



City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

This Master Land Use Application and specific land use checklists must be completed, with all required supplemental documents provided and fees paid, for an application to be considered complete and accepted. Once accepted, all applications go through a pre-screening prior to being routed for the initial review.

Failure to submit all requested items (in legible form) may delay the processing of your application. Additional information may be required during pre-screening or after the review of your proposal.

Please note that any land use action below marked with an asterisk () shall require public hearing(s).*

APPLICATION REQUESTS

Note: Please check all specific land uses actions below that you are applying for

- | | | |
|--|---|---|
| <input type="checkbox"/> Accessory Dwelling Unit (ADU) | <input type="checkbox"/> Mobile Home Park | <input type="checkbox"/> Subdivision Plats |
| <input type="checkbox"/> Administrative Determination | <input type="checkbox"/> Outdoor Dining Permit | <input type="checkbox"/> *Preliminary Plat |
| <input type="checkbox"/> *Annexation w/ Zoning | <input type="checkbox"/> Parcel Consolidation | <input type="checkbox"/> *Final Plat |
| <input type="checkbox"/> Business License Permit | <input type="checkbox"/> *Planned Unit Development (PUD) | <input type="checkbox"/> *Short Plat (Regular) |
| <input type="checkbox"/> *Certificate of Appropriateness | <input type="checkbox"/> New | <input type="checkbox"/> *Short Plat (Condo) |
| <input type="checkbox"/> *Comprehensive Plan Map | <input type="checkbox"/> PUD Modification | <input type="checkbox"/> Plat Modification ³ |
| Amendment | <input type="checkbox"/> Public Art / Murals | <input type="checkbox"/> *Replat |
| <input type="checkbox"/> *Deannexation | <input type="checkbox"/> *Rezone (Zoning Map Amendment) | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Signs ¹ | <input type="checkbox"/> Renewal |
| <input type="checkbox"/> *Development Agreement | <input type="checkbox"/> Site Plan / Landscape Plan Review ² | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> New | <input type="checkbox"/> *Special Use Permit (SUP) | <input type="checkbox"/> New <input type="checkbox"/> Renewal |
| <input type="checkbox"/> Modification | <input type="checkbox"/> New | <input type="checkbox"/> Mobile Food Unit |
| <input type="checkbox"/> Termination | <input type="checkbox"/> Modification | <input type="checkbox"/> Temporary Use Facility |
| <input type="checkbox"/> Home Occupation Permit | <input type="checkbox"/> Time Extension | <input type="checkbox"/> Transient Merchant Facility |
| <input type="checkbox"/> New | | <input type="checkbox"/> Traffic Impact Study Review |
| <input type="checkbox"/> Renewal | | <input type="checkbox"/> *Variance |
| <input type="checkbox"/> Lot Line Adjustment | | <input type="checkbox"/> *Zoning Text Amendment |
| <input type="checkbox"/> Lot Split | | |
| <input type="checkbox"/> Administrative | | |
| <input type="checkbox"/> Simple | | |

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, building permits, or construction drawing submissions.

³Replats are not considered plat modifications.



City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

PROJECT and SITE/PROPERTY INFORMATION

Project or Business Name:

Site Address (s):

Suite #:

Parcel #(s):

Total Acres:

General Location of Site:

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

- RS-1 RS-2 R-1 R-2 R-3 C-1 C-2 C-3 C-4 C-C
 M-1 M-2 I-P A-D C-D H-D P-D T-N H-C
 County Zone: _____

Overlay Districts:
(if applicable)

- APO-1 APO-2 HD-1 City Center Indian Creek Corridor
 City Center Local Historic Area None

Is Parcel(s) in Floodplain:

- Yes No

Description of Proposed Project / Request:

The project starts with the relocated Rice House to the property listed above. The existing single family residence will be then converted in 5 apartments ranging from 500-900 sf and also include a commercial space on the first floor intended to be used for a coffee shop, small store, or similar.

The site will be developed to accommodate outdoor seating and a garden space. The site was specially selected by the design team for a project like this due to its proximity to downtown in an area with an increasing need for housing.

The special use permit is to allow this function in the 'traditional neighborhood' zoning area.



City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

APPLICANT INFORMATION:

Name:

Company Name (if applicable):

Owner Authorized Agent Purchaser

Mailing Address: 704 Main St Suite 200, Caldwell, ID 83605

Phone:

Email:

PROPERTY OWNERS' INFORMATION

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

Name:

Mailing Address:

Phone:

Email:

DESIGNATED CONTACT PERSON

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

Same as:

Applicant Property Owner Other

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:



City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

CONTRACTOR / DEVELOPER INFORMATION

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

ARCHITECT INFORMATION

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

ENGINEER INFORMATION

Name:

Mailing Address:

Phone:

Email:

LANDSCAPE ARCHITECT INFORMATION

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:



City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

ACKNOWLEDGEMENTS

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

I am the: Owner Authorized Agent

Applicant Signature: _____

Angela M. Hansen

Date: _____

8/13/2024

Printed Name: _____

Angela Hansen

2024-013415

RECORDED

05/02/2024 03:36 PM

RICK HOGABOAM
CANYON COUNTY RECORDER

Pgs=6 PBRIDGES

NO FEE

TYPE: DEED

KERRICK LAW

ELECTRONICALLY RECORDED

DEED

(Recorded to join 3 Parcels into 1 Parcel)

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO, a/k/a Caldwell

Housing Authority, a political subdivision of the state of Idaho, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to **HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO**, a/k/a Caldwell Housing Authority, a political subdivision of the state of Idaho, whose current address is 22730 Farmway Road, Caldwell, Idaho 83607, the following described real property situated in Canyon County, State of Idaho, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

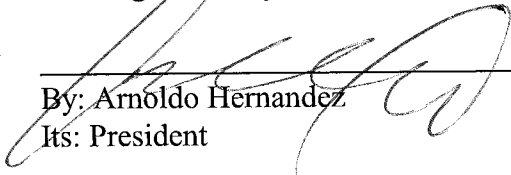
Together with all water, water rights, ditches and rights of way for ditches thereunto belonging or in anywise appertaining.

The legal description is illustrated by the survey map attached as Exhibit "B".

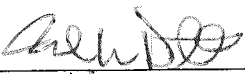
IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the 2 day of

May, 2024.

HOUSING AUTHORITY OF THE CITY OF
CALDWELL, IDAHO, a/k/a Caldwell
Housing Authority


By: Arnolando Hernandez
Its: President

ATTEST HERETO:

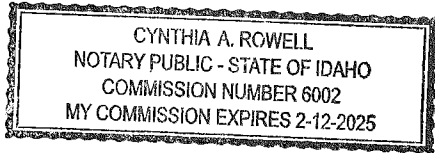

By: Michael W. Dittender
Its: Executive Director, CHA

DEED - 1

STATE OF IDAHO)
 : ss.
County of Canyon)

On this 2 day of May, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared ARNOLDO HERNANDEZ and Michael W. Dittener, known to me or identified to me to be the President and Executive Director respectively of HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO, a/k/a Caldwell Housing Authority, that they signed the foregoing document as President and Executive Director of the Corporation, and acknowledged to me that such corporation executed the same.

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



Cynthia A Rowell
Notary Public Signature

EXHIBIT “A”



Job No. 2018-058

J.B.F.

4-10-24

BOUNDARY DESCRIPTION
FOR
CALDWELL HOUSING AUTHORITY

OVERALL PARCEL

All of Lots 13 through 18, Block 35, Original Caldwell Subdivision that is located in Section 22, Township 4 North, Range 3 West of the Boise Meridian, City of Caldwell, Canyon County, Idaho described as:

Beginning at a Northwest corner of Lot 18, Block 35, Original Caldwell Subdivision that is located in Section 22, Township 4 North, Range 3 West of the Boise Meridian, City of Caldwell, Canyon County, Idaho and running thence $S46^{\circ}51'28''E$ 149.89 feet (formerly 150.00 feet) to the Northeast corner of Lot 13, Block 35 of said Subdivision; thence $S43^{\circ}07'57''W$ 119.94 feet (formerly 120.00 feet) to the Southeast corner of said Lot 13; thence $N46^{\circ}52'12''W$ 150.05 feet (formerly 150.00 feet) to the Southwest corner of Lot 18, Block 35 of said Subdivision; thence $N43^{\circ}12'27''E$ 119.97 feet (formerly 120.00 feet) to the Point of Beginning.

Parcel contains 17,989 square feet or 0.413 acres, more or less.

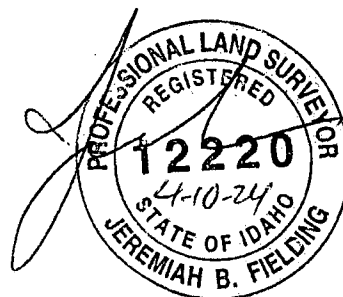
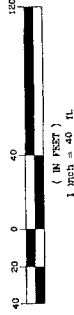
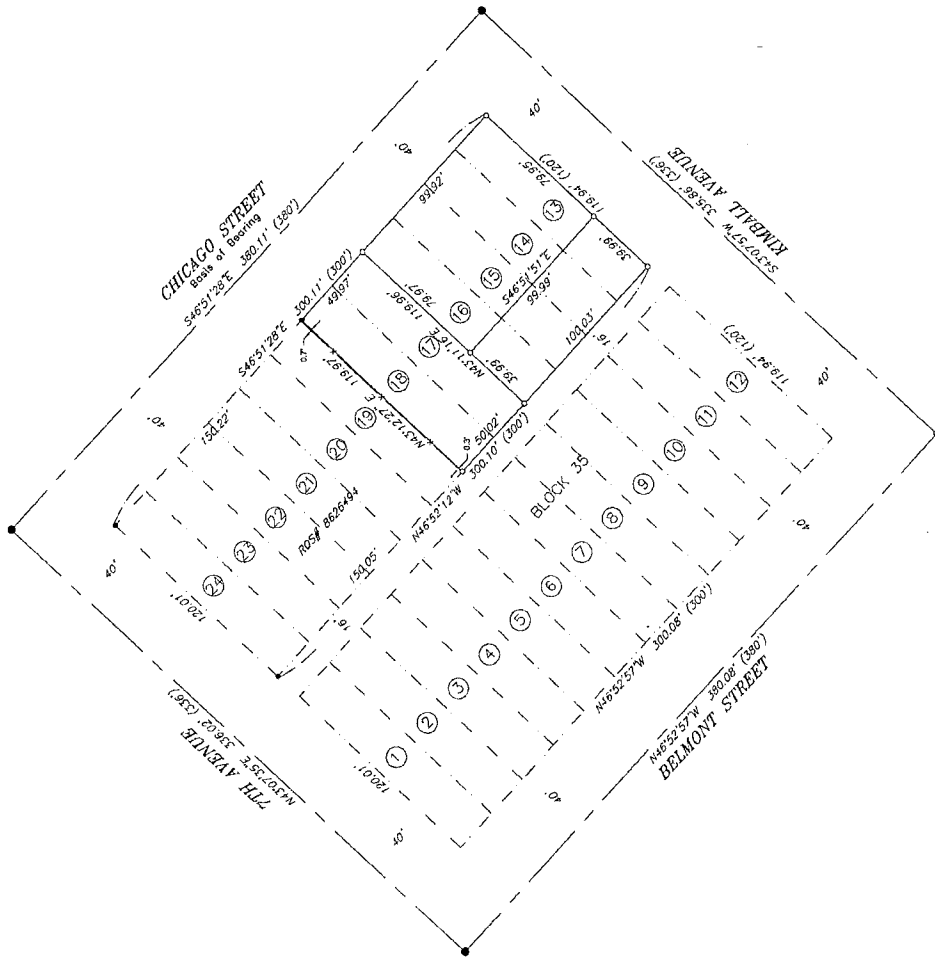


EXHIBIT “B”

RECORDER'S CERTIFICATE

PART OF LOTS 13-18, BLOCK 35
 ORIGINAL CALDWELL SUBDIVISION
 LOCATED IN SECTION 22, T. 4 N., R. 3 W., B.M.
 CITY OF CALDWELL, IDAHO



LEGEND

- Calculated Point
- Found 5/8" rebar
- Found 1/2" rebar
- 5x1 1/2" X 24" rebar with cap marked P.L.S. 12220
- () Record Distance
- Centerline
- Boundary Line
- Picked Lot Line
- Fence Line

SURVEYOR'S CERTIFICATE

I, JEREMAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



JEREMAH B. FIELDING, P.L.S. IDAHO LICENSE NO. 12220

RECORD OF SURVEY	
NO.	
CALDWELL HOUSING AUTHORITY	
SEC. 22, T. 4 N., R. 3 W., B.M.	
DATE:	12-1-18
BOOK:	16-008
PAGE:	1
BY:	1
INDEX:	1

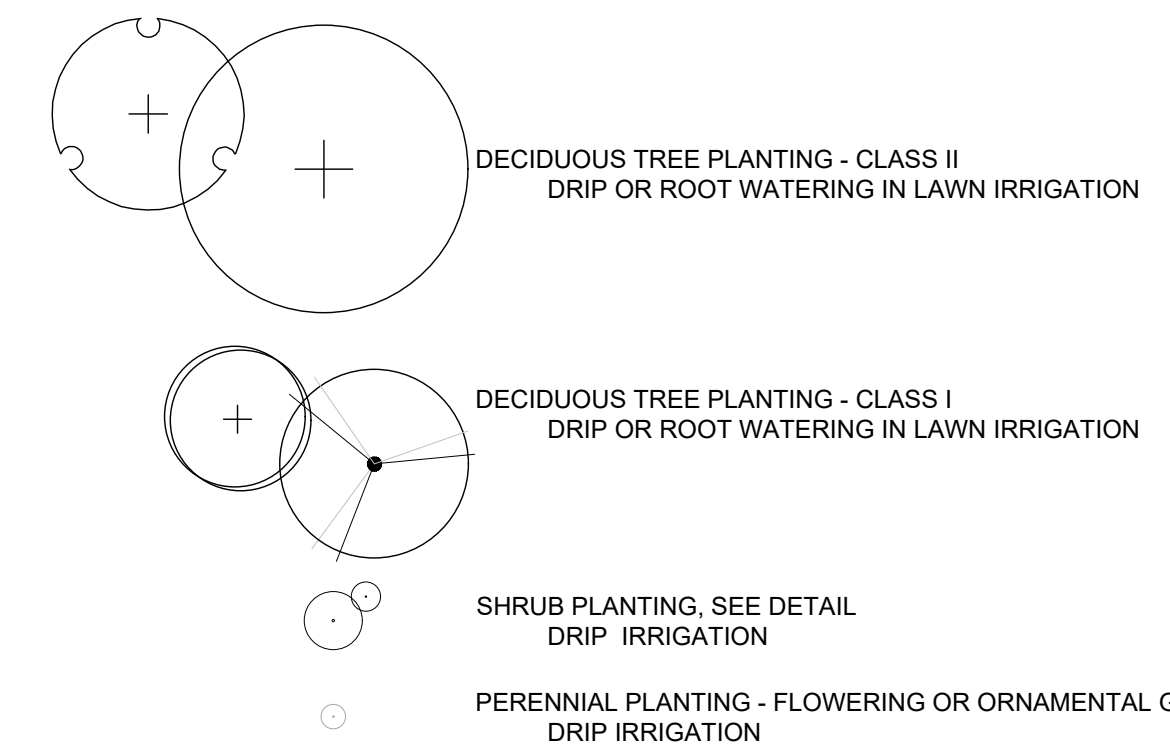
RIGLE LAND SURVEYING, LLC
 1000 851-21st St, Caldwell, ID 83405

NOTE:
 See Record of Survey No. 8626494 and the Caldwell Original Subdivision for further survey information.

INDEX # 434-22-0-01-20

PLANTING LEGEND

- TURF - SOD, SPRAY IRRIGATION
- PLANTER - ORGANIC MULCH, DRIP IRRIGATION
- ORGANIC MULCH
- EDGING - STEEL
- EDGING - SHOVELCUT



PLANTING NOTES:

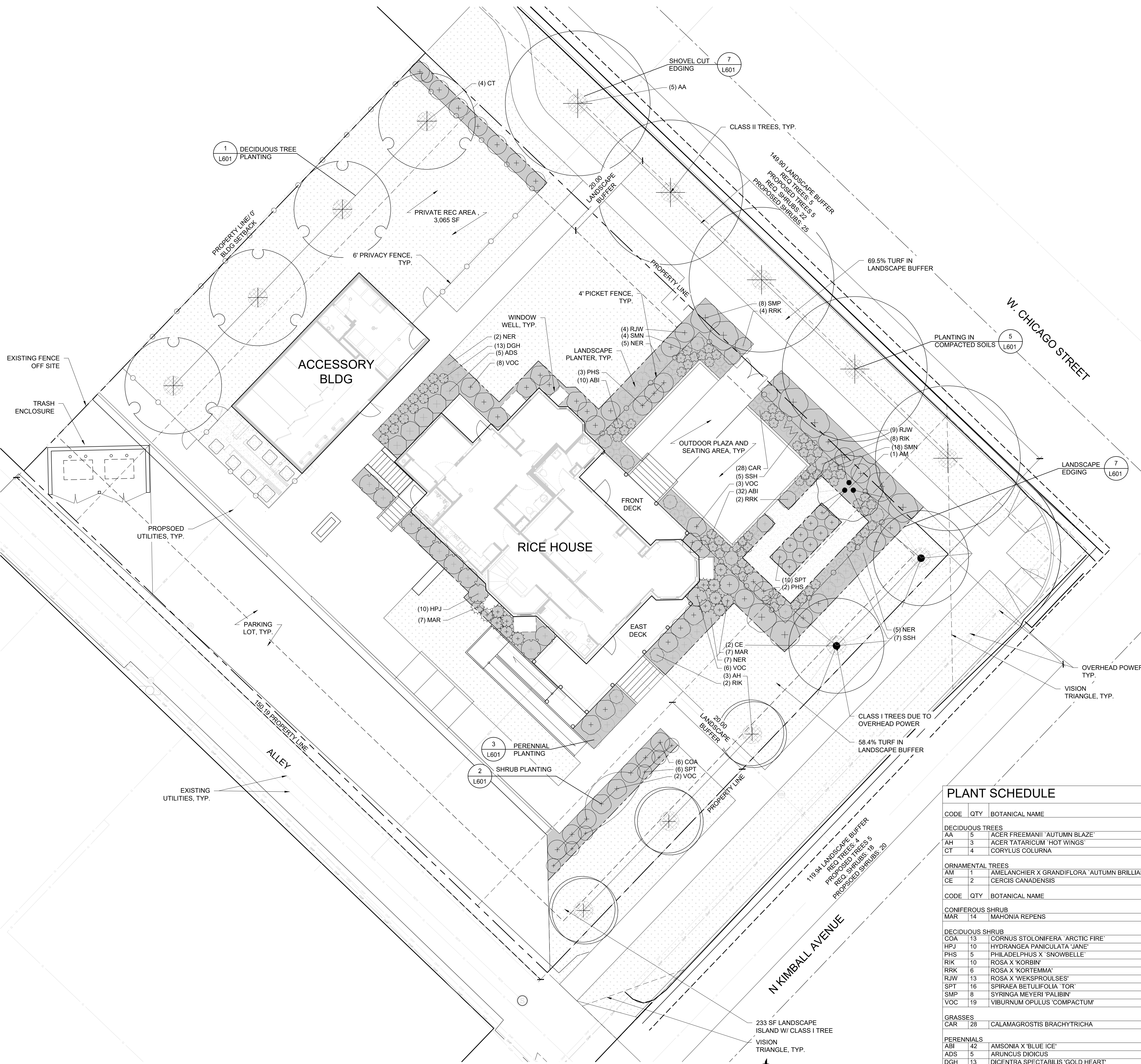
- SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
- EVALUATE EXISTING SITE CONDITIONS AND REMEDY AS REQUIRED TO PROVIDE FOR HEALTHY PLANT GROWTH AND MITIGATE UNSIGHTLY CONDITIONS.
- RE-GRADE, PREPARE SOIL AND PLANT ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY. PLANT PER PLANTING PLAN FOR DISTURBANCES BEYOND PLAN. MATCH EXISTING PLANTS AND ACCESSORIES. SOD EXISTING IRRIGATED TURF AND SEED WITH GRASS TURF MIX ALL OTHER DISTURBANCES. A DISTURBED AREA SHALL BE WHERE CONSTRUCTION ACTIVITIES INCLUDING TRENCHING, DEMOLITION, EARTHWORK, MATERIAL STORAGE, STAGING AND PARKING OR ANY OTHER FORM OF EXCAVATION, COMPACTION, OR TRAFFIC RESULTS IN THE REMOVAL OR DISPLACEMENT OF EXISTING GROUND COVER OR GRADE. PROVIDE SMOOTH AND CLEAN TRANSITION BETWEEN EXISTING AND DISTURBANCES. IRRIGATION DISTURBANCE AREAS ARE CONCEPTUAL, COORDINATE ACTUAL.
- COLLECT A SAMPLE OF EXISTING AND ANY REQUIRED SUPPLEMENTAL IMPORTED TOPSOIL AS SPECIFIED.
- PREPARE SUBGRADE AND PLACE TOPSOIL PER SPECIFICATION 329115 'SOIL PREPARATION' FOR PLANTING SOIL TYPE AND LOCATIONS.
- TURF/GRASS AREAS SHALL RECEIVE 6" OF TOPSOIL AND PLANTER AREAS SHALL RECEIVE 12" OF TOPSOIL. AT PAVING IN SHRUB/PLANTER AREAS BRING FULL TOPSOIL DEPTH TO WITHIN 3" OF FINISH GRADE TO ALLOW FOR MULCH. AT PAVING IN TURF AREAS BRING FULL TOPSOIL DEPTH TO WITHIN 1-1/2" OF FINISH GRADE TO ALLOW FOR SOD INSTALLATION. AT PAVING IN TURF AREAS BRING FULL TOPSOIL DEPTH TO WITHIN 3/4" OF FINISH GRADE TO ALLOW FOR SEED INSTALLATION. COORDINATE TOPSOIL INSTALLATION WITH OTHER TRADES. CONTRACTOR SHALL VERIFY CHARACTERISTICS OF TOPSOIL TO BE INSTALLED AND AMEND AS REQUIRED TO GET PROPER CHARACTERISTICS AND DEPTH.
- ALL PLANT MATERIAL SHALL RECEIVE ADEQUATE AMOUNT OF WATER TO MEET WATERING REQUIREMENTS SUPPLIED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM UNLESS NOTED OTHERWISE. SEE PERFORMANCE IRRIGATION PLAN AND NOTES. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE INSTALLED AND FULLY OPERATIONAL AND PLANTING AREAS THOROUGHLY SOAKED. COORDINATE WITH IRRIGATION CONTRACTOR.
- PROVIDE SMOOTH AND CLEAN TRANSITION BETWEEN ALL TURF/GRASS TYPES, BOTH EXISTING AND PROPOSED.
- INSTALL PLANTINGS AND ACCESSORIES AS DETAILED AND PER PROJECT MANUAL SPECIFICATIONS.

TREE, SHRUB, & PERENNIAL:

- PRIOR TO PLANTING INSTALLATION, CONTRACTOR TO CONTACT ARCHITECT FOR PLANT INSPECTION AND PLANT LAYOUT PRIOR TO DIGGING PLANTING HOLES.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS DETAILED AND CONFORM TO THE CURRENT AMERICAN HORTICULTURE INDUSTRY ASSOCIATION AMERICAN STANDARD FOR NURSERY STOCK.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. THE ILLUSTRATED LOCATION SHALL DICTATE COUNT.
- NO PLANT SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
- PROVIDE ORGANIC MULCH AS SPECIFIED IN PLANTER BEDS. SURFACE SAMPLES AS SPECIFIED. MODIFY FINISH GRADE ADJACENT TO WALKING SURFACES TO PREVENT MULCH FROM MIGRATING DURING RAIN EVENTS.
- EDGING AS DETAILED AND AS SPECIFIED. INSTALL LANDSCAPE EDGING BETWEEN DIFFERENT MULCH TYPES. INSTALL SHOVEL-CUT EDGING AROUND TREE RINGS.
- FOR COMPACTED AREAS (PREVIOUSLY PAVED/HARDPAV AREAS), SCARIFY SOILS AS SPECIFIED AND MODIFY PLANTING PIT AS SPECIFIED & DETAILED.
- IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY AND MITIGATE AS REQUIRED.
- WARRANTY PLANT MATERIAL AS SPECIFIED.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE	NOTES
DECIDUOUS TREES							
AA	5	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2" CAL.	B&B	40-55'H X 30-40' W	
AH	3	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	1.5" CAL.	B&B	15-20'H X 15-20' W	
CT	4	CORYLUS COLURNA	TURKISH FILBERT	2" CAL.	B&B	40-50'H X 20-30' W	
ORNAMENTAL TREES							
AM	1	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1.5" CAL.	B&B	15-25'H X 15-25' W	MULTI-STEM
CE	2	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL.	B&B	20-30'H X 20-25' W	
CONIFEROUS SHRUB							
MAR	14	MAHONIA REPENS	CREeping MAHONIA	5 GAL.	POT	1-1.5' H X 2-3' W	
DECIDUOUS SHRUB							
COA	13	CORNUS STOLONIFERA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL.	POT	3-4' H X 3-4' W	
HPJ	10	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME® PANICULE HYDRANGEA	5 GAL.	POT	3-5' H X 3-5' W	
PHS	5	PHILADELPHUS X 'SNOWBELLE'	SNOWBELL MOCK ORANGE	5 GAL.	POT	3-4' H X 3-4' W	
RIK	10	ROSA X 'KORBIN'	ICEBERG FLORIBUNDA ROSE	5 GAL.	POT	3-12'H X 2-3' W	
RRK	6	ROSA X 'KORTEEMMA'	RED RIBBONS® SHRUB ROSE	5 GAL.	POT	2-3' H X 3-4' W	
RJW	13	ROSA X 'WEKSPOULSES'	HONEY DIJON™ GRANDIFLORA ROSE	5 GAL.	POT	4-6' H X 3-4' W	
SPT	16	SPIRAEA BETULIFOLIA 'TOR'	BIRCHLEAF SPIREA	5 GAL.	POT	2-3' H X 2-3' W	
SMP	8	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL.	POT	4-5' H X 4-8' W	
VOC	19	VIBURNUM OPULUS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRYBUSH	5 GAL.	POT	4-6' H X 4-6' W	
GRASSES							
CAR	28	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	1 GAL.	POT	3-4' H X 2-3' W	
PERENNIALS							
ABI	42	AMSONIA X 'BLUE ICE'	BLUE ICE BLUESTAR	1 GAL.	POT	1-2' H X 1-2' W	
ADS	5	ARUNCUS DIOICUS	GOATSBEAR	1 GAL.	POT	3-5' H X 3-5' W	
DGH	13	DICENTRA SPECTABILIS 'GOLD HEART'	GOLD HEART BLEEDING HEART	5 GAL.	POT	1.5'-2' H X 2-3' W	
NER	19	NEPETA RACEMOSA 'WALKER'S LOW'	CATMINT	1 GAL.	POT	2-2.5' H X 2-3' W	
SMN	22	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT MEADOW SAGE	1 GAL.	POT	1.5-2' H X 1.5-2' W	
SSH	12	SALVIA NEMOROSA 'SNOW HILL'	SNOW HILL MEADOW SAGE	1 GAL.	POT	1-1.5' H X 1-1.5' W	



1 PLANTING PLAN

L301

1"=10'-0"



Historic John C. Rice House Restoration and Revitalization, Narrative

Location: 341 N. Kimball Street; Caldwell Idaho.

The John C. Rice House will be relocated to 321 N. Kimball Street a vacant lot at the northeast corner of Kimball and Chicago, in an established traditional neighborhood. Once relocated from the College of Idaho campus, the 4,677 sf. single family home will be divided into five one and two bedroom rentable apartments. Unit make up and location are:

- Two (2) basement apartments, (1) one bedroom unit and (1) two-bedroom unit.
- (1) one bedroom unit on the first floor to be an ADA accessible apartment.
- Two (2) second floor apartments, (1) one bedroom and (1) two-bedroom) unit.

Rental preference for the apartments will be given to first responders, teachers, and healthcare workers in subsequent order.

Overall the home and property falls within a commercial land use and will have both the multi-family rental units and an approximately 500 square feet of commercial space on the first floor for a proposed neighborhood coffee shop/ bistro. These uses are planned as a part of the proposed renovation of the home.

A secondary auxillary building approximately 770 sf. will be built on the property for tenant use as a storage/laundry facility. The storage/ laundry building will include 5 interior storage bays and an area with washers and dryers for tenant use only.

Exterior site improvements provide for angled parking stalls for tenants at 1.5 stalls per unit. Improved sidewalks connecting to the perimeter pedestrian way, an outdoor bbq area, and approximate 3700 sq. feet of open space on the nearly half acre lot.

On site stormwater retention and infiltration is proposed via a below grade infiltration system. Mechanical/ electrical infrastructure is proposed to be placed in a fenced mechanical yard designed to contain the heat pumps, and electrical service.

A trash enclosure is proposed adjacent to the alley that is parallel to the west property boundary. All utility connections are proposed in the alley and were previously reviewed and approved with the foundation permit.

Landscape improvements take the shape of street trees, lawn, and planting beds. Adjacent to the commercial coffee shop, an outdoor dining space is proposed for use by patrons. The outdoor space will be separated from the resident outdoor space by decorative ornamental fencing and landscape beds.

Exterior tenant space for recreating will be separated from the commercial space using both sidewalk, and fencing.

The city has previously reviewed a foundation plan and permit application that was submitted by the Caldwell Housing Authority and their structural engineers Ardurra for the foundation work currently being completed ahead of the house relocation.

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

Start Time of Neighborhood Meeting: 6:00 on 8/8/24

End Time of Neighborhood Meeting: 8:00 pm

Those in attendance please print your name and address.

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

	<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1.	<u>Mike Dittember</u>	<u>22730 Farmway Rd Caldwell</u>
2.	<u>Tammy Dittember</u>	<u>2220 Arlington, Caldwell</u>
3.	<u>Sharon Pate</u>	<u>1624 Arthur Caldwell</u>
4.	<u>Jim Porter</u>	<u>" " "</u>
5.	<u>ROBERT ROBERTS</u>	<u>^{NO MAIL:} 823 ALBANY CALDWELL</u>
6.	<u>NANCY ROBERTS</u>	<u>^{MAIL:} 2109 N. 9th ST BOISE 83702</u>
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		



Dear Neighbor,

You are invited to a neighborhood meeting to discuss the Rice House Renovation Project that 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.

When / Where:

Meeting Date: August 8, 2024

Meeting Time: 6:00 – 8:00 pm

Meeting Location: Cushing Terrell's Office at 704 Main Street, Suite 200

Project Summary:

The John C. Rice House was recently relocated to 321 N. Kimball Street to a vacant lot at the northeast corner of Kimball and Chicago. The proposed adaptive re-use for the single family home is to divide the home into five one and two bedroom rentable apartments. Unit make up and location are:

- Two (2) basement apartments, (1) one bedroom unit and (1) two-bedroom unit.
- One (1) one bedroom unit on the first floor to be an ADA accessible apartment unit *and*
- Two (2) second floor apartments, (1) one bedroom and (1) two-bedroom) unit.

Rental preference for the apartments will be given to first responders, teachers, and healthcare workers in subsequent order.

The project is seeking a special use permit to renovate the project from a single family residence into a multi-family | commercial land use. A proposed small neighborhood retail space is also proposed for the first floor of the dwelling.

A secondary accessory building approximately 800 sf. will be built on the property for tenant use as a storage and laundry facility. The storage and laundry building will include 5 interior storage bays and a dedicated laundry area with washers and dryers for tenant use only.

Exterior site improvements that are proposed in conjunction with the project provide for angled parking stalls for tenants – 8 stalls total. Improved sidewalks within connecting to the existing perimeter sidewalk, an outdoor BBQ area, and approximate 3700 sq. feet of open space on the nearly half acre lot.

Associated with the neighborhood retail space on the first floor will be dedicated outdoor space arranged as an outdoor patio space with seating most of which will be available to be used by the community during the retail tenant's business hours.

For additional information on this project and the history behind the Rice house, please visit www.movethericehouse.com.

If you would like to contact us ahead of the meeting, please feel free to reach our Project Manager at Cushing Terrell office her phone number and email are provided below. We look forward to meeting with you on August 8th.

Thank you,

Angela M. Hansen, PLA
Project Manager
angelahansen@cushingterrell.com
208.577.5657

cc: City of Caldwell P&Z
CTA File

6M INVESTMENTS LLC	1550 W HORIZON RIDGE PKWY	HENDERSON, NV, 89012
ANDRUS JEREMIAH JAY	901 E PALERMO CT	MERIDIAN, ID, 83642
ANTIOCH MISS BAPTIST CH	6885 N PIRA AVE	MERIDIAN, ID, 83646
ARC CAPITAL 2 LLC	725 W MAIN ST	MARSING, ID, 83639
ARCHAMBEAU AUSTIN M	8050 W USTICK RD	BOISE, ID, 83704
ARCHAMBEAU MARC	10953 N HANLEY PL	EAGLE, ID, 83616
AYALA ANGELA AYALA	507 N 7TH AVE	CALDWELL, ID, 83605
BAILEY GARY	710 E BELMONT ST	CALDWELL, ID, 83605
BEARD BENJAMIN	719 E DENVER ST	CALDWELL, ID, 83605
BENNETT MICHAEL W	815 E CHICAGO ST	CALDWELL, ID, 83605
BOISE HOUSING CORP	PO BOX 108	BOISE, ID, 83701
CABRAL ANSELMO R	14684 SUMMERBREEZE CIR	CHINO HILLS, CA, 91709
CABRERA MARIA CARMEN	812 E BELMONT ST	CALDWELL, ID, 83605
CALDWELL CITY OF	411 BLAINE ST	CALDWELL, ID, 83605
CALDWELL HOUSING AUTHORITY	22730 FARMWAY RD	CALDWELL, ID, 83607
CAMACHO JORGE	314 N 6TH AVE	CALDWELL, ID, 83605
CAMPOS MARIBEL	602 E CHICAGO ST	CALDWELL, ID, 83605
CANYON COUNTY	1115 ALBANY ST	CALDWELL, ID, 83605
CARRILLO JUVENTINO B	2220 IOWA AVE	CALDWELL, ID, 83605
CATTIN MATTHEW THIERRY	311 N KIMBALL AVE	CALDWELL, ID, 83605
CAVANAGH KATHLEEN E	715 E DENVER ST	CALDWELL, ID, 83605
CHANDLER TRAVIS JAMES	420 N KIMBALL AVE	CALDWELL, ID, 83605
CHAPA HOPE	10818 W SAN JUAN AVE	PHOENIX, AZ, 85037
CHAVEZ GUADALUPE	823 E CHICAGO ST	CALDWELL, ID, 83605
CURTIS SCOTT DOUGLAS	219 N KIMBALL AVE	CALDWELL, ID, 83605
DENVER 605 LLC	4696 W OVERLAND RD STE 232	BOISE, ID, 83705
EKART HOLDINGS LLLP	3270 W HALEY DR 33	EAGLE, ID, 83616
GARCIA JOEL S SR	411 HARRISON ST	CALDWELL, ID, 83605
GARCIA MANUEL S	2205 E AMITY AVE	NAMPA, ID, 83686
GENSLER VENICE	2814 S INDIANA AVE	CALDWELL, ID, 83605
GOMEZ JUSTINA AYALA	710 DENVER ST	CALDWELL, ID, 83605
HARRISON DARRELL J	3702 MILL RD	EMMETT, ID, 83617
HERNANDEZ OSCAR	221 NEWPORT DR	CALDWELL, ID, 83605
HOCHSTRASSER J ALAN JR	1791 W WASHAM RD	EAGLE, ID, 83616
IDAHO3785 LLC	PO BOX 520	DACONO, CO, 80514
KIMBALL 409 LLC	1135 E USICK RD	MERIDIAN, ID, 83646
KING MELVIN E	713 E BELMONT ST	CALDWELL, ID, 83605
KINNEEN SCOT	618 CHICAGO ST	CALDWELL, ID, 83605
KOCH INC	23306 FREEZEOUT RD	CALDWELL, ID, 83605
KOPETS IRENA	13344 HOLLOW RD	CALDWELL, ID, 83607
LAUFENBERG BRYAN	5260 W VIEW PL	MERIDIAN, ID, 83642
LEISURE VILLAGE V \$	PO BOX 108	BOISE, ID, 83701
LUCAS ANDREW	911 WOODLAND ST	RUPERT, ID, 83350
M SOUTHERN A LLC	410 N KIMBALL AVE	CALDWELL, ID, 83605
MAIN STREET PROPERTIES INC	915 MAIN ST	CALDWELL, ID, 83605
MARTINEZ JESUS	608 E CHICAGO ST	CALDWELL, ID, 83605
MAY ISAAC	10030 MALLARD DR	NAMPA, ID, 83686
MILES CLARK R	404 N 7TH AVE	CALDWELL, ID, 83605
MOORE DAVID A	PO BOX 1532	CALDWELL, ID, 83606
MORALES JOSE F ROJAS	2700 N MIDDLETON RD	NAMPA, ID, 83651
MORGAN FAMILY TRUST	4632 S MARTINEL WAY	MERIDIAN, ID, 83642
MYERS RALPH AND DEBORAH FAMILY LIVING TRUST	501 N KIMBALL AVE	CALDWELL, ID, 83605
OGRADY JOSEPH	816 DENVER ST	CALDWELL, ID, 83605
OLSON MELISSA GUNTER	410 N 7TH AVE	CALDWELL, ID, 83605
ORTIZ HERMELINDA	623 E CHICAGO ST	CALDWELL, ID, 83605
OZUNA NOE	717 E CHICAGO ST	CALDWELL, ID, 83605
PATAGONIA PROPERTIES LLC	PO BOX 46113	BOISE, ID, 83711
PENA DAVID	805 ALBANY ST	CALDWELL, ID, 83605
PERKINS JESSICA	716 E BELMONT ST	CALDWELL, ID, 83605
PINSON MALAKAI EVERETT	PO BOX 520	DACONO, CO, 80514
RIVERA J LUIS	1135 E USTICK	MERIDIAN, ID, 83642
ROBERTS ROBERT C	2109 N 9TH	BOISE, ID, 83702-2820
RODRIGUEZ MAYA DYXIE	10327 W GRANGER AVE	BOISE, ID, 83704
ROJAS MARIO AND EVA LIVING TRUST	417 N 4TH AVE	CALDWELL, ID, 83605
ROJAS MARTIN	2700 N MIDDLETON RD	NAMPA, ID, 83651

ROJAS ROJELIO III
ROSALES HOMERO
SADAKAH ENTERPRISE LLC
SALINAS MARIA
SANCHEZ SAMUEL C
SCHWITTERS SHELBY A
SEVY BENJAMIN P
SHARK FIN LLC
SOUTHWESTERN IDAHO COOPERATIVE HOUSING AUTHORITY
SPREDEMANN MICAH
STROUD KELLY JOE
TU WOLVES LLC
VALDEZ JOSE
WENDROFF FAMILY TRUST
WHEELER DORSEY AND KELLIE TRUST
WIEBE HEINRICH
WILSON BENJAMIN
WINCELE FAMILY TRUST

1215 STAHLRIDGE ST
507 E FREEPORT ST
1727 NE 13TH AVE
705 E DENVER ST
PO BOX 325
818 E CHICAGO ST
617 E CHICAGO ST
1123 12TH AVE RD PMB 308
377 CORNELL ST
707 E DENVER ST
615 E CHICAGO ST
1807 FILLMORE ST
601 E CHICAGO ST
11335 LEGACY TER
22252 RUTLEDGE DR
2255 S ORMOND ST
224 N KIMBALL AVE
231 TRAFALGAR LN

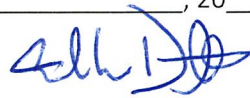
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CALDWELL, ID, 83605
CALDWELL, ID, 83605
NAMPA, ID, 83686
MIDDLETON, ID, 83644
CALDWELL, ID, 83605
CALDWELL, ID, 83605
CALDWELL, ID, 83605
CALDWELL, ID, 83605
SAN DIEGO, CA, 92131
CALDWELL, ID, 83607
BOISE, ID, 83705
CALDWELL, ID, 83605
SAN CLEMENTE, CA, 92672

Property Owner Acknowledgment

I, Mike Dittenber, the recorded owner for real property
addressed as 321 N. Kimball, Suite # _____,
City Caldwell State ID Zip 83605, am aware of, in agreement with,
and give my permission to CTA Inc dba Cushing Terrell, to submit the
accompanying application(s) pertaining the that 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 3rd day of July, 2024

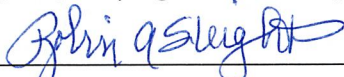


(Signature)

CERTIFICATE OF VERIFICATION

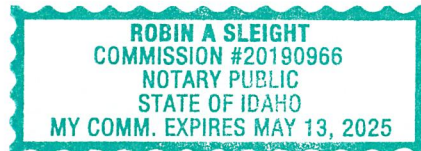
STATE OF IDAHO)
) ss.
County of Canyon)

I, Robin Sleight, a Notary Public, do hereby certify that
on this 3rd day of July, in the year 2024, personally appeared before me
Mike Dittenber, 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 Caldwell, ID

My Commission Expires 5/13/2025



Google Maps 321 Kimball Ave



Caldwell, Idaho
Google Street View
Sep 2023 See more dates

Image capture: Sep 2023 © 2024 Google





NORTH EAST VIEW
SCALE: NTS



SOUTH VIEW
SCALE: NTS

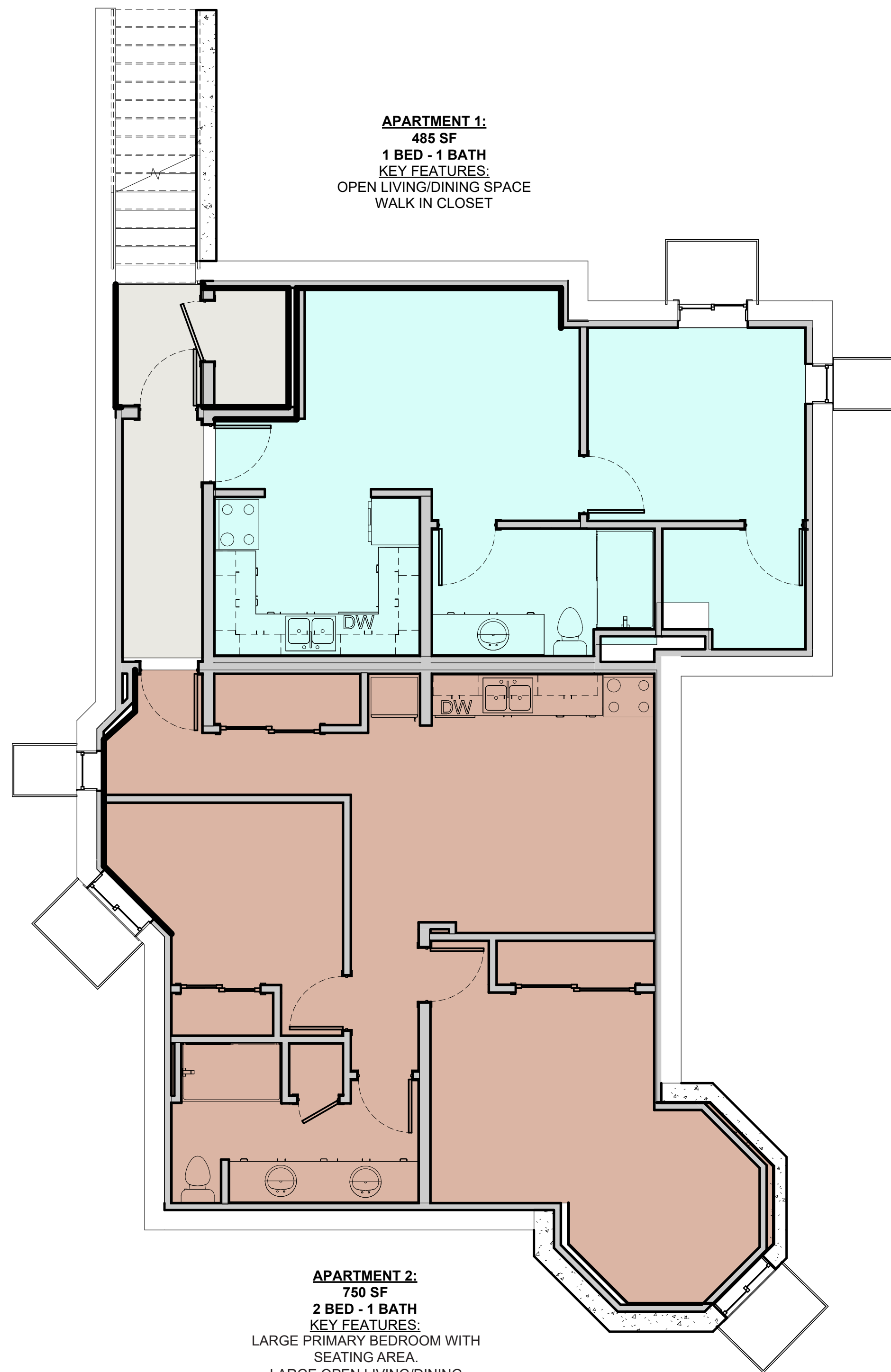


EAST VIEW
SCALE: NTS



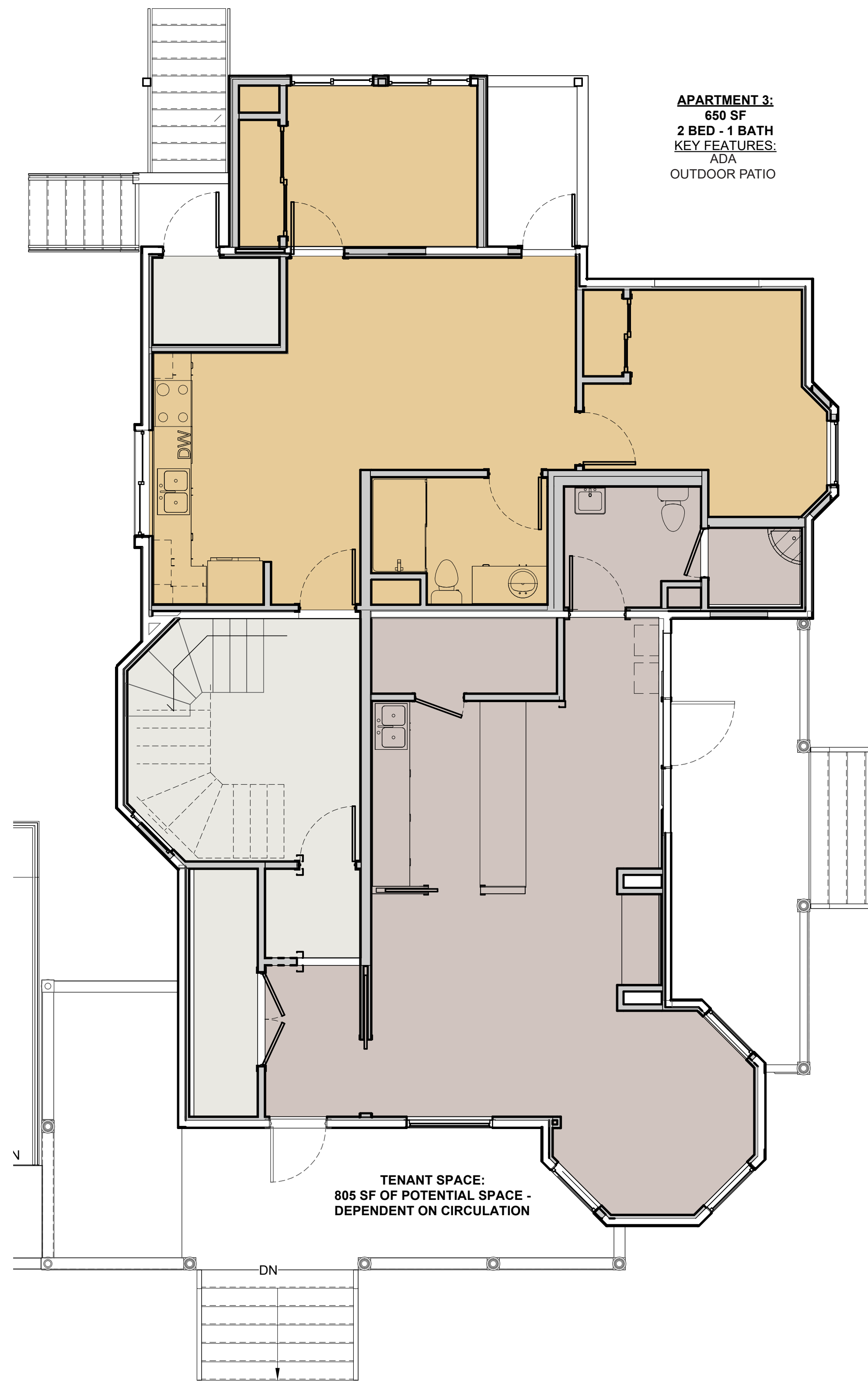
NORTH VIEW
SCALE: NTS

CALDWELL HOUSING AUTHORITY
JOHN C. RICE HOUSE | CALDWELL, ID
CONCEPTUAL IMAGERY | 2024.08.08 | CUSHING TERRELL



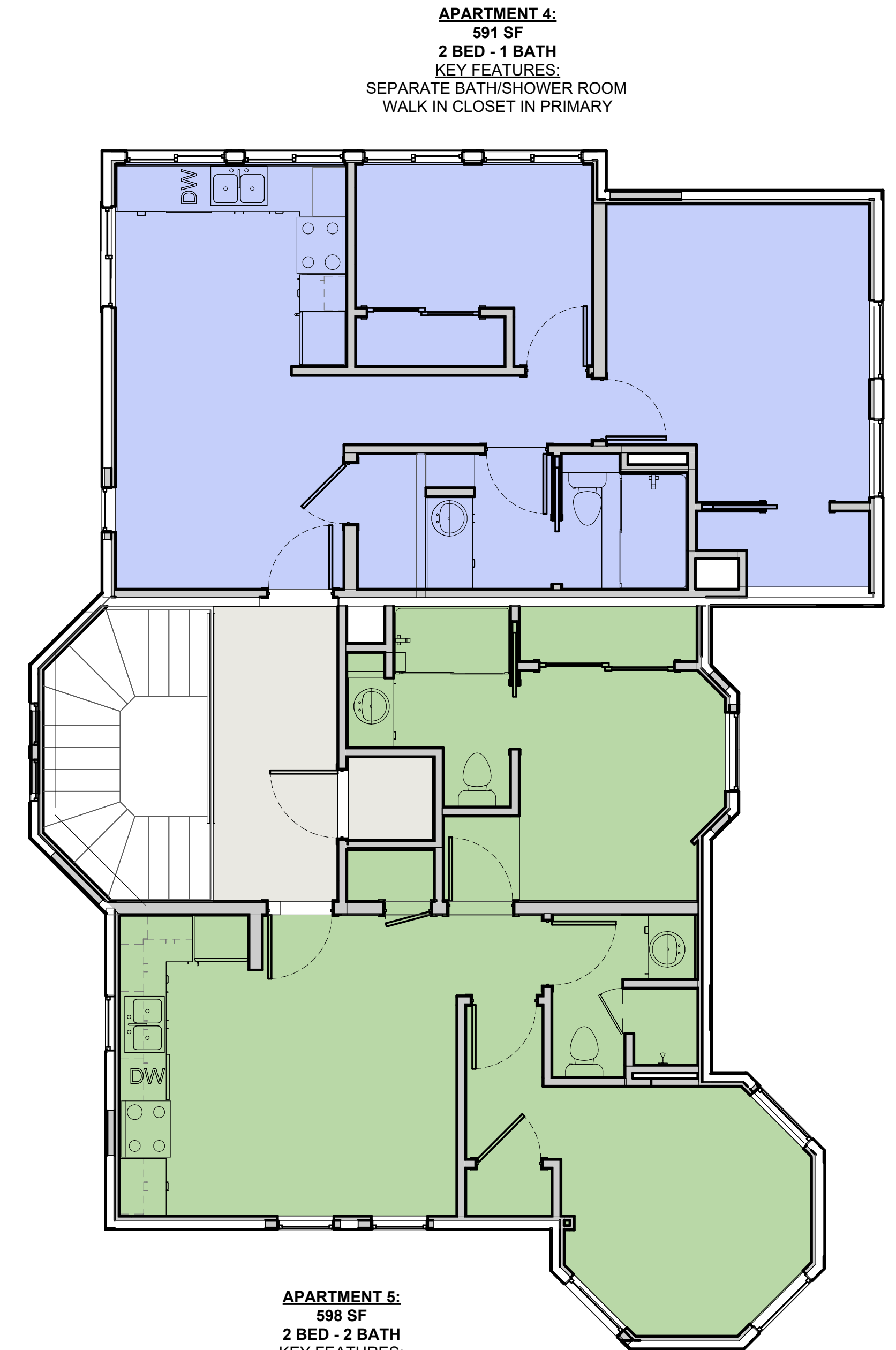
APARTMENT 1:
485 SF
1 BED - 1 BATH
KEY FEATURES:
OPEN LIVING/DINING SPACE
WALK IN CLOSET

APARTMENT 2:
750 SF
2 BED - 1 BATH
KEY FEATURES:
LARGE PRIMARY BEDROOM WITH SEATING AREA
LARGE OPEN LIVING/DINING
LARGE BATHROOM COUNTER
DUAL SINK AND VANITY IN BATHROOM.



APARTMENT 3:
650 SF
2 BED - 1 BATH
KEY FEATURES:
ADA
OUTDOOR PATIO

TENANT SPACE:
805 SF OF POTENTIAL SPACE -
DEPENDENT ON CIRCULATION



APARTMENT 4:
691 SF
2 BED - 1 BATH
KEY FEATURES:
SEPARATE BATH/SHOWER ROOM
WALK IN CLOSET IN PRIMARY

APARTMENT 5:
598 SF
2 BED - 2 BATH
KEY FEATURES:
HISTORIC TURRET BEDROOM SPACE
ON-SUITE PRIVATE BATHROOM

4 BASEMENT LAYOUT
G003 3/16" = 1'-0"

2 FIRST FLOOR LAYOUT
G003 3/16" = 1'-0"

3 SECOND FLOOR LAYOUT
G003 3/16" = 1'-0"



2 NORTH
A201 3/16" = 1'-0"



4 WEST
A201 3/16" = 1'-0"



1 EAST
A201 3/16" = 1'-0"



3 SOUTH
A201 3/16" = 1'-0"

CALDWELL HOUSING AUTHORITY

JOHN C. RICE HOUSE | CALDWELL, ID

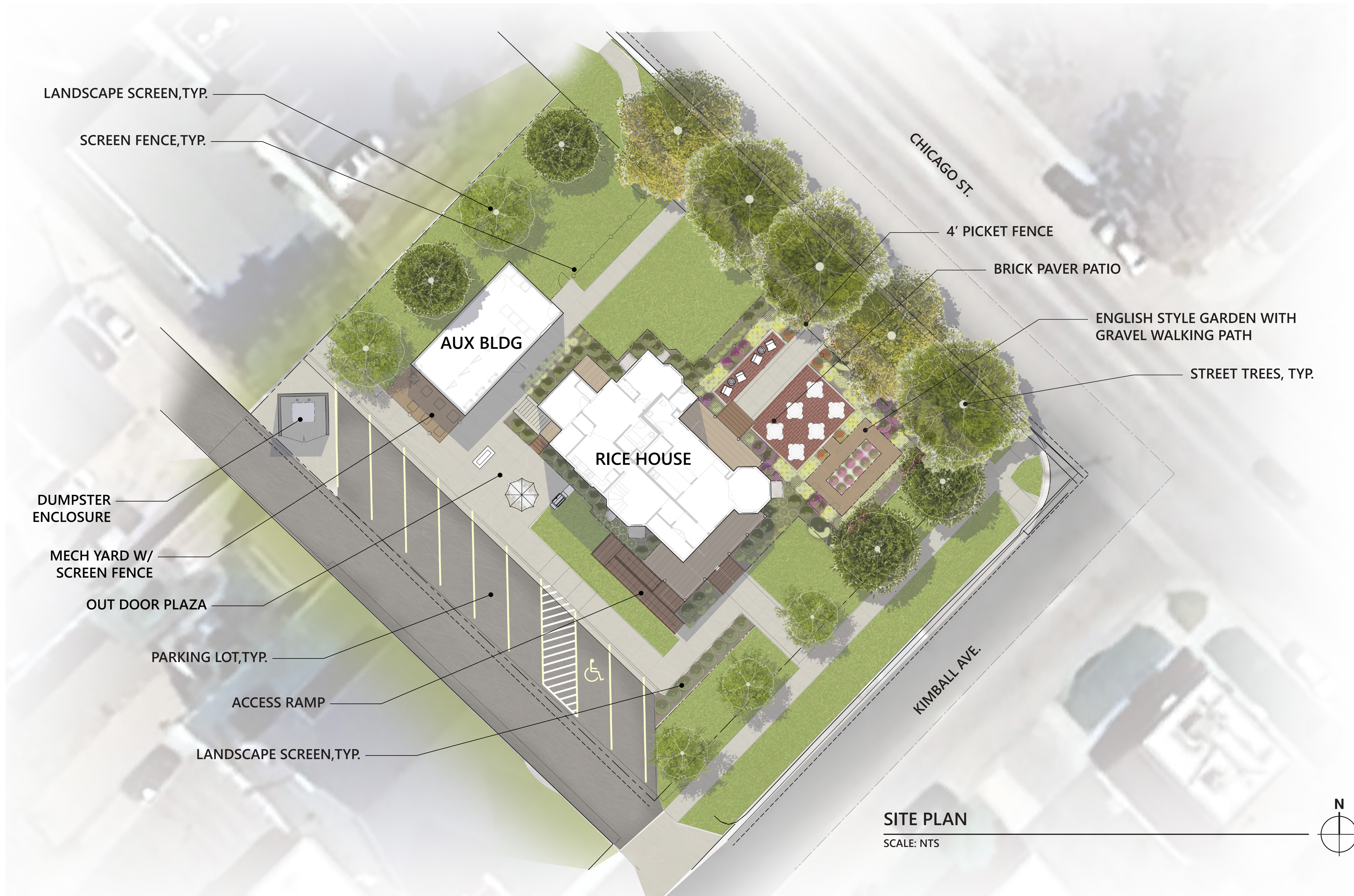
CONCEPTUAL IMAGERY | 2024.08.08 | CUSHING TERRELL

PUBLIC SPACE INSPIRATION



UNIT INSPIRATION





SITE PLAN
SCALE: NTS



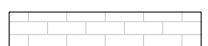


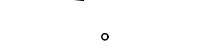
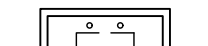


CALDWELL HOUSING AUTHORITY

JOHN C. RICE HOUSE | CALDWELL, ID

CONCEPTUAL IMAGERY | 2024.08.08 | CUSHING TERRELL

SITE PLAN LEGEND

-  CONCRETE PAVEMENT (STANDARD GREY)
-  ASPHALT PAVEMENT
-  PRECAST CONCRETE PAVER
-  GRANULAR PATH
-  SCREEN/PICKET FENCE & GATE, SEE PLAN
-  BOLLARD, TYP.
-  TRASH ENCLOSURE, TYP.

GENERAL NOTES

- A. VERIFY EXISTING CONDITIONS AND LOCATE ALL EXISTING UTILITIES INCLUDING ANY THAT MAY NOT BE INDICATED ON THIS PLAN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- B. PROTECT ALL EXISTING IMPROVEMENTS TO REMAIN AND REPAIR BACK TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE IF DAMAGE OCCURS RESULTANT FROM CONTRACTOR'S OPERATIONS OR NEGLIGENCE.
- C. PROVIDE ALL DEMOLITION INCIDENTAL TO OR REQUIRED FOR NEW CONSTRUCTION WHETHER OR NOT IT IS SPECIFICALLY NOTED.
- D. DO NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BEGINNING WORK. START OF WORK CONSTITUTES ACCEPTANCE OF CONDITIONS.
- E. CHANGES OR DEVIATIONS FROM THE DRAWINGS MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT AND/OR AN APPROVED CHANGE ORDER WILL BE CONSIDERED UNAUTHORIZED. COORDINATE NECESSARY MODIFICATIONS WITH ARCHITECT PRIOR TO EXECUTING CONSTRUCTION. SEE SPECIFICATIONS FOR CONTRACT MODIFICATION PROCEDURES AND AS-BUILT REQUIREMENTS.
- F. REVIEW ALL DISCIPLINE DRAWINGS AND COORDINATE WITH GENERAL CONTRACTOR AND ALL TRADE CONTRACTORS FOR WORK SHOWN ON LANDSCAPE DRAWINGS AND SPECIFICATIONS.
- G. NOTIFY LANDSCAPE ARCHITECT AND OWNER IN WRITING OF ANY EXPECTED DISRUPTIONS IN SERVICE OR CHANGES IN CONSTRUCTION SCHEDULE AND OBTAIN WRITTEN PERMISSION AS SPECIFIED.
- H. IN THE EVENT OF ANY DISCREPANCIES, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- I. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
- J. PROVIDE ALL COMPONENTS AND ACCESSORIES FOR A COMPLETE AND FINISHED INSTALLATION FOR PRODUCTS SHOWN ON THE DRAWING SHEETS.
- K. THE PROJECT MANUAL SPECIFICATIONS ARE AN INTEGRAL PART OF THESE DOCUMENTS. REVIEW ALL PROJECT INFORMATION.
- L. ELECTRONIC FILES FOR LAYOUT AVAILABLE UPON WRITTEN REQUEST.
- M. NOTIFY LANDSCAPE ARCHITECT IN WRITING 7 DAYS PRIOR TO SCHEDULE INSPECTIONS.
- N. DURING ALL INSTALLATION, KEEP ADJACENT PAVING, CONSTRUCTION AREAS, AND WORK AREAS CLEAN AND IN ORDERLY CONDITION. PROTECT ALL STRUCTURES, UTILITIES, AND SITE IMPROVEMENTS, INCLUDING PLANT AND IRRIGATION MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS OR ACTIVITIES BY OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE ANY DAMAGED IMPROVEMENTS, INCLUDING PLANTINGS OR IRRIGATION EQUIPMENT.

GENERAL DEMOLITION NOTES

- A. SEE CIVIL FOR ALL SITE DEMOLITION, INCLUDING TREE REMOVAL AND TOPSOIL STOCKPILE.
- B. REMOVE EXISTING GROUND COVER AND PLANTINGS IN UNDISTURBED AREAS PROPOSED FOR NEW GROUND COVER AND PLANTINGS. SEE SPECIFICATIONS FOR SOIL AMENDMENTS.
- C. SEE PLANTING PLANS, PLANTING DETAILS AND PLANT PROTECTION SPECIFICATION FOR PLANTINGS TO REMAIN.
- D. SEE IRRIGATION PLANS FOR EXISTING IRRIGATION INFORMATION.

SITE PLAN NOTES

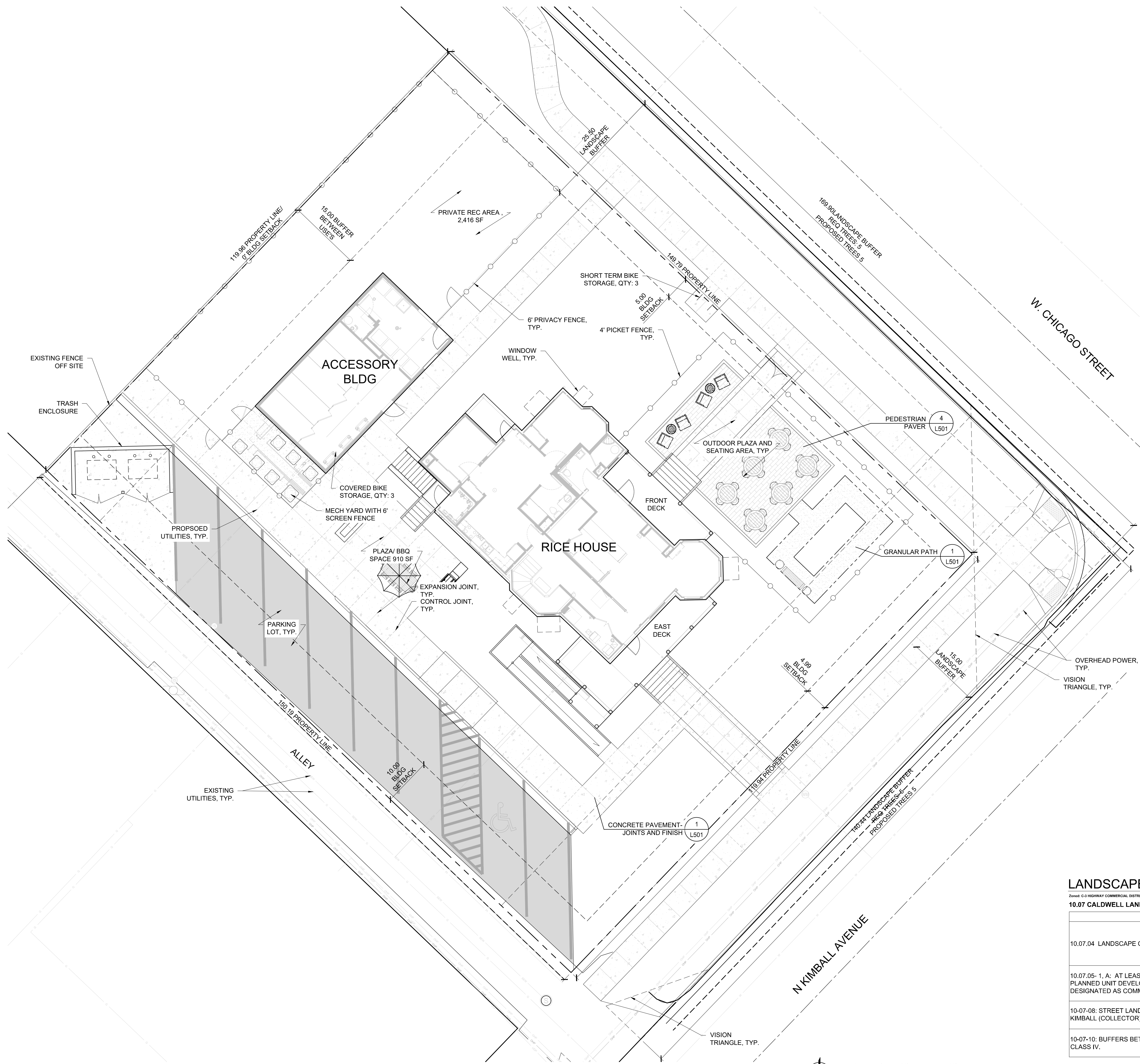
- A. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
- B. DIMENSIONS ARE FROM BACK OF CURB AND FACE OF WALL VENEER.
- C. DIMENSION UNITS ARE 1 FOOT (1'), AND ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- D. SEE CIVIL FOR GRADES AND PAVEMENT MATERIAL AND DESIGN.
- E. COORDINATE SLEEVES (IRRIGATION, ELECTRICAL, ETC.) PRIOR TO PAVEMENT AND WALL INSTALLATION.

LANDSCAPE CODE REQUIREMENTS

Zone: C-3 HIGHWAY COMMERCIAL DISTRICT & DT-1 GATEWAY OVERLAY DISTRICT

10.07 CALDWELL LANDSCAPING ORDINANCE

REQUIRED	PROVIDED
10.07.04 LANDSCAPE CRITERIA AND INSTALLATION PRACTICES:	ALL LANDSCAPE MATERIALS SHALL FOLLOW ALL CRITERIA AND BE INSTALLED PRE 10.07.04
10.07.05- 1, A: AT LEAST TEN PERCENT (4%) OF A MULTI-FAMILY SUBDIVISION'S OR PLANNED UNIT DEVELOPMENT'S GROSS LAND AREA SHALL BE DESIGNATED AS COMMON OPEN SPACE.	GROSS LAND AREA 17,989 SF REQ OPEN SPACE: 720 SF PROPOSED OPEN SPACE: 3,056 SF
10-07-08: STREET LANDSCAPE BUFFERS: CHICAGO (MINOR ARTERIAL) 20' BUFFER KIMBALL (COLLECTOR) 15' BUFFER	PROPOSED BUFFERS: 20' FOR CHICAGO AND KIMBALL. SEE PLAN FOR TREE AND SHRUB COUNT.
10-07-10: BUFFERS BETWEEN DIFFERENT LAND USES, PROPOSED LOT IS CLASS II VS CLASS IV.	REQ. BUFFER WIDTH 15' PROPOSED BUFFER 15'



1 LANDSCAPE SITE PLAN
L101

1"=10'-0"



