CITY OF
Caldwell, Idaho
Planning & Zoning
HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)
- [X] Annexation/Deannexation
- [ ] Appeal/Amendment
- [ ] Comprehensive Plan Map Change
- [ ] Design Review
- [ ] Ordinance Amendment
- [X] Rezone
- [ ] Special Use Permit
- [ ] Subdivision-Preliminary Plat
- [ ] Subdivision-Final Plat
- [ ] Subdivision-Short Plat
- [ ] Time Extension
- [ ] Variance
- [ ] Other

STAFF USE ONLY:
File number(s): Ann-19-10
Sub-19P-06
Project name: Arrowleaf Sub
Date filed: 08/19 Date complete:
Related files:

Subject Property Information

Address: 1020 E. HomedaLe Rd. Parcel Number(s): R32-4100000
Subdivision: Arrowleaf Sub Block: Lot:  Acreage: 20.89 Zoning: R2
Prior Use of the Property: AGRICULTURE
Proposed Use of the Property: R-2 SINGLE FAMILY SUBDIVISION

Applicant Information:

Applicant Name: HAYDEN HOMES/TIM MOKWA Phone: 208-869-9785
Address: 1406 N. MAIN ST STE109 City: MERIDIAN State: ID Zip: 83642
Email: tmokwa@hayden-homes.com Cell:

Owner Name: UNIVERSITY OF IDAHO THE REGENTS Phone: 208-885-7090
Address: 375 PERIMETER DR. MS3162 City: MONTANA State: ID Zip: 8344-3162
Email: gerardb@uidaho.edu Cell:

Agent Name: (e.g., architect, engineer, developer, representative) T-O ENGINEERS/JOHN CARPENTER
Address: 332 N. BROAD MORE WAY City: NAMPA State: ID Zip: 83687
Email: jcarpenter@to-engineers.com Cell: 208-899-0688

Authorization

Print applicant name: Tim Mokwa
Applicant Signature: Tim Mokwa Date: 8/7/19
Project Name: ARROWLEAF SUBDIVISION
Applicant/Agent: HAYDEN HOMES / T-O ENGINEERS

<table>
<thead>
<tr>
<th>Applicant (v)</th>
<th>Please provide the following REQUIRED documentation:</th>
<th>Staff (v)</th>
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<tbody>
<tr>
<td></td>
<td>Completed &amp; signed Hearing Review Master Application</td>
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<td>Narrative fully describing the proposed use/request</td>
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<td>Recorded warranty deed for the subject property</td>
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<td>Preliminary Plat</td>
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<td>Landscape Plan</td>
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<td>Vicinity map</td>
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<td>Traffic Study (if applicable)</td>
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<td>Neighborhood Meeting sign-in sheet</td>
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<td>All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned</td>
<td>5331.46</td>
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<td>Fee</td>
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</table>

Total # Lots
Residential: 99 Commercial: 0 Industrial: 0 Common: 11
Phased Project: ☐ Yes ☐ No If "Yes", Phase #: 2 Total Acreage: 26.89
Min. Lot Size (excluding common lots): 6042 SF Max. Lot Size (excluding common lots): 11,788 SF
Avg. Lot Size (excluding common lots): 7042 SF % Useable Open Space: 12.1
List all types of useable open space: All common lots except 40’ canal easement

* SEE NARRATIVE

STAFF USE ONLY:
Date Application Received: 8-8-19
Received by: JW
Proposed Hearing Date: 
Hearing Body: PZ
<table>
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<td></td>
<td>Narrative fully describing the proposed use/request, including current potable water supply and current sewage system</td>
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<td>Recorded warranty deed for the subject property</td>
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<td>Signed Property Owner Acknowledgement (if applicable)</td>
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<td>Vicinity map, showing the location of the subject property</td>
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<td>Site Plan</td>
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<td>The following are suggested items that may be shown on the site plan:</td>
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<td></td>
<td>• Property boundaries of the site</td>
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<td>• Existing buildings on the site</td>
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<td>• Parking stalls and drive aisles</td>
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<td></td>
<td>• Sidewalks or pathways (proposed and existing)</td>
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<td></td>
<td>• Fencing (proposed and existing)</td>
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<td></td>
<td>Metes and bounds legal description for the site to be annexed in WORD format</td>
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<td>Landscape Plan (if applicable)</td>
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<td>Fee</td>
<td>$331.40</td>
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* SEE NARRATIVE

**STAFF USE ONLY:**

Date Application Received: 8-8-19

Received by: JW

Proposed Hearing Date: 

Hearing Body: PZ
August 6, 2019

City of Caldwell
Attention: Jarom Wagoner, AICP, Senior Planner
621 Cleveland Blvd.
Caldwell, ID 83605

Arrowleaf Subdivision – Preliminary Plat Application Narrative

Dear Mr. Wagoner,

Hayden Homes is pleased to submit the attached application for consideration of the proposed Arrowleaf subdivision. The submittal includes the annexation/zoning, preliminary plat, preliminary landscape plan; preliminary engineering plans and the supplemental information as required by the City’s Preliminary Plat Application Checklist.

The subdivision is comprised of one subdivided parcel located at the south west corner of Homedale Road and the intersection of Montana Avenue. Please see the metes and bounds description for details on where the original parcel was divided. The process of splitting the lot and recording the survey is an ongoing process. Please see the attached email correspondence showing the approval and case number. The recorded warranty deed will be submitted to the city well in advanced of the Planning and Zoning Commission hearing for the project.

The total acreage of the subdivision is approximately 26.88-acres and at build-out will include (99) buildable, single-family lots; and (11) common lots; on which (1) pump station will be located, which will be dedicated to the Caldwell Municipal Water District. The subject property is within the City’s impact area and requires annexation. We are requesting annexation with a zone of R-2.

Our application proposes (99) residential lots for a proposed density of approximately 3.67-units/acre. The R-2 zoning is proposed to allow for a variety of 2-car garage and 3-car garage lots. We are proposing one large active open-space area in approximately the center of the subdivision along the proposed Suffolk Avenue. Another common area open space is proposed near the subdivision entrance on Bayou Way.

The subdivision will be accessed from a collector (Montana Avenue) which will be improved along the frontage of the project. A traffic impact study is not required due to the residential lot count falling under the 100-lot minimum.

A new pressure irrigation pump station and delivery system will be constructed to serve the subdivision. The P.I. system will be dedicated to the City Municipal Water District. Water for
the P.I. will be delivered by the Wilder Irrigation District. A supplemental well will feed the pump station; additional groundwater rights have been applied for.

The site utilities will be served via extension of the City of Caldwell mains. Sanitary sewer will be extended south from near the intersection of Montana Avenue and Homedale Road. Sewer will be routed through the subdivision and then be extended south to the project boundary in Montana Avenue to supplement any further development. Potable water services will be fed by an existing 12” water main located in Montana Avenue.

This project is in the path of growth for Caldwell and is compliance with the comprehensive plan’s intent.

This project is in proximity to existing schools – specifically Vallivue High School offering a desirable location for future residents.

The project has been broken down into (2) phases as shown on the preliminary plat. The phasing was established to comply with the logical extension of sewer and water improvements.

Thank you for consideration of our application. We feel the proposed Arrowleaf Subdivision with it’s variety of lot sizes and product types, along with the various locations of open space will be an attractive and successful project for Hayden Homes and the City of Caldwell.

We have been as thorough as possible in preparation of this application. However, if there is any additional information or clarification that would be helpful in the timely review of our application, please don’t hesitate to give me a call at (208) 869-9785, or email me at tmokwa@hayden-homes.com

Sincerely,

Tim Mokwa
Hayden-Homes
(Local Address) 1406 N. Main St., Ste 109, Meridian ID 83642
PARCEL “B”
LAND DESCRIPTION

A parcel of land located in the E1/2 of the NW1/4 of Section 10, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the North one-quarter corner of said Section 10; thence, along the east boundary of said E1/2 of the NW1/4,

A) S.00°27’12”W., 593.26 feet to the POINT OF BEGINNING; thence, continuing,

1) S.00°27’12”W., 1945.91 feet to the centerline of the Deer Flat Canal; thence, along said centerline the following courses:

2) N.46°17’46”W., 53.29 feet; thence,

3) N.29°31’41”W., 405.78 feet to the beginning of a tangent curve; thence,

4) Westerly along said curve to the left, having a radius of 481.76 feet, an arc length of 421.00 feet, through a central angle of 50°04’11” and a long chord which bears N.55°11’42”W., 407.73 feet; thence, tangent from said curve,

5) N.80°13’47”W., 259.59 feet; thence, leaving said centerline

6) N.00°07’18”W., 1169.20 feet; thence,

7) S.89°52’10”E., 622.27 feet; thence,

8) N.00°27’12”E., 113.93 feet; thence,

9) S.89°21’13”E., 223.85 feet to the POINT OF BEGINNING.

CONTAINING: 26.887 acres.
SUBJECT TO: all Record Documents.
ROB O’MALLEY, PLS  |  Survey Manager

From: Kate Dahl <kdahl@canyonco.org>
Sent: Tuesday, August 6, 2019 11:36 AM
To: O’Malley, Rob <romalley@to-engineers.com>
Subject: Admin Land Division - Homedale Road

Rob,
Hello,
I have taken over case # AD2019-0087 and am finishing up the review.
You can go ahead and record the record of survey, let me know the assigned number, then I will add it to the decision paperwork and have the Director sign it.

Thanks,

Kate M. Dahl
Planner III
(208) 455-5958 (direct)
kdahl@canyonco.org

Canyon County Development Services
111 North 11th Avenue, #140
Caldwell, ID 83605
www.canyonco.org/dsd
Letter of Affidavit of Legal Interest

Dear Canyon County Development Services,

This letter is to address Parcel Number R3272100000 at 1020 Homedale Road Subdivision, totaling 40 acres. The parcel is currently owned by University of Idaho The Regents. Tim Mokwa at Hayden Homes, is seeking an Administrative Land Division of less than 80 acres, for two separate parcels.

The Parcel on 1020 Homedale is eligible for an Administrative Land Division, as the property has not been divided or split-off from another parcel after September 6th, 1979. The Deed for this parcel was signed on June 7th, 1978.

This letter enables Tim Mokwa at Hayden Homes to act on behalf of the property owner (University of Idaho The Regents) to facilitate the required proceedings for an Administrative Land Division on the above parcel.

A. I. Brian Foisy, Vice President for Finance and Administration of the University of Idaho, whose address is 875 Perimeter Dr MS 3168, Moscow, ID 83844-3168

Being first duly sworn upon oath, depose and say that I am the Vice President for Finance and Administration for the University of Idaho, and duly authorized agent of the Regents of the University of Idaho (Regents), the owner of the record of the property described on the attached Administrative Land Division Application. On behalf of the Regents, I grant permission to

Hayden Homes Idaho LLC, c/o Tim Mokwa, whose address is 109 N. Main St., Suite 109, Meridian ID 83642, to submit the accompanying application pertaining to the property described on the attached Administrative Land Division Application.

Dated this 2 day of July 2019

[Signature]
Brian Foisy, Vice President for Finance and Administration

SUBSCRIBED AND SWORN to before me the 2 day of July 2019

[Signature]
Debra A. Eisinger
Notary Public for Idaho
Residing at: Moscow, Idaho
Commission Expires: 07/31/2022

DEBRA L. EISINGER
NOTARY PUBLIC
STATE OF IDAHO
COMMISSION #30287
MY COMMISSION EXPIRES 07/21/2022
# LANDSCAPE PLAN

**Project Name:** ARROWLEAF SUBDIVISION  
**File #:** PNN-19-107  
**Project Address:** HAYDEN HOMES / T-O ENGINEERS  
**Sub-19P-02**

<table>
<thead>
<tr>
<th>Applicant (Y/N)</th>
<th>Description</th>
<th>Staff (Y/N)</th>
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<tbody>
<tr>
<td>X</td>
<td>Detailed plan at a scale no smaller than 1&quot; to 50' submitted in 8 1/2 x 11 paper format AND in electronic format (PDF)</td>
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<td>X</td>
<td>Landscape Plan must include a table with the following information:</td>
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<td>Names of all streets upon which the property has frontage, including amount of linear feet of frontage</td>
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<tr>
<td>X</td>
<td># of trees provided in each street landscape buffer</td>
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<tr>
<td>X</td>
<td># of shrubs provided in each street landscape buffer</td>
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<tr>
<td>X</td>
<td>Width of each street landscape buffer</td>
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<tr>
<td>NA</td>
<td>Total # of parking spaces provided (regular, ADA, and bicycle)</td>
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<tr>
<td>X</td>
<td>Types of vegetation and/or rock ground cover</td>
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<td>X</td>
<td>Note indicating whether or not the landscape plan complies with City Code Chapter 10-07 (Caldwell Landscaping Ordinance). If plan does not comply, state which areas &amp; the reason for the variation.</td>
<td></td>
</tr>
</tbody>
</table>

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.

**STAFF USE ONLY:**

- Date Application Received: **8-8-19**
- Received by: **JW**
- Date Approved: 
- Approved by: 

621 Cleveland Boulevard • Caldwell, Idaho 83605 • Phone: (208) 455-3021 • www.cityofcaldwell.com/PlanningZoning