

**CITY OF CALDWELL  
PUBLIC MEETING INFORMATION**

**MEETING LOCATION  
Caldwell City Hall  
205 South 6<sup>th</sup> Avenue**

We invite interested parties to participate in public hearings either electronically or in person. If you have a cough, fever, or are not feeling well, please contact the City Clerk's Office or Planning & Zoning Department (land-use public hearings) to arrange participation remotely. The City of Caldwell follows the CDC guidelines to allow for distancing in the public meeting area and provide masks/hand sanitizer on site.

**Virtual Participation Option:** Register in advance to provide public comments electronically or by telephone. During the registration process, you will be asked what item on the agenda you wish to speak about. Please use the case number as listed within the written notice.

Online registration must be submitted at least 24 hours in advance of the meeting. Click on the “public meetings” button on the center of the page. After registration, you will receive a confirmation email containing information about joining the virtual meeting. **REGISTER AT:** <https://www.cityofcaldwell.org>

**Written comments** must be received at least eight (8) days in advance of the meeting to the Planning & Zoning Department at [P&Z@cityofcaldwell.org](mailto:P&Z@cityofcaldwell.org) to be included within the staff report. All comments received after the staff report has been transmitted will be included in the case file and provided as late exhibits at the appropriate public hearing.

**Live Stream Viewing:** If you are not planning to speak, members of the public are encouraged to view the meeting via the live stream option: <https://www.youtube.com/channel/UCci7S1A0UJNK6asXxxugLGA>

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**CITY COUNCIL  
WORKSHOP  
(City Hall - Chambers Room #100)  
May 19, 2025  
5:00 P.M.**

**DISCUSSION REGARDING ANIMAL CONTROL CONTRACT  
(WEST VALLEY HUMANE SOCIETY)**

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**REGULAR CITY COUNCIL MEETING  
AGENDA  
(City Hall - Chambers Room #100)  
May 19, 2025  
6:00 p.m.**

**INVOCATION OFFERED BY PASTOR TONY VAN MANEN OF CENTENNIAL BAPTIST CHURCH.  
PLEDGE OF ALLEGIANCE TO THE FLAG.**

**ROLL CALL.**

**CONFLICT OF INTEREST DECLARATION.**

**AUDIENCE PARTICIPATION.**

**CONSENT CALENDAR: [ALL CONSENT CALENDAR ITEMS ARE CONSIDERED ACTION ITEMS]**

1. **The Caldwell City Council dispenses with the three (3) reading rule of Idaho Code §50-902 for all ordinances.**
2. Approve minutes for the Regularly Scheduled City Council Meeting held on May 5, 2025, the Joint Workshop Session on April 30, 2025 and the Special Meeting held on May 12, 2025; the Planning & Zoning Commission meeting held on May 19, 2025; and the Caldwell Traffic Commission meeting held on May 6, 2025;
3. Approve the Findings of Facts and Conclusions of Law for Chestnut Heights No. 3 Final Plat (SFP24-000018);
4. Approve the Findings of Facts and Conclusions of Law for Greenmont South No. 1 Final Plat (SFP25-000005);

5. Approve the acceptance of correspondence with the Caldwell Veterans Council regarding the partnership with the Caldwell Veterans Council pertaining to the placement of the CPL Carrie L. French Memorial Monument at the Caldwell Veterans Memorial Hall and allocate a contribution in the amount of \$1,000.00 from the City Council Public Relations Fund towards this project;
6. Approve the appointment of Shawn Harmon to the Impact Fee Advisory Committee for a term to expire December 31, 2028;
7. Approve the request for the destruction of semi-permanent records from the City Clerk's Office;
8. Approve Resolution declaring a 2015 Ford F-150 vehicle from the Caldwell Fire Department as surplus for disposition to public auction;
9. Approve Resolution declaring a 2008 Pierce Empel vehicle from the Caldwell Fire Department as surplus for disposition to the Caldwell Rural Fire Department;
10. Approve Resolution authorizing the execution of a Lease Agreement and Development Agreement with Sprintback Aviation, Inc. pertaining to property known as the Northwest Triangle located at the Caldwell Executive Airport;
11. Approve Resolution authorizing the Agreement for Professional Services with J-U-B Engineering pertaining to the Rehabilitation of Taxiway C (Phase 1 – Design) Grant Award from AIP 3-16-0045-042-2025 in the amount of \$167,133.00;
12. Approve Resolution accepting the Warranty Deed for conveyance of property following an administrative approval of a lot split pertaining to city-owned property located along 21<sup>st</sup> Avenue;
13. Approve Resolution authorizing the acceptance of an Easement for sanitary sewer from Slate Ronald G & Jeanne M Family Trust at 4202 Farmway Road for services at Chickasaw Subdivision (Parcel No. R3266801300);
14. Approve Resolution accepting the Dedication of sewer, water, pressure irrigation, and streetlights from Challenger Development for Virginia Park 4-Plexes;
15. Approve Resolution accepting an Easement for sanitary sewer, domestic water, pressure irrigation main line from Corey Barton for Chestnut Heights No. 1;
16. Approve Resolution accepting an Easement for sanitary sewer, domestic water, pressure irrigation main line from Open Door Rentals, LLC for Chestnut Heights No. 1;
17. Approve Resolution accepting the Dedication of sewer, water, pressure irrigation, storm drain, and streetlights from Hubble Homes, LLC for Mason Creek Grove No. 3;
18. Approve Resolution accepting the Dedication of sewer, water, pressure irrigation, storm drain, and streetlights from Challenger Development, Inc. for Guches No. 2;
19. Approve Resolution accepting an Easement for Sanitary sewer, domestic water, and pressure irrigation main line from Challenger Development Inc. for Chestnut Heights No. 1;
20. Approve Resolution accepting the Dedication of water from Ball Ventures Ahlquist Development for D&B Supply Office at 3907 Muller Drive;
21. Approve Resolution ratifying a change order with Granite Excavation for Well 17 Pump Station Improvements Canal Crossing Casing in the amount of \$27,376.19 as accommodated within the FY-25 budget;
22. Approve Resolution authorizing the purchase of five (5) variable frequency drive cabinets from AME Electric for Well 17 Booster Station in the amount of \$137,500.00 as accommodated within the FY-25 budget;

**OLD BUSINESS: [ALL OLD BUSINESS ITEMS LISTED ARE CONSIDERED ACTION ITEMS UNLESS OTHERWISE NOTED]**

None.

**NEW BUSINESS: [ALL NEW BUSINESS ITEMS LISTED ARE CONSIDERED ACTION ITEMS UNLESS OTHERWISE NOTED]**

1. **ACTION ITEM:** Consider recommendation from Mayor Wagoner for the appointment of the Caldwell Fire Chief.
2. **ACTION ITEM: Public Hearing (Quasi-Judicial): CASE ANN25-000001:** The applicant, Orton Engineering, on behalf of **Beverly White**, is requesting annexation with a zoning designation of R-2 (Medium Density Residential). The parcel recently connected to City water due to issues with well water and annexation into the City was required as part of connecting to services. The 18.62 acre site currently has two existing homes and is used for agriculture. No change to the use or additional development is proposed at this time. The property is addressed as 5021 S. Montana Ave., and is located on the Southeast corner of Montana Ave. and Laster St. in Caldwell, ID. The Planning and Zoning Commission, on April 9th, 2025, recommended approval of the application, to be forwarded to the City Council for consideration.
3. **ACTION ITEM:** Consider Bill No. 4 (**Ordinance No. 3656**) associated with ANN25-000001, with a request to move for its passage by title only and approve the summary for publication.

4. **ACTION ITEM: Public Hearing** (Quasi-Judicial): **CASE ANN24-000005:** Base Layer Caldwell LLC and Bristlecone Land Use Consulting, on behalf of **Base Layer Caldwell LLC**, is requesting annexation of seven (7) parcels (R346550000, R346570000, R346490000, R3464901000, R34649010A0, R3464901100, R3464800000) consisting of approximately 88.59 acres of land, to include all adjacent rights of ways and canals, into the incorporated limits of the city with a zoning designation of M-1, which is consistent with the City's Comprehensive Plan future land use designation of Employment Center. The request includes approval of a development agreement associated with ANN24-000005 to allow a mix of uses throughout the project. The parcels are located northeast of the intersection of Farmway Road and Highway 20/26 and northwest of the Interstate 84 and Highway 20/26 interchange in Caldwell, Idaho. No development or subdivision platting is currently proposed or planned for as part of this application. The Planning and Zoning Commission, on February 12th, 2025, recommended approval of the application, to be forwarded to the City Council for consideration.
5. **ACTION ITEM:** Consider Bill No. 35 (**Ordinance No. 3597**) associated with ANN25-000005, with a request to move for its passage by title only and approve the summary for publication.
6. **ACTION ITEM: Public Hearing** (Quasi-Judicial): **CASE ANN24-000016, SPP24-000007:** The applicant, Matt Adams of the Land Group, on behalf of **Paula Carter and Marlow Eldridge**, is requesting annexation with a zoning designation of R-2 (Medium Density Residential) and preliminary plat approval for High Pine Ridge Subdivision, a single-family residential subdivision with 77 single family residential lots and a density of 3.94 units per acre. The site is addressed as 12411 and 12479 Moss St., is located on two (2) parcels on the South side of Moss St., approximately 2,000 feet west of the intersection with Midway Rd. in Caldwell, Idaho. The Planning and Zoning Commission, on April 9th, 2025, recommended denial of the application, to be forwarded to the City Council for consideration. *Staff is asking for a continuation of this item to the next Regularly Scheduled meeting to be held on June 2, 2025 at 6:00 p.m.*
7. **ACTION ITEM:** Consider Bill No. 39 (**Ordinance No. 3691**) for the annexation of Virginia Park 4-Plexes (11646 Leeburg Lane) into the Caldwell Municipal Irrigation District with the request to move for its passage by title only.
8. Finance Report acceptance by Caldwell City Council.

#### **UPDATE REPORTS:**

1. Report by Travis Palmer, President of the Caldwell Chamber of Commerce regarding the Roger Brooks Project.

#### **COMMENTS:**

1. Council Comments.
2. Mayor's Comments.

#### **ADJOURNMENT.**

*The Caldwell City Council may convene into Executive Session pursuant to Idaho Code 74-206, identifying one or more of the specific paragraphs (a) through (i). An action item by Caldwell City Council may follow the Executive Session.*

#### **UPCOMING CITY COUNCIL MEETINGS/WORKSHOPS:**

**June 2, 2025 at 5:00 p.m. City Council Workshop Session – CPD & CFD Pinning and Promotions**

**June 2, 2025 at 6:00 p.m. Regularly Scheduled City Council Meeting**

**June 16, 2025 at 5:30 p.m. City Council Workshop Session – Update report by the Caldwell Library Board**

**June 16, 2025 at 6:00 p.m. Regularly Scheduled City Council Meeting**

#### **BUDGET WORKSHOP SESSIONS FOR FY-2026:**

*Council Chambers - Caldwell City Hall at 4:00 p.m.*

May 28, 2025

June 4, 2025

June 5, 2025

June 12, 2025

Additional information regarding Caldwell City Council public meetings and agendas may be found at <https://www.cityofcaldwell.org/Government/City-Council/Council-Meetings>

Any person needing special accommodation to participate in the meeting should contact the City Clerk's Office at #455-4656 prior to the meeting. The entire agenda packet and minutes y be viewed on the City of Caldwell's website. Cualquier persona que necesita arreglos especiales para participar en la reunión debe comunicarse con el Secretario de la Ciudad al # 455-4656 antes de la reunión.