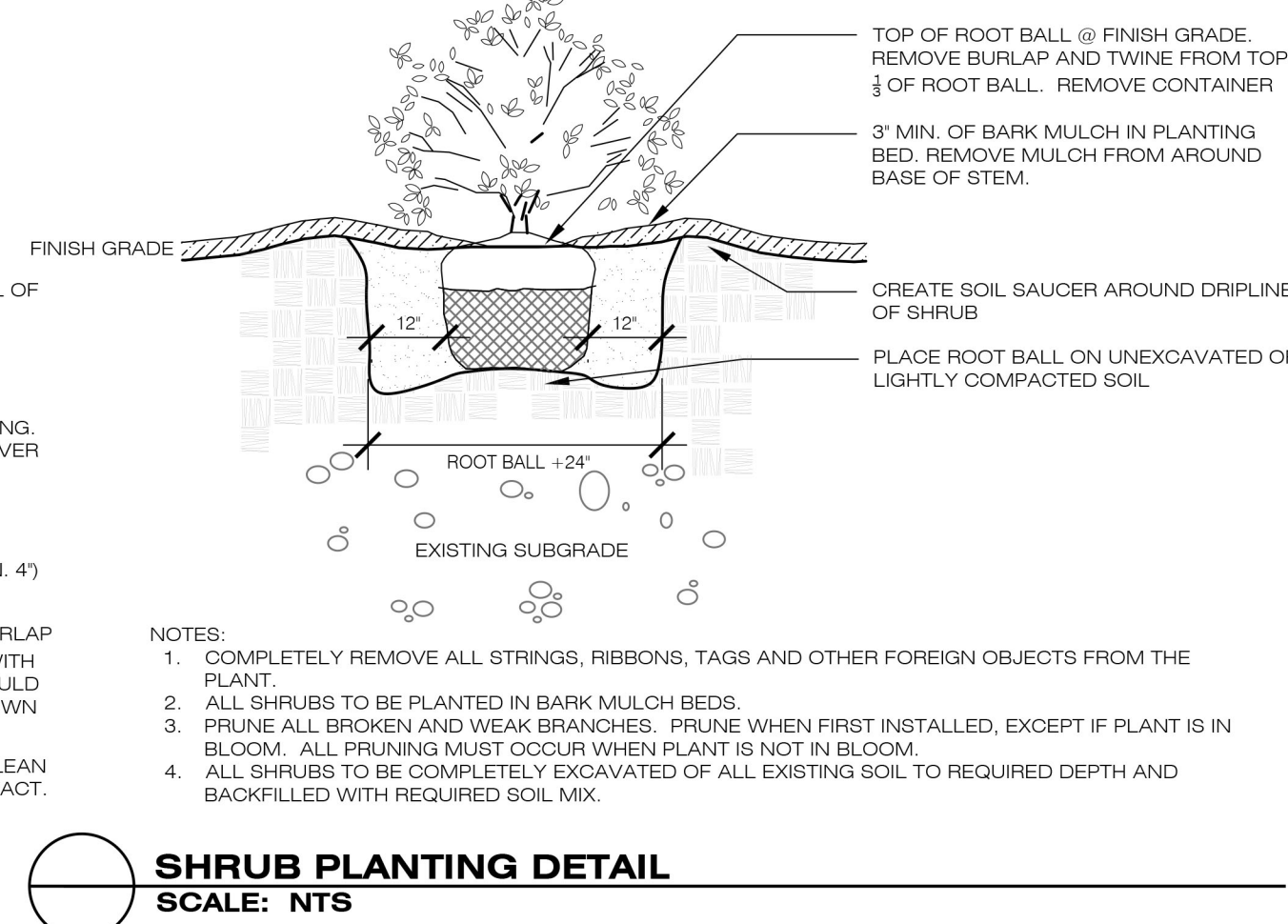
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE
DECIDUOUS TREES					
	AG	12	Acer rubrum 'October Glory' TM / October Glory Maple	2' cal.	40'-50' tall x 25'-30' wide
	BNC	16	Betula nigra / Clump River Birch	2' cal.	40'-70' tall x 40'-60' wide
	BJ	18	Betula platyphylla Jelpark / Parkland Pillar Birch	2.5' cal.	30'-40' tall x 6'-7' wide
	Gp	27	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	2' cal.	40'-50' tall x 20'-30' wide
	LS8	17	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	2' cal.	30'-50' tall x 5'-8' wide
	MS3	11	Malus 'Snowdrift' / Snowdrift Crabapple	2' cal.	20' tall x 20' wide
EVERGREEN TREES					
	PO3	5	Picea omorika / Serbian Spruce	8'	40'-60' tall x 15'-20' wide
	PP7	3	Picea pungens 'Hoopsii' / Spruce - Hoop's Colorado Blue	6'	30'-40' tall x 10'-12' wide
SHRUBS					
	EG	21	Euonymus fortunei 'Emerald Gaiety' / Emerald Gaiety Wintercreeper	5 gal.	3'-5' tall x 3'-6' wide
	IS	45	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5 gal.	6'-8' tall x 2'-3' wide
	PM	30	Pinus mugo 'Slowmound' / Mugo Pine	5 gal.	3' tall x 4' wide
	RG	64	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal.	2'-3' tall x 6'-8' wide
	RXI	86	Rosa x 'Iceburg' / Iceburg White Rose	5 gal.	3'-4' tall and wide
PERENNIALS					
	BOU AZG	68	Bouteloua x Zig Zag / Zig Zag Blue Grama Grass	1 gal.	15'-18' tall and wide
	CL	74	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	5'-6' tall x 1.5'-2' wide
	HXP	61	Heuchera x 'Plum Pudding' / Coral Bells	1 gal.	8'-10' tall x 12'-16' wide



DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



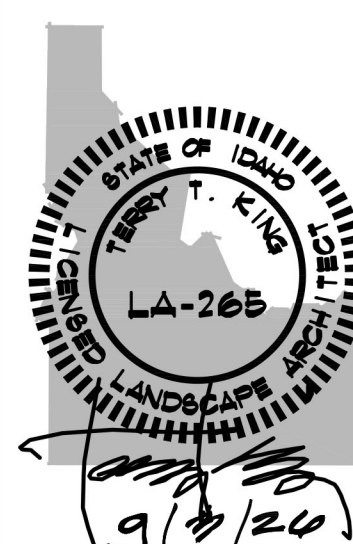
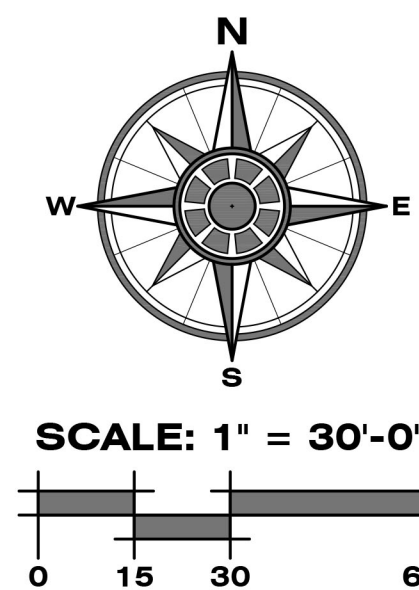
EVERGREEN TREE PLANTING DETAIL
SCALE: NTS



SHRUB PLANTING DETAIL
SCALE: NTS

LANDSCAPE & PLANTING NOTES:

- LOCATIONS OF PROPOSED PLANT MATERIALS ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO INSTALLATION. LOCATIONS SHOWN ON THE PLAN MAY VARY BASED ON EXISTING FIELD CONDITIONS. CONSULT LANDSCAPE ARCHITECT PRIOR TO INSTALL.
- ANY UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED AND VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION WORK INCLUDING INSTALLATION OF PLANT MATERIALS.
- ALL PLANTING AREAS TO BE AERATED AFTER CONSTRUCTION AND PRIOR TO INSTALLATION OF PLANT MATERIALS.
- ALL PLANT MATERIALS TO COMPLY WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- ALL PLANT MATERIAL SUBJECT TO AVAILABILITY.
- REFER TO ADDITIONAL MATERIALS AND SPECS INCLUDING IRRIGATION PLAN AND PERFORMANCE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- ALL LANDSCAPING TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM.



LANDSCAPE PLAN

Southern Comfort
Subdivision
NE 1/4 OF THE NW 1/4- SECTION 13, T.3N., R.3W., B.M.
CANYON COUNTY, IDAHO
Caldwell • Idaho • 83709

drawn by: RK
checked by: tk
date: Sept. 3, 2026
revisions:





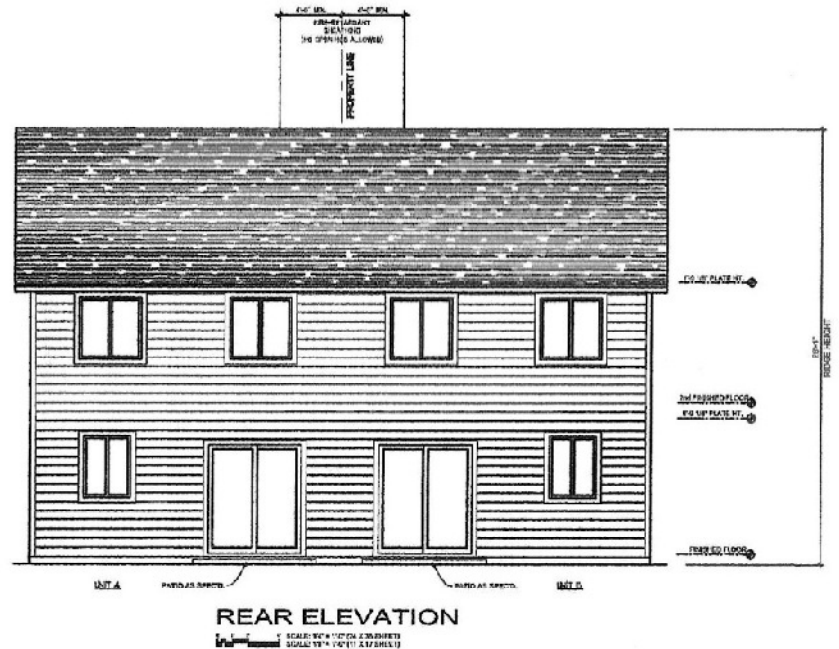
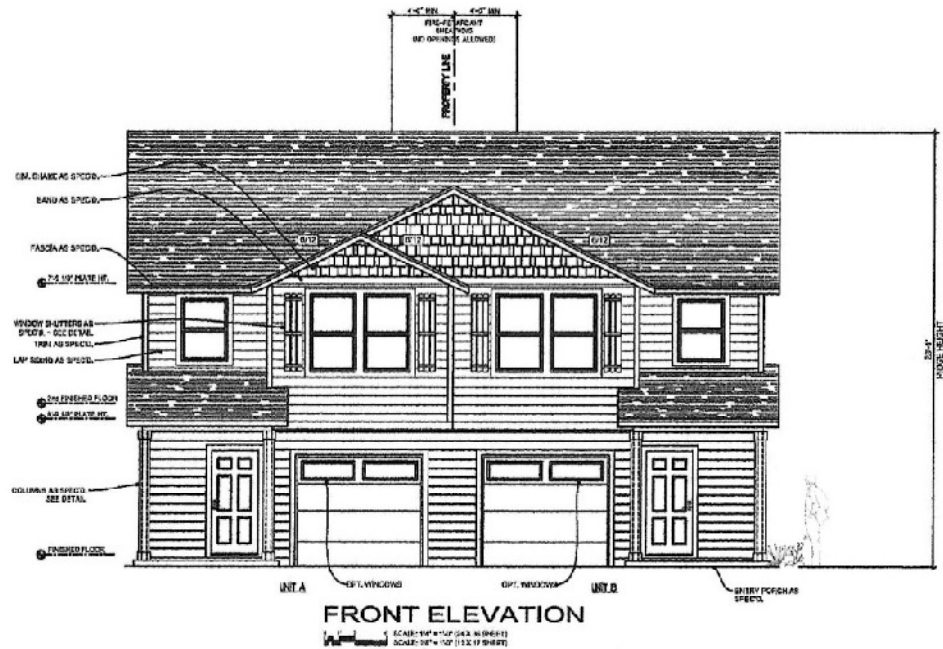








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THE CEDAR TOWNHOME

REVISIONS

ELEVATIONS

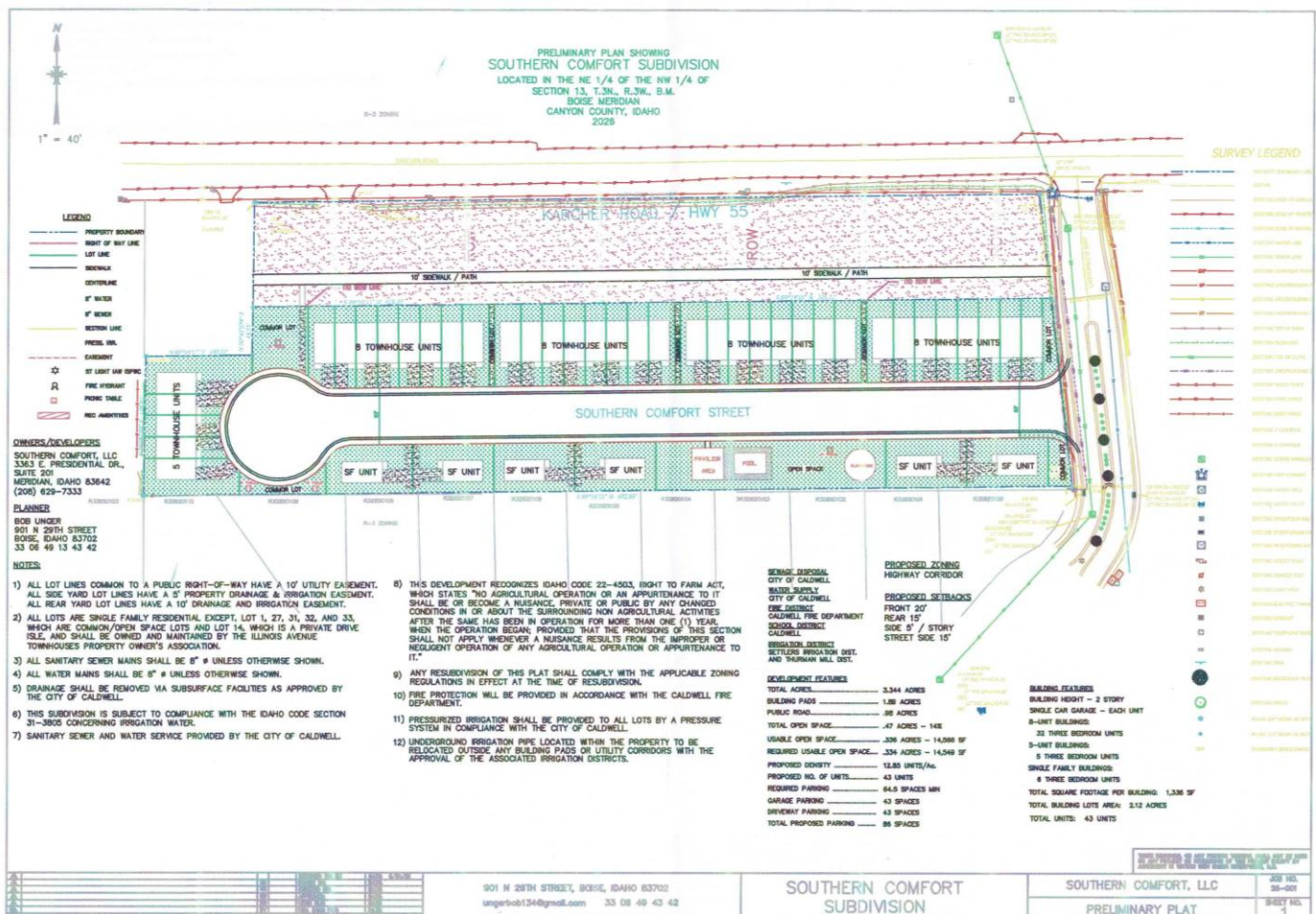
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Domestic Water Demand Estimate Report - Project Information

The Southern Comfort Subdivision is a 43-unit residential unit subdivision consisting of eight (8) – 32 three-bedroom townhouse units, five (5) – 5 three-bedroom townhouse units, and six (6) – three-bedroom single family homes. In addition to the housing units the Southern Comfort Subdivision will include a total of 0.5 acres of open space with amenities consisting of: a pavilion, swimming pool, dog park, playground equipment, and picnic tables. This Report provides the estimated domestic water demand for the various usages in the Subdivision.

The Southern Comfort Subdivision is being developed by Southern Comfort, LLC. The Preliminary Plat for the development was prepared by Robert Unger, Project Planner. The Southern Comfort Subdivision is located at the southwest corner of Kacher Road and Canyon View Way. A copy of the Preliminary Plat and Google image of the project parcel follows:





Robert Unger participated in a Round Table Meeting with the City of Caldwell on May 21, 2026 which provided a summary and outline of requirements for the approval of the Southern Comfort Subdivision. One of the requirements resulting from the meeting was a water demand estimate report to determine the feasibility to serve the development with a source of domestic water. This report *“must be submitted with the land use action prior to going to hearing”* (reference Page 8 of the Round Table Meeting document).

The Southern Comfort Subdivision will rely on public domestic water and wastewater services provided by the City of Caldwell. Landscape water for the residential parcels and the open space will be supplied by the City of Caldwell pressure irrigation system. This report will provide data to estimate the domestic water consumption for the development on a daily or hourly basis for four (4) different demand conditions.

[Residential Water Use Data (Indoor Use and End Users and Variability of Water Usage) from Wikipedia is included in the back of this Report for reference only].

The daily municipal water demand for a residential subdivision is a function of the population, on a per-capita consumption; as well as water supply for fire protection purposes (residential sprinkler systems and fire hydrants), and the swimming pool. Each one of the water demands will be addressed separately within this report and are stated below:

- 1. Per-Capita – Residential Water Demand**
 - 1.1 Domestic Water Demand per Gallon per Minute (GPM)**
- 2. Residential Sprinkler System Water Demand**
- 3. Subdivision Fire Protection Water Demand**
- 4. Swimming Pool Water Demand**
- 5. Domestic Pipeline Infrastructure**

1. Per-Capita – Residential Water Demand

Domestic water supply demand for the Southern Comfort Subdivision will be determined on a “per capita” basis. The “per capita” metric refers to water use per individual person per unit time. The number of metered connections to the City of Caldwell domestic water system from the Southern Comfort Subdivision will consist of 43 residential properties (the residential connection will also serve the fire sprinkler system required in each home), one (1) for the pavilion, and one (1) for the swimming pool. Landscape irrigation requirements for the two (2) common lots and the single open space lot will be satisfied by the municipal pressurized irrigation system.

The domestic water demand of each Southern Comfort Subdivision housing parcel can be expressed in terms of equivalent residential units (ERU's), a standardized unit of measurement, for demand determination. An ERU is a system specific unit of measure used to express the amount of water consumed by a typical full-time, single-family resident. One ERU is equivalent to the volume of water consumptively used by a single-family residential unit housing a statistical average of three and five-tenths (3.5) persons. The 43 residential properties in the Southern Comfort Subdivision represent 43 ERUs. The estimated consumptive water use of the pavilion will be less than a residential ERU, and is estimated to be 0.25ERU. Therefore, the total ERUs associated with the Subdivision will = 43.25.

The Average Daily Demand (ADD) per-capita (per person) is conservatively estimated to be between 100 – 150 gallons per day (GPD), average of 125 GPD, for the Southern Comfort Subdivision. The Environmental Protection Agency (EPA) states that 70% of the per-capita value is for indoor use (30% for exterior irrigation requirements which do not apply for the Southern Comfort Subdivision). [As an aside reference - the EPA notes the average American uses about 82 gallons per person per day (GPD)].

Consequently, the amount of water used by a single-family residence on a daily basis is determined as follows (using 70% of an average of 125 GPD for the estimated per-capita value = 88 GPD):

$$88 \text{ GPD} \times 3.5 \text{ (persons per residence)} = 308 \text{ GPD [ADD]}$$

The Average Daily Demand (ADD) is the average of the daily volumes for a continuous 12-month design period expressed as a volume per unit time (typically gallons per day). The estimated demand, on a GPD basis, for the 43.25 ERUs in the Southern Comfort Subdivision is estimated as follows:

$$43.25 \text{ ERU} \times 308 \text{ GPD/Residential Property} = 13,321 \text{ GPD}$$

Domestic water demand requirements can vary widely, increasing and decreasing in direct correlation with changes to the population and water use that results. Based upon the transient needs of a static population base, water demand will vary seasonally, daily, and hourly. Daily demand will increase during times of high use at the start and end of the workday, with daily lows occurring during the middle of the night and early morning. These fluctuations in demand are normally estimated in terms of peaking factors.

The peaking factor for the peak hour demand is defined as the ratio of peak hour demand in gpm to the maximum day demand expressed in gpm. Domestic water consumption peaking rate/factor represents the maximum surge in water demand over short periods—typically hourly or daily. Typical peaking factors commonly used planning values for residential and mixed municipal systems as follows:

Demand Measure	Typical Peaking Factor
Maximum Day Demand (MDD/ADD)	1.5–2.5
Peak Hour on Maximum Day (PHD/MDD)	1.5–2.0
Peak Hour Relative to Average Day (PHD/ADD)	2.5–4.5

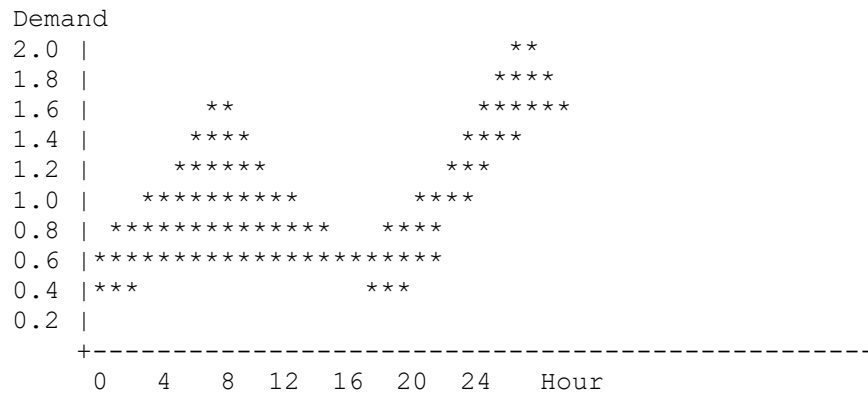
A diurnal water demand curve is a 24-hour time-series graph illustrating how municipal water usage fluctuates throughout the day. It typically shows two peak periods—one in the morning (around 7:00-9:00 AM for showering/cooking) and a larger peak in the evening (around 5:00-8:00 PM for cooking/cleaning, irrigation (NA this application), etc.

A typical residential water demand diurnal curve is expressed as the percentage of the average daily demand (ADD) occurring during each hour of the day. Actual values vary by climate, irrigation, and customer mix, but the following is commonly used for preliminary water system design (These values are representative of systems without significant seasonal lawn irrigation). These values are employed in the typical shape of the residential water demand diurnal curve within:

.Hour	Demand (× Average Hourly Demand)
12–1 AM	0.40
1–2 AM	0.35
2–3 AM	0.30
3–4 AM	0.30
4–5 AM	0.35
5–6 AM	0.60
6–7 AM	1.10
7–8 AM	1.60

.Hour	Demand (× Average Hourly Demand)
8–9 AM	1.40
9–10 AM	1.10
10–11 AM	0.95
11–12 PM	0.95
12–1 PM	0.90
1–2 PM	0.90
2–3 PM	0.95
3–4 PM	1.05
4–5 PM	1.20
5–6 PM	1.50
6–7 PM	1.80
7–8 PM	1.60
8–9 PM	1.30
9–10 PM	1.00
10–11 PM	0.70
11–12 AM	0.50

Typical shape of a typical residential diurnal curve



The curve shows:

- **Lowest demand:** 2:00–5:00 AM
- **Morning peak:** 7:00–9:00 AM
- **Midday plateau:** roughly 10:00 AM–3:00 PM
- **Highest peak:** 5:00–8:00 PM

1.1 Domestic Water Demand per Gallon per Minute (GPM)

For a typical residential water system, the average instantaneous demand per residence during the morning peak period is commonly estimated as:

- **3 to 5 gallons per minute (GPM) per residence** during the busiest morning hour.

For water system design an association between average daily use and peak flow is typically stated as follows:

- **Average daily demand:** about 0.3 to 0.7 GPM per residence (roughly 250–500 gallons per day).
- **Maximum day demand:** about 0.5 to 1.0 GPM per residence on average over the day.
- **Peak hour (morning) demand:** about 3 to 5 GPM per residence.
- **Short-duration instantaneous peaks:** individual homes can briefly draw 8–15 GPM when multiple fixtures are operating simultaneously.

Citing reference data; for residential subdivisions, the peak demand for domestic water per home does not occur at the same instant. As the number of homes increases, the average peak demand per residence decreases because of diversity (sometimes called the coincidence factor). As an example:

Number of residences	Typical peak demand per residence
1	8–10 GPM
10	4–6 GPM
50	2.5–4 GPM
100	2–3 GPM
500+	1–2 GPM

These values are typical planning estimates used in municipal water distribution design. For a residential subdivision water system, a commonly accepted preliminary design value is approximately 3 GPM per residence during the morning peak hour, adjusted downward for larger developments due to demand diversity. For the purpose of this Report a peak demand of 5 GPM/ERU will be utilized to assess pipeline hydraulics.

2. Residential Sprinkler System Water Demand

The City of Caldwell Fire Department will require each residential structure to be equipped with a fire sprinkler system. The residential systems will also include fire monitoring/alarming features. National Fire Protection Association (NFPA) 13D: is the recognized national standard in the United States governing the design and installation

of sprinkler systems in one- and two-family homes and manufactured homes. Fire sprinklers are widely recognized as the single most effective method for fighting the spread of fires in their early stages – before they can cause severe injury to people and damage to property.

A residential fire sprinkler system is an active fire protection measure designed to save lives and property by automatically detecting and suppressing early-stage fires in the home. In almost all residential cases, these systems use pressurized, water-filled "wet pipe" networks that are either built directly into the home's existing plumbing or run through dedicated piping within the framing structure.

Reference from the National Fire Sprinkler Association (NFSA) states:

- The average sprinkler discharges 15 – 26 gallons of water per minute, compared to 150 – 250 gallons per minute by just one fire hose. If it takes approximately five minutes to extinguish a house fire by the fire department, over 1,000 gallons of water would be used by the fire department versus only 130 gallons (equals to 26 GPM) from a fire sprinkler for the same amount of time.
- Fire sprinklers are activated by heat. Smoke will not activate a fire sprinkler.
- Only the sprinkler head activated by the heat will discharge. Water from the sprinkler contains or extinguishes the fire.
- In 90% of structure fires, only one or two sprinkler heads activate, protecting surrounding rooms from fire, heat, smoke and often water damage.
- In homes with fire sprinklers, the average property loss is cut by nearly 70% compared to a home without sprinklers.
- Fire sprinklers immediately respond to a fire while it is still small, controlling the spread of deadly heat, flames, and toxic smoke – whether or not the occupants have appropriately responded to the signaling smoke alarm. Fire sprinklers make up for human error, and they provide a life-saving cushion for a time-consuming escape.

A Residential Sprinkler System Water Demand value of 15-26 GPM will be recommended and stated for the Southern Comfort Subdivision domestic water system.

3. Subdivision Fire Protection Water Demand

The homes and related property in the Southern Comfort Subdivision will be protected from fire damage by the municipal water system and fire hydrants per City of Caldwell and National Fire Protection Association (NFPA) – International Fire Code (IFC) requirements. The Southern Comfort Subdivision will provide fire hydrants on the municipal water distribution system for fire protection. The fire hydrants will provide a readily available valved connection for the responding fire department to the municipal water supply.

General fire flow demand requirements are established for the different land use categories to provide a target level of service for planning and sizing facilities in areas

pending development. Fighting fires imposes the greatest demand on the water system because a high rate of water must be supplied over a short period of time. Fire flow demand is the amount of water required during firefighting as defined by applicable codes. Fire flow requirements are established for individual buildings and expressed in terms of flow rate (gpm) and flow duration (hours). The fire protection water demand aspect of the City of Caldwell domestic water supply does not relate to ERU physical service capacity assessment. The following provides basis fire protection information:

- The standard minimum fire flow requirement for the development is 1,500 gallons per minute for a duration of 2 hours.
- Fire hydrant spacing shall not exceed five-hundred-foot (500') intervals.
- The water main installed on cul-de-sacs or similar dead-end street shall have a hydrant located at the end of the water line.
- Hydrant spacing and location shall be reviewed and approved by the City of Caldwell Fire Officer.
- Determination of fire flow requirements on an individual basis shall be based, as a minimum, on the requirements of the adopted edition of the International Fire Code and the proposed building site, configuration, size, and type.

Based on the geometry/layout of the Southern Comfort Subdivision, and the requirement(s) of the City of Caldwell Fire Department and the Fire Code, it is anticipated that 2 to 3 fire hydrants will be provided for property protection.

4. Swimming Pool Water Demand

The open space area in the Southern Comfort Subdivision will include a swimming pool. Citing US Environmental Protection Agency (EPA), U.S. Geological Survey, and related reference data, provides an understanding where and how pool water is consumed and helps manage usage, especially in arid, high-evaporation climates.

The following data represent real-world information for residential swimming pools and are widely used by pool professionals, builders, and inspectors as practical benchmarks and established pool engineering standards.

- **Initial Fill:** Building a new pool typically takes 15,000 to 25,000 gallons, depending on the dimensions. Once filled, this water lasts decades if properly maintained, without the need for annual draining.
- **Evaporation:** Uncovered pools lose about 1/4 inch of water per day due to ambient heat, humidity, and wind. For a standard 400-square-foot pool, this equates to roughly 10,000 gallons a year.
- **Gallons lost per day:** (400 sq ft pool): 60–120 gallons (GPD).
- **With a pool cover:** Evaporation reduced **70–95%**
- **With wind ≥ 10 mph:** Evaporation can **triple**
- **Normal weekly evaporation:** 1–2 inches

A Swimming Pool Water Demand value of 160-120 GPM will be recommended and stated for the Southern Comfort Subdivision domestic water system.

Summary of Water Demand Conditions

In summary, there are four types of domestic water demands which are considered and analyzed for the Southern Comfort Subdivision. The following table provides a summary of water demand/consumption for each domestic water demand type based on published values for estimating water consumption:

Water Demand Type	Water Demand per Application	Comments
1. Per-Capita – Residential Water Demand	13,321 GPD ADD	Value stated is Average Daily Demand (ADD) for the buildout of the Southern Comfort Subdivision. Maximum Day Demand (MDD) can range with a peaking factor of 1.5 to 2.0. This water demand is associated with the 43.05 ERUs connections in the Subdivision. The peak GPM demand is also stated for pipeline hydraulic assessment.
	308 GPD per ERU	
	5 GPM per ERU	
	215 GPM/Subdivision	
2. Residential Sprinkler System Water Demand	15-26 GPM	This water demand will only exist during a residential property fire event. This demand is not anticipated to exist concurrently with any domestic demand with the property and is not anticipated to place a burden on the municipal water supply.
3. Subdivision Fire Protection Water Demand	1,500 GPM for 2 hours	2 or 3 fire hydrants anticipated to be required for the Subdivision. Water demand on the Southern Comfort Subdivision water system will only exist during a fire protection condition.
4. Swimming Pool Water Demand	60–120 GPD	This water demand will be variable based on climate and period of time the swimming pool is placed into service. This type of water demand is not anticipated to require a peaking factor as water will be added to the pool with a water level valve.

5. Domestic Pipeline Infrastructure

The Southern Comfort Subdivision will be served with a domestic water source by an existing 8-inch diameter water main which resides in Canyon View Way. The following map indicates the City of Caldwell public utilities which are available to serve the Southern Comfort Subdivision:

$$h_f = 4.52 \times \frac{LQ^{1.85}}{C^{1.85}d^{4.87}}$$

where:

- h_f = head loss (ft)
- L = pipe length (ft)
- Q = flow (gpm)
- C = Hazen-Williams coefficient
- d = inside diameter (in.)

Given

- $L = 750\text{ft}$
- $Q = 215\text{gpm}$
- $C = 150$
- $d = 7.98\text{in.}$

Results

1. Flow velocity

Cross-sectional area:

$$A = \frac{\pi d^2}{4}$$

Using a 7.98-inch inside diameter:

- Area = **0.347 ft²**
- Velocity = **1.38 ft/s**

This is well within the commonly recommended distribution system range of 2–5 ft/s, and is below the upper limit of about 8 ft/s used for many municipal systems.

2. Friction head loss

Using the Hazen-Williams equation:

- **Head loss ≈ 3.0 ft over 750 ft**

Equivalent friction slope:

- 0.40 ft per 100 ft
- 4.0 ft per 1,000 ft

3. Pressure loss

Converting head loss to pressure:

- 1 ft of water = 0.433 psi
- Therefore,
- Pressure loss = **approximately 1.3 psi**

Summary

Parameter	Value
Pipe size	8 in. PVC
Length	750 ft
Flow	215 gpm

Parameter	Value
Hazen-Williams C	150
Velocity	1.38 ft/s
Head loss	≈3.0 ft
Friction slope	0.40 ft/100 ft
Pressure loss	≈1.3 psi

This is a relatively low-loss condition. An 8-inch PVC main carrying 215 gpm has ample hydraulic capacity, with low velocity and minimal friction loss over a 750-foot run.

A Hazen-Williams hydraulic fire flow condition of 1,500 GPM results in the following data:

Assuming:

- **Pipe:** 8-inch PVC
- **Length:** 750 ft
- **Flow:** 1,500 gpm (fire flow)
- **Hazen-Williams coefficient, C = 150** (new PVC)
- **Inside diameter = 7.98 in.**

1. Velocity

Using:

$$V = \frac{Q}{A}$$

where:

- $Q = 1500 \text{ gpm} = 3.34 \text{ ft}^3/\text{s}$
- $A = 0.347 \text{ ft}^2$

Velocity:

$$V = \frac{3.34}{0.347}$$

$$V \approx 9.6 \text{ ft/s}$$

Result: Velocity ≈ 9.6 ft/s

This exceeds the commonly preferred design range of 2–8 ft/s, but may be acceptable during short-duration fire-flow events.

2. Hazen-Williams Head Loss

Using:

$$h_f = 4.52 \frac{LQ^{1.85}}{C^{1.85} d^{4.87}}$$

Substituting:

- $L = 750\text{ft}$
- $Q = 1500\text{gpm}$
- $C = 150$
- $d = 7.98\text{in.}$

Calculated friction loss:

$$h_f \approx 111 \text{ ft}$$

3. Pressure Loss

Converting head loss to pressure:

$$\Delta P = 0.433 h_f$$

$$\Delta P = 0.433(111)$$

$$\Delta P \approx 48 \text{ psi}$$

4. Friction Slope

$$S = \frac{111}{750}$$

$$S = 0.148 \text{ ft/ft}$$

Equivalent to:

- 14.8 ft per 100 ft
- 148 ft per 1,000 ft

Summary Table

Parameter	Value
Pipe Size	8 in. PVC
Length	750 ft
Flow	1,500 gpm
Hazen-Williams C	150
Velocity	9.6 ft/s
Head Loss	111 ft
Pressure Loss	48 psi
Friction Slope	148 ft/1,000 ft

Engineering Interpretation

- An 8-inch PVC main can physically convey 1,500 gpm, but the hydraulic penalty is significant:
- Velocity approaches 10 ft/s.
- Friction loss is approximately 48 psi over only 750 ft.
- To maintain a hydrant residual pressure of 20 psi at the downstream end, the upstream pressure would need to be roughly:

$$20 + 48 = 68 \text{ psi}$$

An 8-inch main is often considered the minimum practical size for distribution mains serving fire protection, but its suitability depends on the available source pressure and system configuration.

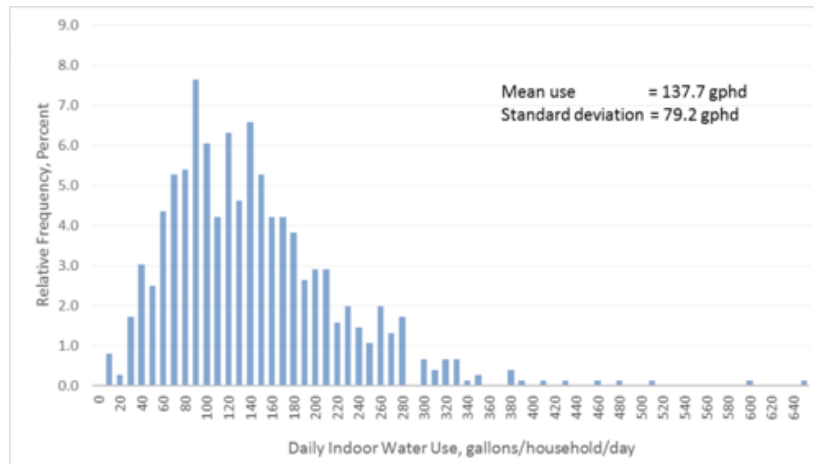
It is anticipated that at a minimum two (2) fire hydrants will be required for protection of property in the Southern Comfort Subdivision. The location of two hydrants would install one near the intersection of Canyon View Way and Southern Comfort Street (place-holder street name) and the second at the end of the cul-de-sac (this hydrant will also serve as the blow-off for the distribution pipeline). Conceivable three (3) fire hydrants may be required, which would include an intermediate hydrant at a mid-point location along Southern Comfort Street.

The distribution system for the Southern Comfort Subdivision will be designed to satisfy water system demand in accordance with City of Caldwell and applicable standard requirements. The physical capacity of the existing City of Caldwell domestic water utility requires validation that adequate water supply and system pressure is available to serve the Southern Comfort Subdivision. This Report is intended to provide useful data for the City of Caldwell to determine the ability to service the Subdivision with the required water supply based on the specific demands.

Matrix Engineering welcomes the opportunity to coordinate specific agency requirements with the City of Caldwell related to domestic water system improvements for the Southern Comfort Subdivision. Please contact Doug Unger, P.E. at 208.860.3127, or via email at dunger@mat-eng.com if any questions and/or comments are advanced related to this Report.

Wikipedia Data for Referecne Only

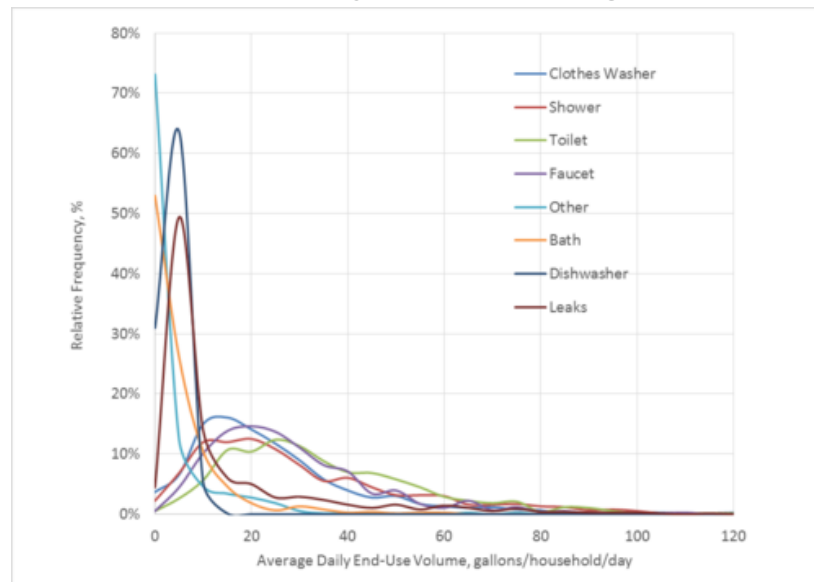
Indoor use and end uses



Distribution of average daily indoor water use across 762 households in the U.S. and Canada – Based on [Water Research Foundation](#) study^[1]

Indoor water use includes water flows through fixtures and appliances inside the house. The average daily indoor water use per household (averaging 2.65 people in the North American sample) ranged from zero to 644 gphd (gallons per household per day) and averaged 138 gphd, with standard deviation of about 80 gphd (or 521 liters per day and standard deviation of 300 liters).^[1] The equivalent average use per person is 52.1 gpcd (gallons per capita per day) or 197 liters per capita per day. Because the distribution of indoor use in the sample of homes is positively [skewed](#), a more appropriate measure of [central tendency](#) is the [median](#), which is about 125 gphd (or 472 lphd). Toilet flushing is the largest indoor use of water, followed by flows through kitchen and bathroom faucets, showers, clothes washers, leaks, bathtubs, other/miscellaneous uses, and dishwashers. Since the late 1990s, total indoor use has decreased by 22 percent, primarily due to the improved water efficiency of clothes washers and toilets, among other [low-flow fixtures](#).

Variability of water usage



Distribution of average end use volumes across 762 households in the U.S. and Canada - Based on [Water Research Foundation](#) study^[1]

Residential indoor water use can vary considerably across households depending on the number of residents (or more specifically, on the size and family composition of each household) and other circumstances (both systematic and random). It also depends on the contribution of the various domestic purposes of water use to the variability of total indoor use. The distributions of the observed average daily volumes for eight major end uses of water also shows considerable variability and a skew toward the right hand tails of the distributions (the data on the figure with distributions of end use volumes are truncated at 120 gpd to enhance the separation of the distribution graphs; in order to include all observations within the right tail of the distributions would require extending the horizontal scale to 560 gpd (to capture the maximum observed volumes of 553 gphd for leaks, 345 gphd for faucets and 223 gphd for toilets).

Among the eight indoor end uses, five (i.e., leaks, toilet flushing, showering, clothes washing and faucet use) show pronounced right skew in their distributions that contributes to the “fatter” and longer right-hand tail in total indoor use. Significant reductions in some end uses of water could be achieved not only through the adoption of efficient technologies (i.e., fixtures and appliances) but also through consumers' small behavioral changes to reduce water use and wastage and by eliminating customer side leakage through automated metering and leak alert programs.^[18]



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

Annexation Legal Description

A parcel of land being a portion of the NE1/4 of the NW1/4 of Section 13, Township 3 N., Range 3 W., Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the N1/4 corner of Section 13, which bears N. 89°18' 17" E., 2665.90 from the NW corner of Section 13;

Thence S. 89°18' 17" W., coincident with the north line of said NW1/4 and the centerline of Karcher Road, 459.94 feet to the intersection of Canyonview Way and the **POINT OF BEGINNING**;

Thence leaving said north line and said centerline of Karcher Road, S. 0°45'10" E., coincident with the centerline of said Canyonview Way, 33.00 feet to the beginning of a curve left, having a radius of 300.00 feet;

Thence coincident with said centerline, 31.02 feet along the arc of said curve, through a central angle of 5°55'30", subtended by a chord bearing S. 3°42'57" E., 31.01 feet;

Thence S. 6°40'43" E., coincident with said centerline, 235.40 feet to the beginning of a curve right, having a radius of 101.50 feet;

Thence 6.88 feet along the arc of said curve, through a central angle of 3°52'59", subtended by a chord bearing S. 4°44'18"E., 6.88 feet;

Thence leaving said centerline of Canyonview Way, S. 89°18'37" W., 907.20 feet;

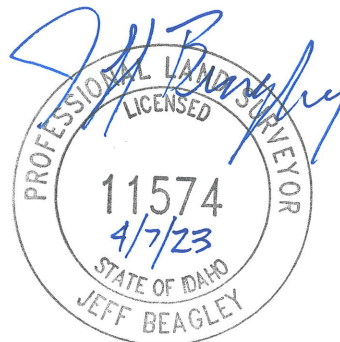
Thence N. 0°42'49" E., 129.85 feet;

Thence N. 89°14'17" E., 100.03 feet;

Thence N. 0°41'07" E., 174.98 feet to said north line of the NW1/4 and said centerline of Karcher Road;

Thence N. 89°18'17" E., coincident with said north line and said centerline, 773.06 feet to the **POINT OF BEGINNING**.

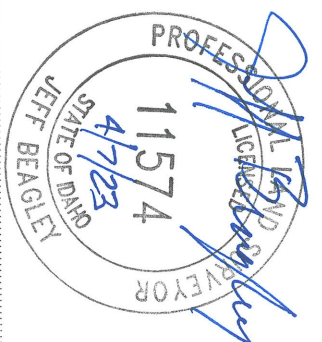
Said parcel contains 5.815 acres more or less.



BOUNDARY FOR ANNEXATION

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 13,
T. 3 N., R. 3 W., B.M., CANYON COUNTY, IDAHO
2023

SCALE
1" = 100'



BASIS OF BEARING
N 89°18'17" E 2665.90'

N 89°18'17" E 773.06'

KARCHER ROAD (HWY 55)

11 12
14 13
1432.90'

N 00°41'07" E 174.98'

100.03'
N 89°14'17" E

N 00°42'49" E 129.85'

ANNEXATION PARCEL
±5.815 ACRES

S 89°18'37" W 907.20'

12 13
459.94'

34.50'

NTS

S 06°40'43" E 235.40'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°45'10" E	33.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	31.02'	31.01'	S 03°42'57" E	5°55'30"
C2	101.50'	6.88'	6.88'	S 04°44'18" E	3°52'59"

LEGEND

- PROPERTY BOUNDARY LINE
- OTHER DEED LINE
- SECTIONAL LINE
- RIGHT OF WAY
- FOUND BRASS CAP MONUMENT
- FOUND RAILROAD SPIKE
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- CALCULATED POINT

PROJECT:

ANNEXATION BOUNDARY
EXHIBIT

CLIENT:

BOB UNGER

DATE:

04-05-2023



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
P: (208) 398-8104
F: (208) 398-8105
WWW.SAWTOOTHLS.COM

DWG #
122252

PROJECT #
122252

SHEET
1 OF 1



WARRANTY DEED

FOR VALUE RECEIVED

Lucia Albers, as Trustee of The 2021 Berta Lucia Albers AKA Lucia Albers Revocable Trust GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Southern Comfort, LLC, an Idaho limited liability company GRANTEE(s), whose current address is: 3363 East Presidential Dr., #210, Meridian, ID 83642 the following described real property in Canyon County, State of ID more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated this 20 day of September, 2022

Empire 1031, LLC, an Idaho limited liability company as qualified intermediary for Lusica Albers, Trustee for The 2021 Berta Lucia Albers AKA Lucia Albers Revocable Trust

2021 Berta Lucia Albers AKA Lucia Albers Revocable Trust

By:

Lucia Albers
Lucia Albers, Trustee

State of
County

Idaho CA
Contra Costa

On this 20 day of Sept 2022, in the year of 2022, before me the undersigned Notary Public in and for said State, personally appeared Lucia Albers, known or identified to me as the person whose name(s) is/are subscribed to the within instrument as trustee(s) of The 2021 Berta Lucia Albers AKA Lucia Albers Revocable Trust, and acknowledged to me that he/she/they executed the same as such trustee(s).

Notary Public for

Residing at: 101 Monet Dr Oakland CA

My Commission Expires: 7-29-25

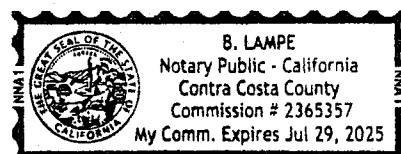


EXHIBIT A

A parcel of land being a portion of the Northeast Quarter of the Northwest Quarter of Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho lying Westerly of the Wilson Drain and more particularly described as follows:

BEGINNING at a railroad spike marking the Northeast corner of the said Northeast Quarter of the Northwest Quarter of Section 13; thence

South $88^{\circ}46'38''$ West a distance of 499.67 feet along the Northerly boundary of the said Northeast quarter of the Northwest quarter of Section 13, also said Northerly boundary being the centerline of State Highway No. 55 to a point, also said point being 110 feet Westerly of the centerline of the Wilson drain ditch;

Thence leaving said Northerly boundary and centerline and along a line parallel with the centerline of the Wilson drain ditch, South $7^{\circ}12'22''$ East a distance of 33.18 feet to an iron pin marking the Right of Way of State Highway No. 55, also said iron pin being the REAL POINT OF BEGINNING;

Thence continuing along said parallel line, South $7^{\circ}12'22''$ East a distance of 273.40 feet to an iron pin;

Thence leaving said parallel line, South $88^{\circ}46'38''$ West a distance of 872.80 feet along a line parallel with the said Northerly boundary of the Northeast quarter of the Northwest quarter of Section 13, and centerline of State Highway No. 55 to an iron pin on the Westerly boundary of the said Northeast quarter of the Northwest quarter of Section 13; Thence leaving said parallel line and along the said Westerly boundary of the Northeast quarter of the Northwest quarter of Section 13, North $0^{\circ}10'10''$ East a distance of 130 feet to an iron pin;

Thence leaving said Westerly boundary, North $88^{\circ}46'38''$ East a distance of 100 feet along a line parallel with the said Northerly boundary of the Northeast quarter of the Northwest quarter of Section 13 and centerline of State Highway No. 55 to an iron pin;

Thence leaving said parallel line, North $0^{\circ}10'10''$ East a distance of 141.99 feet along a line parallel with the said Westerly boundary of the Northeast quarter of the Northwest quarter of Section 13 to a chiseled cross, said chiseled cross marking the Southerly Right of Way of State Highway No. 55;

Thence leaving said parallel line, North $88^{\circ}46'38''$ East a distance of 737.69 feet and along a line 33 feet Southerly and parallel to the Northerly boundary of the said Northeast quarter of the Northwest quarter of Section 13, which is also the centerline of State Highway No. 55 to the POINT OF BEGINNING.



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

Boundary Description

BASIS OF BEARING for this description is S. 89°18'17" W., between a railroad spike marking the N1/4 corner of Section 13, and a brass cap PLS 14221 marking the NW corner of Section 13, both in T. 3 N., R. 3 W., B.M., Canyon County, Idaho.

A parcel of land being a portion of the NE1/4 of the NW1/4 of Section 13, Township 3 N., Range 3 W., Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

COMMENCING at a railroad spike marking the N1/4 corner of Section 13;

Thence S. 89°18' 17" W., coincident with the north line of said NW1/4 and the centerline of Karcher Road, 1333.11 feet;

Thence leaving said north line and said centerline of Karcher Road, S. 0°41'49" W., 175.00 feet to a 1/2" rebar with no cap and the **POINT OF BEGINNING**;

Thence S. 89°18'17" E., parallel with the said north line, 100.03 feet;

Thence N. 0°41'49" E., 44.95 feet;

Thence N. 89°18'19" E., 425.07 feet;

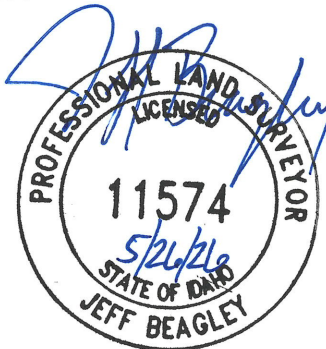
Thence N. 89°14'53" E., 325.09 feet to the west right of way of Canyonview Way as shown on the official plat of Canyon View Estates Subdivision, on file in Book 39 of Plats at Page 23, Canyon County records;

Thence S. 6°40'43" E., coincident with said right of way and the boundary of said Canyon View Estates Subdivision, 176.18 feet to a 5/8" rebar/cap PLS 6901 marking an angle point in the northerly boundary of said Canyon View Estates Subdivision;

Thence S. 89°18'17" W., coincident with said northerly boundary and parallel with said north line, 872.81 feet to a 5/8" rebar/cap PLS 6901 marking the northwest corner of said Canyon View Estates Subdivision;

Thence leaving said northerly boundary, N. 0°41'49" E., 130.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 3.357 acres more or less.



PLS 14221
CP&F#2019-037237

BASIS OF BEARING
S 89°18'17" W 2665.90'

1333.11'

KARCHER RD.

1/4 CORNER
RR SPIKE
CP&F#2012-029439

11 12
14 13

1332.79'

S 00°41'49" W 175.00'

POINT OF
BEGINNING
NO CAP

L1

L2

PLS 972

N 89°18'19" E 425.07'

N 89°14'53" E 325.09'

3.357± Acres

130.00'
N 00°41'49" E

PLS 6901

S 89°18'17" W 872.81'

PLS 6901

S 06°40'43" E 176.18'

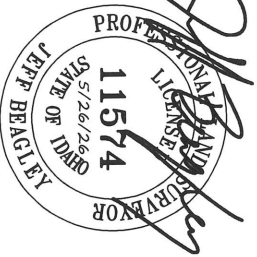
CANYONVIEW WAY

CANYON VIEW ESTATES SUBDIVISION
BOOK 39, PAGE 23

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°18'17" E	100.03'
L2	N 00°41'49" E	44.95'



NTS



PROJECT:

BOUNDARY EXHIBIT
SEC. 13 T. 3 N., R. 3 W.
CANYON COUNTY,
IDAHO

OWNER/DEVELOPER:

UNGER ENTERPRISES
LLC

DATE: 05/2026



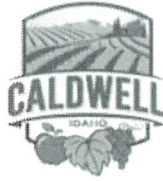
SAWTOOTH
Land Surveying, LLC

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
P: (208) 398-8104
F: (208) 398-8105
WWW.SAWTOOTHLS.COM

DWG #
122252-EX

PROJECT #
122252

SHEET
1 OF 1

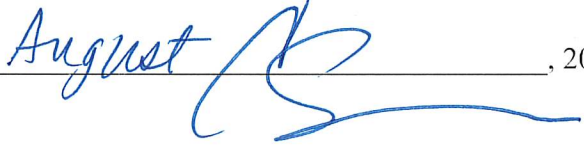


PROPERTY OWNER ACKNOWLEDGEMENT

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

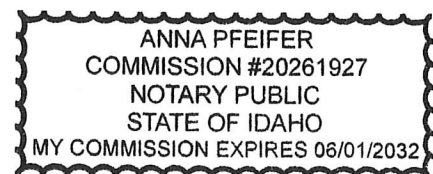
I, Cory Swain, Southern Comfort, LLC, the recorded owner for real property addressed as 12721 Karcher Road, Suite # , City Caldwell State Idaho Zip , am aware of, in agreement with, and give my permission to Robert C Unger, to submit the accompanying application(s) pertaining to this property.

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).

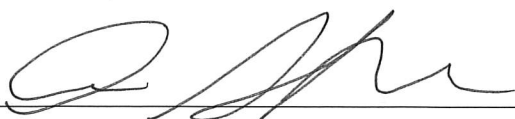
Dated this 19 day of August, 2026

(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
(County of Ada)



I, Anna Pfeifer, a Notary Public, do hereby certify that on this 19th day of August, in the year, 2026, personally appeared before me Cory Swain, 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 Boise

My Commission Expires 6/1/2032