

**CITY OF CALDWELL
PUBLIC MEETING INFORMATION**

**MEETING LOCATION
Caldwell City Hall
205 South 6th 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 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/UCci7S1A0UJNK6asXxugLGA>



**REGULAR CITY COUNCIL MEETING
AGENDA
(City Hall - Chambers Room #100)
July 7, 2025
6:00 p.m.**

INVOCATION OFFERED BY PASTOR BOB LARSON OF CALVARY CHAPEL.

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 Budget Workshops held on June 12, 2025, City Council Meeting held on June 16, 2025, City Council Townhalls held on June 17 and June 30, 2025, Caldwell Housing Authority meeting held on January 24, 2025, and Caldwell Golf Board meeting held on June 18, 2025;
3. Accept the resignation of Sandy Battles from the Downtown Parking Advisory Board;
4. Approve the appointment of Sandy Battles to the Impact Fee Advisory Committee;
5. Approve Resolution accepting the Utility Billing Policy as amended;
6. Approve the Findings of Facts and Conclusions of Law for Huntington Ridge East No. 2 Final Plat (SFP25-000003);
7. Approve Resolution authorizing purchase of 2016 Coleman trailer for \$27,500 by the Caldwell Police Department;

8. Approve Resolution establishing the School Resource Officer (SRO) Program between City of Caldwell and Caldwell School District No. 132;
9. Approve Resolution executing the annual contract with Crimestoppers of Idaho in the amount \$8,076.00;
10. Approve Resolution declaring property owned by the Caldwell Executive Airport as surplus and disposition to scrap;
11. Approve Resolution executing a Master Service Agreement with Forsgren Associates under the City's Water Quantity Engineering Roster;
12. Approve Resolution adopting a Use Authorization Agreement with Bureau of Reclamation for a Culvert Extension & Irrigation crossing of the Solomon Drain for the Linden & Ward Roundabout Project;
13. Approve Resolution accepting a Temporary Easement from KB Home Idaho LLC for Maple Hills No. 3;
14. Approve Resolution accepting a Warranty Deed For right-of-way from Vallivue School District No. 139 for the purpose of the future development of The Lake Lowell Pathway;
15. Approve Resolution accepting Warranty Deed for right-of-way from Jed S Hadlock and Katie K Hadlock for the purpose of the future development of South Florida Avenue and Moss Street;
16. Approve Resolution accepting a Memorandum of Understanding with Highway District No. 4 (HD4) for General Cooperation of Planning & Zoning, Annexations, Development and Maintenance Activities;
17. Approve Resolution accepting a Proposal from RBCI in the amount \$74,985.00 for public outreach and public relation services for the Kimball Avenue Bridge Project;
18. Approve Resolution Accepting a Temporary Easement Access from Vallivue Academy for a controlled discharge of groundwater during a pump test for Well 13.

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 Resolution 243-25 directing the submission of the Site B Caldwell Urban Renewal Plan to the Planning and Zoning Commission for review and recommendations.
2. **ACTION ITEM: Public Hearing (Quasi-Judicial): CASE SPP25-000006, ZON25-000001, DEV25-000004:** The applicant, Sabrina Durtschi of SD Land Consulting, on behalf of Treasure Valley Development LLC and Enclave Partners LLC, is requesting a zoning map amendment (Rezone) for a portion of parcel R3279500000 from H-C to R-2 as well as a preliminary plat approval for Enclave Subdivision, a mixed-use subdivision with 152 single-family residential lots and 5 commercial lots. In addition, a Development Agreement (DA) Modification application is included to modify the existing DA to match the proposed layout and uses. The site is designated Community Center in the Comprehensive Plan Future Land Use Map, which is compatible with R-2 zoning as well as the remaining H-C zoning. The development is located on the South side of Karcher Rd., directly across from the intersection with Celeste Ave., between Midway Rd. and Lake Ave., in Caldwell, Idaho. The Planning and Zoning Commission, on June 11th, 2025, recommended approval of the applications, to be forwarded to the City Council for consideration.
3. **ACTION ITEM:** Consider Bill No. 34 (Ordinance No. 3686) associated with **ZON25-000001**, with a request to move for its passage and approve the summary for publication.
4. **ACTION ITEM: Public Hearing (Quasi-Judicial): CASE ANN25-000002, PUD25-000002, SPP25-000003:** The applicant, Penelope Constantikes of Riley Planning Services LLC, on behalf of Triple Dot Development, is requesting annexation of parcel R3275601000 with a proposed zoning of R-2 (Medium Density Residential), where the current City comprehensive plan future land use designation is Neighborhood 3. Additionally, the applicant is requesting approval of a planned unit development application and preliminary plat for **Springhouse Townes Subdivision**, a single family-attached subdivision with 77 townhome units. The 8.56 acre development is located on the west side of Midway Road, approximately 650 feet south of the intersection with Homedale Rd., in Caldwell, Idaho. The Planning and Zoning Commission, on May 14th, 2025, recommended denial of the application, to be forwarded to the City Council for consideration.
5. **ACTION ITEM:** Consider Bill No. 31 (Ordinance No. 3683) associated with **ANN25-000002**, with a request to move for its passage and approve the summary for publication.
6. **ACTION ITEM: Public Hearing (Quasi-Judicial): CASE ANN25-000006:** The applicant, Caldwell Housing Authority, is requesting annexation of parcels R3465800000, R3465801100, and R3465801000, with a proposed zoning of R-2, where the current City comprehensive plan future land use designation is Neighborhood 2. Additionally, the applicant is requesting approval of a Development Agreement with approvals for specific uses to accommodate their master plan for Farmway Village, an affordable housing residential community. The 78.92 acre development is located on the southeast corner of Highway 44 and Farmway Road., in Caldwell, Idaho. The Planning and Zoning Commission, on June 11th, 2025, recommended approval of the application, to be forwarded to the City Council for consideration.

7. **ACTION ITEM:** Consider Bill No. 44 (Ordinance No. 3696) associated with **ANN25-000006**, with a request to move for its passage and approve the summary for publication.
8. **ACTION ITEM:** Consider Bill 47 (**Ordinance No. 3699**) amending Chapter 6, Article 7, Section 6-7-13 of the City of Caldwell City Code pertaining to qualifications of licensee for beer, wine, and liquor by the drink amending the need for a special use permit with a request to move for its passage and approve the summary for publication.
9. **ACTION ITEM:** Consider Resolution 242-25 accepting a Professional Services Agreement with Horrocks Engineers in the amount of \$115,315.00 for design of the Public Safety Training Building;
10. **ACTION ITEM:** Consider Resolution 244-25 approving the purchase of Upgraded Laptops for the Caldwell Police Department.
11. **ACTION ITEM:** Finance Report acceptance by Caldwell City Council.

UPDATE REPORTS:

1. Chip Seal Report, *Bruce Mills*
2. Firework Stand Timeframe, *Chief Daniels and Fire Marshall Perry*

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:

July 21, 2025 at 6:00 p.m. Regularly Scheduled City Council Meeting

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 may 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.