



CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- Annexation/Deannexation
Appeal/Amendment
Comprehensive Plan Map Change
Design Review
Ordinance Amendment
Rezone
Special Use Permit
Subdivision- Preliminary Plat
Subdivision- Final Plat
Subdivision- Short Plat
Time Extension
Variance
Other

STAFF USE ONLY:
File number(s): Ann-19-15
SUB-19P-09
Project name: Masterson Ranch Sub
Date filed: 10-16-19 Date complete:
Related files:

Subject Property Information Masterson Ranch Sub

Address: S. Skyway Street O. Middleton Rd Parcel Number(s): R3431801000 and R34318010A0
Subdivision: Block: Lot: Acreage: 47.8 Zoning: A
Prior Use of the Property: Farmland
Proposed Use of the Property: Single family residential

Applicant Information:

Applicant Name: JUB Engineers/ Wendy Shrief Phone: 208.376.7330
Address: 250 S. Beechwood Ave. Ste. 201 City: Boise State: ID Zip: 83709
Email: wshrief@jub.com Cell: 208.559.1760

Owner Name: Dyer Farms Limited Partnership Phone:
Address: 18656 Middleton Rd. City: Caldwell State: ID Zip:
Email: shawn@trilogyidaho.com Cell:

Agent Name: (e.g., architect, engineer, developer, representative) JUB Engineers / Wendy Shrief
Address: 250 S. Beechwood Ave. Ste 201 City: Boise State: ID Zip: 83709
Email: wshrief@jub.com Cell: 208.559.1760

Authorization

Print applicant name: Wendy Shrief / JUB
Applicant Signature: [Signature] Date: 10/15/19

AI



CITY OF
Caldwell, Idaho

Planning & Zoning

ANNEXATION

Project Name: Masterson Ranch Subdivision	File #: <u>Ann-19-15</u>
Applicant/Agent: JUB Engineers, Inc./Wendy Shrief	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
✓	Completed & signed Hearing Review Master Application	
✓	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	
✓	Recorded warranty deed for the subject property	
✓	Signed Property Owner Acknowledgement (if applicable)	
✓	Vicinity map, showing the location of the subject property	
✓	Site Plan	
	The following are suggested items that may be shown on the site plan:	
✓	• Property boundaries of the site	
✓	• Existing buildings on the site	
✓	• Parking stalls and drive aisles	
✓	• Sidewalks or pathways (proposed and existing)	
✓	• Fencing (proposed and existing)	
✓	Metes and bounds legal description for the site to be annexed in WORD format	
✓	Landscape Plan (if applicable)	
✓	Neighborhood Meeting sign-in sheet	
✓	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.	
✓	Fee	

STAFF USE ONLY:	
Date Application Received:	<u>10/16/19</u>
Received by:	<u>LC</u>
Proposed Hearing Date:	<u>11-19-19</u>
Hearing Body:	<u>HE</u>

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CITY OF Caldwell, Idaho

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: Masterson Ranch Subdivision	File #: <u>SUB-19P-09</u>
Applicant/Agent: JUB Engineers, Inc./Wendy Shrief	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
✓	Completed & signed Hearing Review Master Application	
✓	Narrative fully describing the proposed use/request	
✓	Recorded warranty deed for the subject property	
✓	Preliminary Plat	
✓	Landscape Plan	
✓	Vicinity map	
✓	Traffic Study (if applicable)	
✓	Neighborhood Meeting sign-in sheet	
✓	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	
✓	Fee	

Total # Lots

Residential: 175 Commercial: _____ Industrial: _____ Common: 10

Phased Project: Yes No If "yes", Phase #: 6 Total Acreage: 47.80

Min. Lot Size (excluding common lots): 6006 Max. Lot Size (excluding common lots): 7091

Avg. Lot Size (excluding common lots): 7091 % Useable Open Space: 13.7% / 8.01%

List all types of useable open space: Active Open Space

STAFF USE ONLY:

Date Application Received: 10/16/19

Received by: LC

Proposed Hearing Date: 11/19/19

Hearing Body: HG

AL



CITY OF
Caldwell, Idaho

Planning & Zoning

REZONE

Project Name: Masterson Ranch Subdivision	File #:
Applicant/Agent: JUB Engineers, Inc./Wendy Shrief	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
✓	Completed & signed Hearing Review Master Application	
✓	Narrative fully describing the proposed use/request	
✓	Recorded warranty deed for the subject property	
✓	Signed Property Owner Acknowledgement (if applicable)	
✓	Vicinity map, showing the location of the subject property	
✓	Site Plan	
	The following are suggested items that may be shown on the site plan:	
✓	• Property boundaries of the site	
✓	• Existing buildings on the site	
✓	• Parking stalls and drive aisles	
✓	• Sidewalks or pathways (proposed and existing)	
✓	• Fencing (proposed and existing)	
✓	Metes and bounds legal description for the site to be rezoned in WORD format	
✓	Landscape Plan (if applicable)	
✓	Neighborhood Meeting sign-in sheet	
✓	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	
✓	Fee	

STAFF USE ONLY:

Date Application Received: _____

Received by: _____

Proposed Hearing Date: _____

Hearing Body: _____

A1

Wendy Shrief

From: Jarom Wagoner <jwagoner@cityofcaldwell.org>
Sent: Thursday, September 5, 2019 10:48 AM
To: Wendy Shrief
Subject: RE: Preliminary Plat Submittal Fees for Masterson Ranch

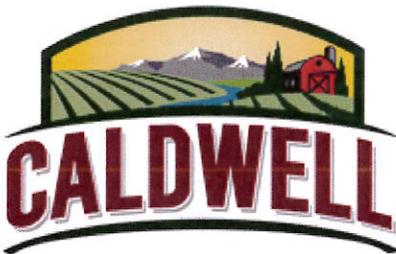
[External Email]

Wendy,

The total fees will be: \$7826.46. The reason for the difference is that this will also require an annexation, rezone, and development agreement in addition to the preliminary plat application.

Let me know if you have any questions. Thanks!

Jarom



JAROM WAGONER, AICP

SENIOR PLANNER

621 Cleveland Blvd. • Caldwell, Idaho 83605
www.cityofcaldwell.com • (208) 455-4662

From: Wendy Shrief <wshrief@jub.com>
Sent: Thursday, September 05, 2019 9:45 AM
To: Jarom Wagoner <jwagoner@cityofcaldwell.org>
Subject: Preliminary Plat Submittal Fees for Masterson Ranch

Jarom-

Can you take a look at the attached fees for the Preliminary Plat submittal that we will be making for Masterson Ranch? Also, do we need to have a separate check cut for the Engineering review fee or can we write a single check for the submittal?

Thanks!

Wendy



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

October 15, 2019

Jarom Wagoner
City of Caldwell
411 Blaine Street
Caldwell, Idaho 83605

RE: MASTERTON RANCH SUBDIVISION –PRELIMINARY PLAT REQUEST

Dear Mr. Wagoner:

On behalf of Trilogy Development, please accept this request for a Preliminary Plat and Annexation and Zoning for the proposed Masterton Ranch Subdivision, located on the southwest corner of Skyway Street and Middleton Road., in Caldwell. Masterton Ranch Subdivision will be a Single-Family Residential subdivision.

A neighborhood meeting was held on August 19, 2019 on the site of the proposed subdivision. The neighbors were generally in favor of the proposed development since the development is made up of single family homes similar to existing subdivisions in the area.

Preliminary Plat

The proposed preliminary plat would divide the 47.8 acre property into 185 lots comprised of 175 Single-Family lots and 10 common lots (including 2 shared driveway lots.) The average lot size will be 7,091 square feet with a minimum lot size of 6,006 square feet. The property is currently zoned A and located in Canyon County; R- 2 zoning and annexation into the City of Caldwell is proposed. There will be 6.37 acres of open space (13.7%) provided including common areas that will active open space areas and landscape buffers.

The proposed Preliminary Plat meets all City of Caldwell standards for lot sizes, open space, and dimensional standards.

The proposed preliminary plat and landscape plan will serve as the conceptual development plan for this property.

There are adequate public services available in this area to serve the subdivision. It will be served by public sewer and water by the City of Caldwell. Storm water will be

retained on site in seepage beds designed by a civil engineer. Pressurized Irrigation will be provided and maintained by the City of Caldwell. The proposed roadways will be dedicated to the City of Caldwell.

The enclosed applications have been submitted in accordance with the requirements of the City of Caldwell. The development has also been designed in accordance with the City Code and Comprehensive Plan.

Please feel free to contact me with any questions or concerns at wshrief@jub.com or 376.7330.

Sincerely,
J-U-B ENGINEERS, Inc.



Wendy Shrief, AICP
Planner



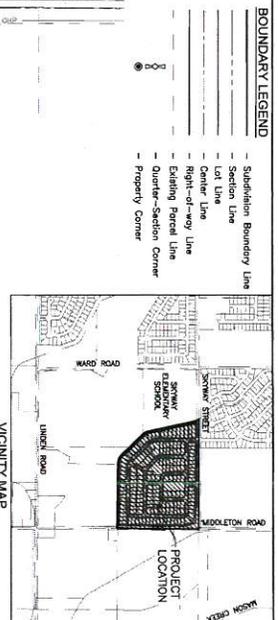
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	157.21'	2050.00'	45.90432°	N62°47'23"W	153.23'
C2	146.93'	2050.00'	37.1511°	N27°08'50"W	138.74'
C3	114.63'	2462.87'	19.1121°	N27°37'56"W	113.82'



**PRELIMINARY PLAT FOR
 MASTERSON RANCH SUBDIVISION**
 A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHEAST
 QUARTER OF SECTION 30,
 TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
 CALDWELL, IDAHO
 2019

BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Lot Line
- Center Line
- Right-of-Way Line
- Existing Parcel Line
- Quarter-Section Corner
- Property Corner



NOTES

1. CONTROLS AND SPOT ELEVATION DATA IS REFERENCED TO NAVD 83 DATA.
2. ALL LOTS ARE REQUIRED TO BE CONVEYED IN ACCORDANCE WITH CITY OF CALDWELL STANDARDS FOR PUBLIC UTILITIES WITH A MINIMUM COVERAGE OF 50%.
3. ALL LOTS ARE REQUIRED TO BE CONVEYED WITH A MINIMUM COVERAGE OF 50%.
4. ALL LOTS ARE REQUIRED TO BE CONVEYED WITH A MINIMUM COVERAGE OF 50%.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE.
6. REVISIONS SHALL BE INDICATED BY DATE, NUMBER, AND DESCRIPTION.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PRESSURE REGULATION SYSTEM AND SHALL BE RESPONSIBLE FOR THE COST OF THE SAME.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF THE PRESSURE REGULATION SYSTEM.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF THE PRESSURE REGULATION SYSTEM.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF THE PRESSURE REGULATION SYSTEM.
11. UNDEVELOPED COMMON LOTS ARE LOCATED THROUGHOUT THE PROJECT AND ARE IDENTIFIED ON THE PLAT. THESE COMMON LOTS SHALL BE CONVEYED TO THE CITY OF CALDWELL.
12. STAIRWAYS AND TERRACES, STAIRWAYS SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF THE PRESSURE REGULATION SYSTEM.
14. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF THE PRESSURE REGULATION SYSTEM.
15. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF THE PRESSURE REGULATION SYSTEM.
16. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF THE PRESSURE REGULATION SYSTEM.

LAND USE SUMMARY

TOTAL ACRES:	47.90 AC.
ROYAL LOTS:	188 LOTS
COMMON AREA LOTS:	8 LOTS
SHARED DRIVEWAY LOTS:	2 LOTS
TOTAL COMMON AREA:	6.57 AC. (13.7%)
QUALIFIED COMMON AREA:	3.89 AC. (8.01%)
SMALLEST LOT:	6,006 S.F.
PROPOSED ZONING:	A-2

LAND SURVEYOR

ROBERT L. WALKER, P.L.S.
 J-U-B ENGINEERS
 250 S. BEECHWOOD AVE.
 BOISE, ID 83709
 208-378-5330

CIVIL ENGINEER

LIMIT E. PRINCE P.E.
 J-U-B ENGINEERS
 250 S. BEECHWOOD AVE.
 BOISE, ID 83709
 208-378-5330

BOUNDARY CERTIFICATION

1" CONTOUR LINE

LEGEND

- PROPOSED
- EXISTING
- SANITARY SEWER LINE
- WATER LINE
- GRANITE IRRIGATION PIPE
- PRESSURE IRRIGATION LINE
- STORM DRAIN LINE
- CENTERLINE
- LOT LINE
- 6" VERTICAL CURB & GUTTER
- ROLLED CURB & GUTTER
- 5" SIDEWALK
- SEWER MANHOLE
- DITCH FLOW LINE
- IRRIGATION MANHOLE
- SHEET PILE
- SHIELD PILE
- THREE CORNERS
- EDGE OF PENDENT
- EDGE LINE
- FENCE LINE
- FIRE HOBIANT
- 5" CONTOUR LINE
- 1" CONTOUR LINE

OWNER

OWNER: FRANKS LIMITED
 PARTNERSHIP
 250 S. BEECHWOOD AVE.
 CALDWELL, ID 83809

DEVELOPER

DEVELOPER: TRILCOT DEVELOPMENT
 250 S. BEECHWOOD AVE.
 SUITE #101
 CALDWELL, ID 83709
 208-859-8900

REVISIONS

NO.	DESCRIPTION	BY	DATE

REUSE OF DRAWINGS

J-U-B SHALL RETAIN ALL RIGHTS IN THIS DRAWING. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF J-U-B ENGINEERS, INC. IS PROHIBITED. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF J-U-B ENGINEERS, INC. IS PROHIBITED.

DATE OF PRELIMINARY PLAT

DATE OF PRELIMINARY PLAT: 9/14/2019

DATE OF FINAL PLAT

DATE OF FINAL PLAT:

SHEET NUMBER

SHEET NUMBER: PP-01

PROJECT LOCATION

PROJECT LOCATION:

SCALE

SCALE: 1"=100'

DATE

DATE: 9/14/2019

PROJECT INFORMATION

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DATE OF FINAL PLAT

DATE OF FINAL PLAT:

SHEET NUMBER

SHEET NUMBER: PP-01

PROJECT LOCATION

PROJECT LOCATION:

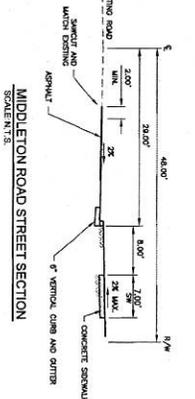
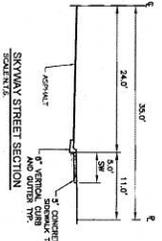
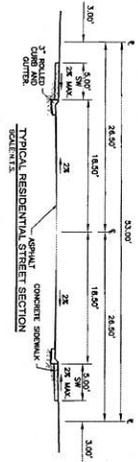
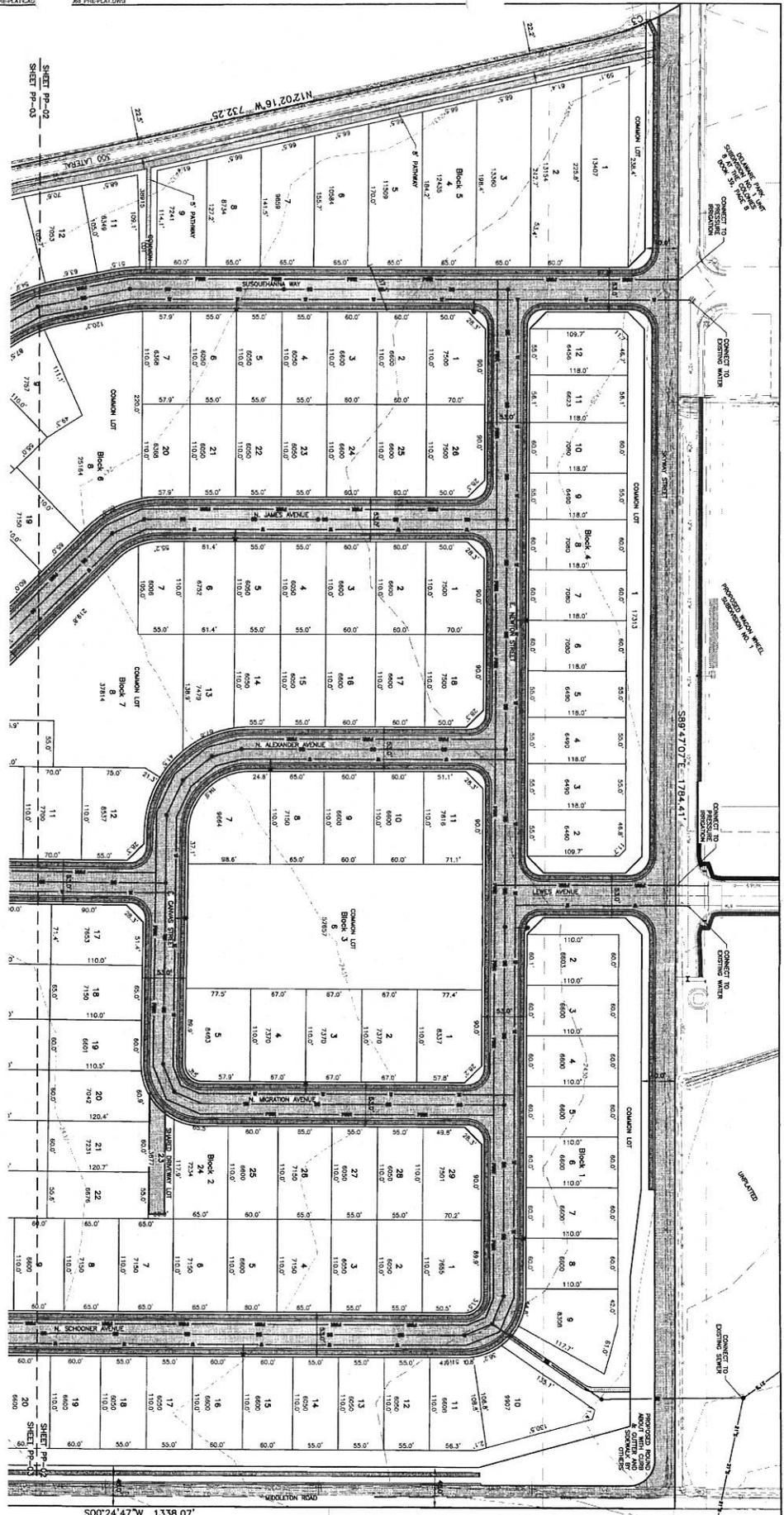
SCALE

SCALE: 1"=100'

DATE

DATE: 9/14/2019

PROJECT INFORMATION



PP-02

SHEET NUMBER

MASTERSON RANCH SUBDIVISION
CALDWELL, IDAHO

EXISTING AND PROPOSED CONDITIONS

REVISION OF DRAWINGS

THIS SHALL RETAIN ALL COMMON LAW STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT JUB'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT SHALL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

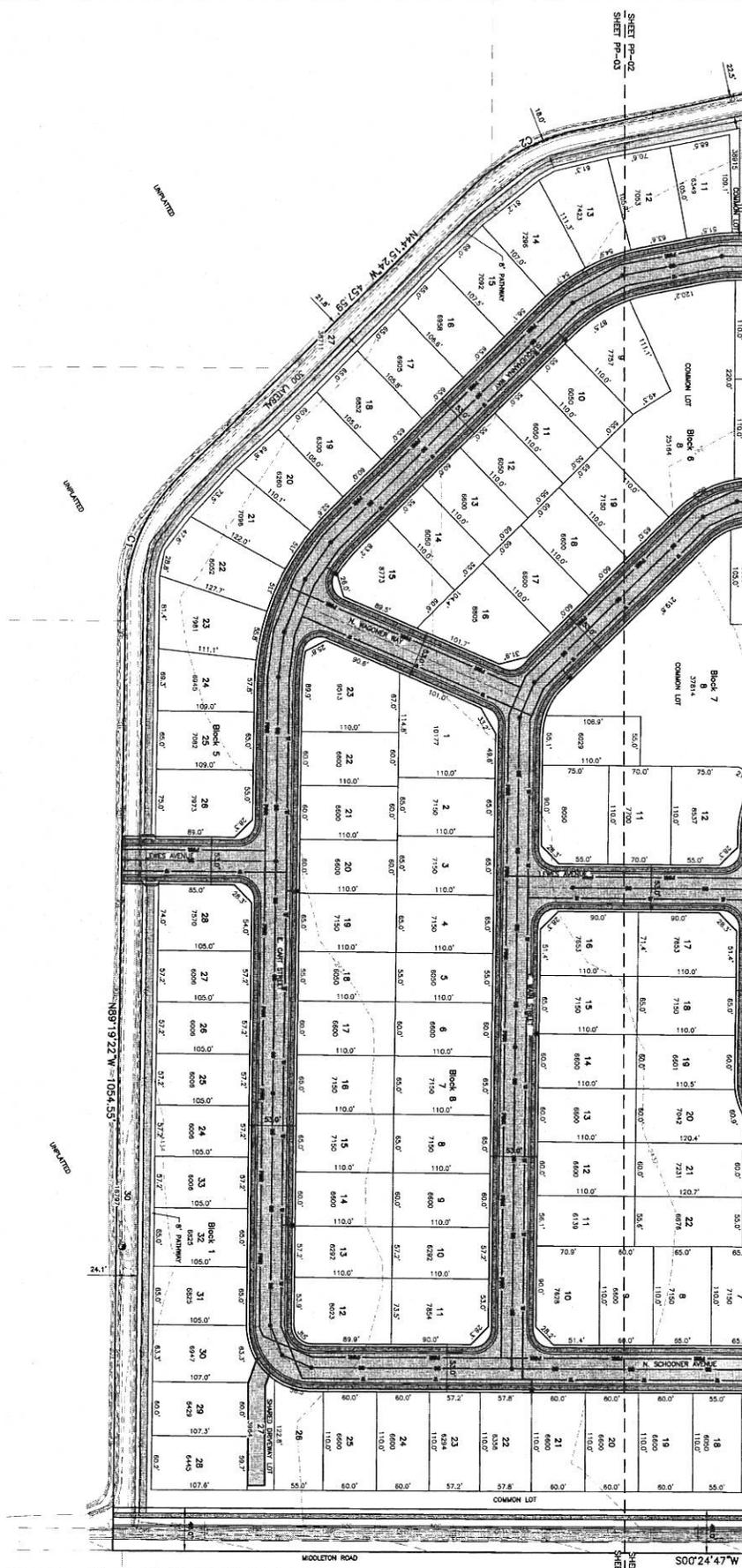
NO.	DESCRIPTION	BY	DATE



J-U-B ENGINEERS, INC.
 250 S. Beechwood Ave.
 Suite 201
 Boise, ID 83709-0944

Phone: 208.376.7330
 www.jub.com

A3



PP-03

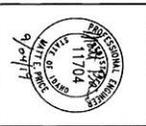
**MASTERTON RANCH SUBDIVISION
 CALDWELL, IDAHO**

EXISTING AND PROPOSED CONDITIONS

REUSE OF DRAWINGS

J-U-B SHALL RETAIN ALL COMMON LAW RIGHTS, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B SHALL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	DATE

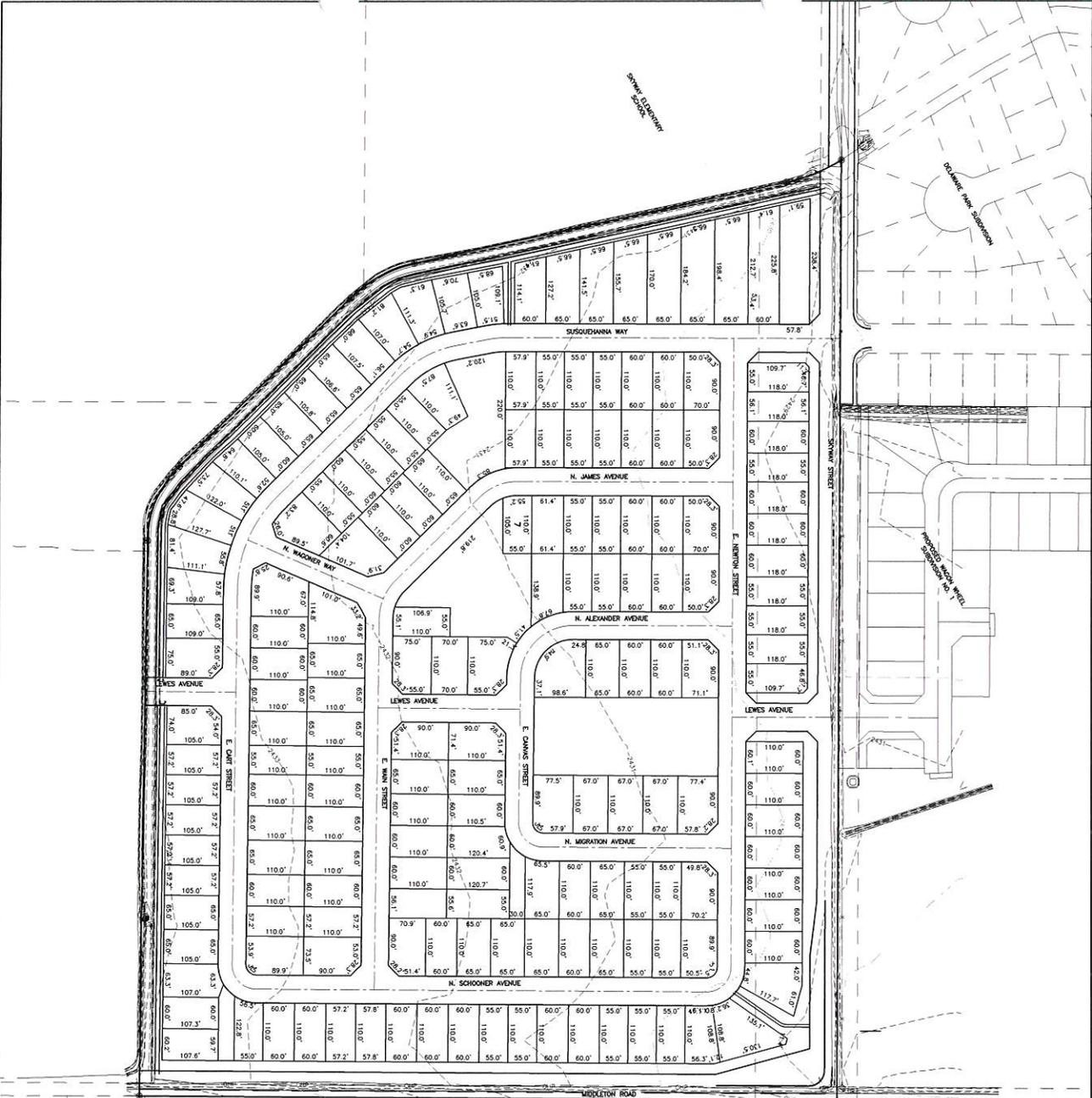


J-U-B ENGINEERS, INC.
 250 S. Beechwood Ave.
 Suite 201
 Boise, ID 83709-0944

Phone: 208.376.7330
 www.jub.com



AB



LAND USE SUMMARY
 TOTAL AREA: 47.80 AC.
 TOTAL LOTS: 195 LOTS
 COMMON AREA LOTS: 8 LOTS
 SHARED DRIVEWAY LOTS: 2 LOTS
 TOTAL COMMON AREA: 3.83 AC. (13.7%)
 QUALIFIED COMMON AREA: 3.83 AC. (8.01%)
 SMALLEST LOT: 6,098 S.F.
 EXISTING ZONE: A-2
 PROPOSED ZONING: A-2



FILE NO. 10-18668-MASTERSON RANCH SUBDIVISION PLAT
PROJECT NO. 10-18668-MASTERSON RANCH SUBDIVISION PLAT
DATE 5/19/2019 11:14 AM
PLOTTED BY EVELYN EARNEST
SCALE AS SHOWN
AT THE SIZE OF PRINTING
AND UNLESS OTHERWISE SPECIFIED
SHEET NUMBER: 1

**MASTERSON RANCH SUBDIVISION
 CALDWELL, IDAHO**

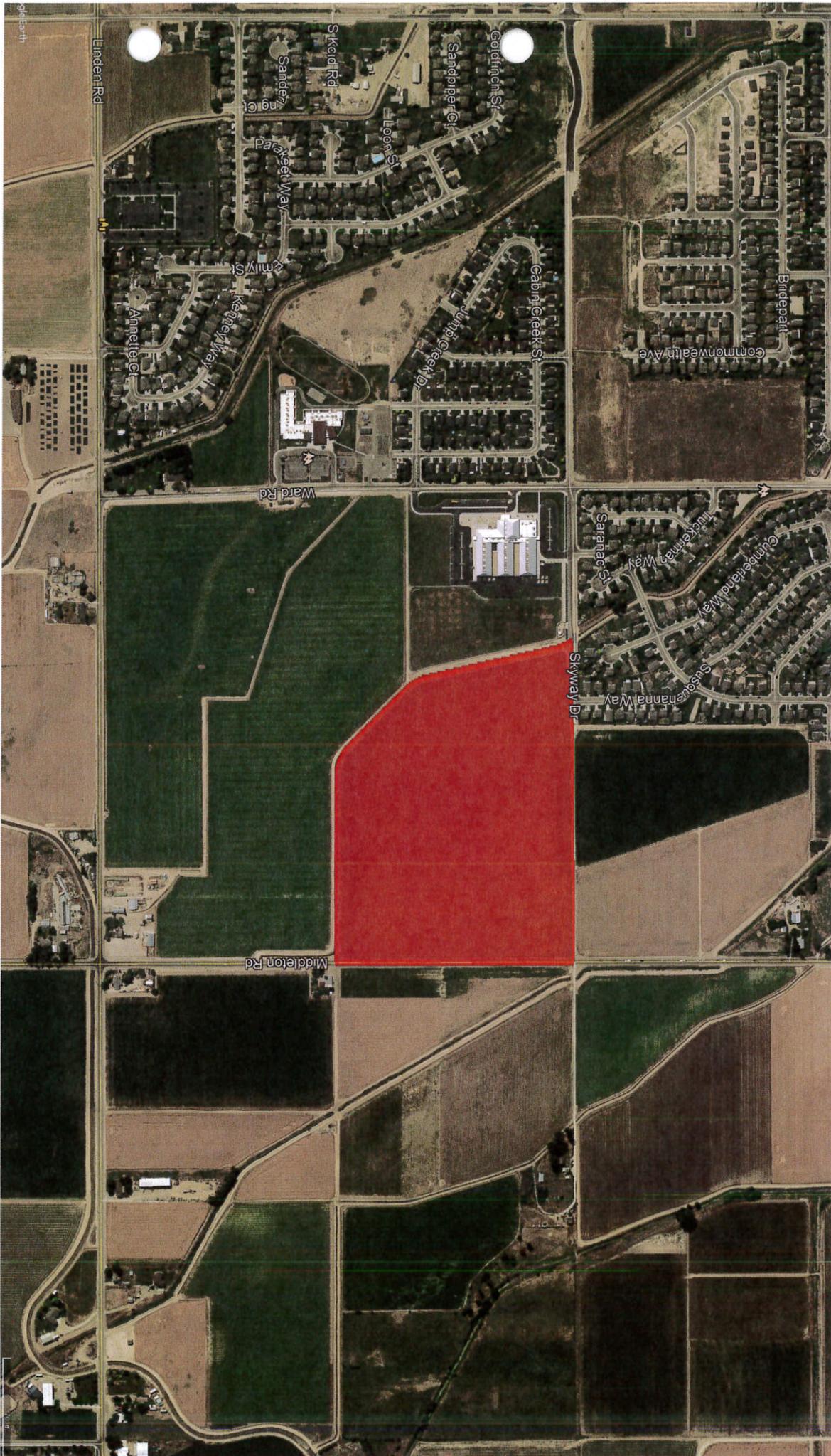
SITE PLAN

NO.	DESCRIPTION	BY	DATE

J-U-B ENGINEERS, INC.
 250 S. Beechwood Ave.
 Suite 201
 Boise, ID 83709-0944

Phone: 208.376.7330
 www.jub.com

A3



VICINITY MAP Masterson
Ranch SUBDIVISION
CALDWELL, IDAHO
 1 inch = 500 feet

**LOCATION
 MAP**

J-U-B ENGINEERS, INC.
 250 S Beechwood Ave, Ste 201
 Boise, ID 83709-0944
 Phone: 208-376-7330
 Fax: 208-323-9336
 www.jub.com

Handwritten initials 'JUB' in blue ink.

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

Masterson Ranch Sub

Start Time of Neighborhood Meeting: 6:00 P.M.

End Time of Neighborhood Meeting: 7:00 P.M.

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

1. RAYMOND L. BOBKO 105 N. POPLAR ST. NAMPA 83651

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

18. _____

19. _____

AS

- 20. _____
- 21. _____
- 22. _____
- 23. _____
- 24. _____
- 25. _____

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: Preliminary Plat and Annexation and Zoning for Single-Family Sub.

Date of Round Table meeting: June 20, 2019

Notice sent to neighbors on: August 9, 2019

Date & time of the neighborhood meeting: August 19, 2019

Location of the neighborhood meeting: On site

Developer/Applicant:

Name: JUB Engineers / Wendy Shrief

Address, City, State, Zip: 250 S. Beechwood Ave, Ste 201 Boise, ID 83709

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 WJ Shrief DATE 8/19/2019

PKS

Property Owner Acknowledgement

I, Dyer Farms Limited Partnership, 18656 Middleton Rd
(Name) (Address)

Nampa Idaho
(City) (State)

being first duly sworn upon, oath, depose and say:

1. That I am the record owner, or authorized designee of the record owner of property located at

Canyon County Parcel #'s: R3431801000 and R34318010A0
47.76+/- Acres at SWC of Middleton Road and future Skyway Dr. Caldwell, ID 83605

(Address)

and I grant my permission to:

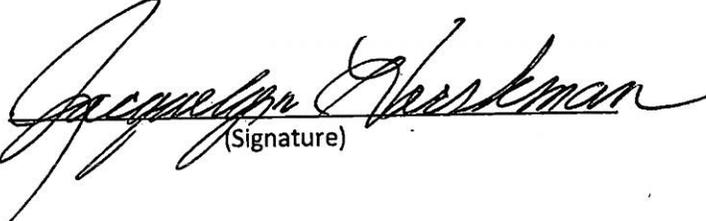
JUB Engineers Inc. 250 Beechwood Dr #201
(Name) (Address)

Boise Idaho
(City) (State)

to submit the accompanying application(s) pertaining to that property.

2. 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.
3. 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 9th day of OCTOBER, 2019


(Signature)

9 2 2 9 5 5 8

RECORDED

'92 DEC 31 PM 2 47

REC'D

CLERK OF DISTRICT COURT

C. R. Smith, Clerk

WARRANTY DEED

Trust B of The Dyer Family Trust U/T/A dated October 10, 1980

Trust B of The Dyer Family Trust U/T/A dated October 10, 1980, of which Jacquelyn Ann Harshman is the current Trustee, Grantor, hereby conveys, grants and warrants to The Dyer Farms Limited Partnership, an Idaho Limited Partnership, Grantee, whose address is 18656 Middleton Road, Nampa, Idaho 83687, for the sum of TEN DOLLARS and other good and valuable consideration, the following described real property, to-wit:

See Schedule "A", attached hereto and incorporated herein by this reference.

SUBJECT TO taxes and assessments for the year 1993 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anyway appertaining to the property herein described.

The Grantor covenants to the Grantee that it is the owner in fee simple of said premises; that the premises are free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that it will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 23rd day of December, 1992.

Trust B of The Dyer Family Trust

By Jacquelyn Ann Harshman
Jacquelyn Ann Harshman,
Trustee

AD

STATE OF IDAHO)
County of Canyon) :ss

On this 23 day of December, in the year 1992, before me, Jan Boicourt, a Notary Public, personally appeared JACQUELYN ANN HARSHMAN, as Trustee of Trust B of The Dyer Family Trust, dated October 10, 1980, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same for and on behalf of said trust.



Jan Boicourt
Notary Public for Idaho
Commission expires: 1-28-98

Parcel #1:

150 acres of farmland (Midland) described as:

All that portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 5, Township 3 North, Range 2, West of the Boise Meridian, Canyon County, Idaho, lying North of the Northerly right-of-way line of a public highway known as Interstate 80N., except all easements and rights of ingress and egress taken by the State of Idaho, in connection with Interstate 80N Highway Project No. I-80N-1 (24) 28; and

Parcel #2:

25 acres of farmland (Cherry Lane) described as:

All that portion of the NE $\frac{1}{4}$, Section 8, Township 3 North, Range 2, West of the Boise Meridian, Canyon County, Idaho, lying North of the Northerly right-of-way line of a public highway known as Interstate 80N., except all easements and rights of ingress and egress taken by the State of Idaho, in connection with Interstate 80N, Highway Project No. I-80N-1 (24) 28; and

Parcel #3:

48 acres of farmland (N. Middleton) described as follows:

A portion of the SE $\frac{1}{4}$ of Section 30, Township 4N, Range 2W of the Boise Meridian in Canyon County, Idaho more particularly described as: Beginning at the NE corner of the said SE $\frac{1}{4}$; thence South along the East boundary of the said SE $\frac{1}{4}$, a distance of 1,338.07 feet to a point on the extended centerline of the Bolton Lateral; thence North 89°44'09" West along the said extended centerline and along the centerline of said Bolton Lateral, a distance of 1,054.55 feet; thence continuing to traverse the said centerline of the Bolton Lateral as follows: Northwesterly a distance of 157.31 feet along the arc of a curve to the right having a radius of 200.00 feet, a central angle of 45°03'58" and a long chord which bears North 67°12'10" West, a distance of 153.29 feet; North 44°40'11" West, a distance of 457.59 feet; Northwesterly, a distance of 140.58 feet along the arc of a curve to the right having a radius of 250.00 feet, a central angle of 32°13'08" and a long chord which bears North 28°33'37" West, a distance of 138.74 feet, North 12°27'03"

West, a distance of 732.25 feet; Northwesterly, a distance of 114.37 feet along the arc of a curve to the left having a radius of 340.87 feet, a central angle of 19°13'29" and a long chord which bears North 22°03'47" West, a distance of 113.84 feet to a point on the North boundary of the said SE¼; thence leaving the said centerline and running North 89°48'26" East along the said North boundary, a distance of 1,784.52 feet to the point of beginning; and

Parcel #4:

39 acres farmland (Middleton) described as follows:

The NW1/4 of the SW1/4 of Section 5, Twp. 3 N., R. 2 W.B.M., Canyon County, Idaho.

EXCEPTING THEREFROM: A parcel of land being on the Easterly side of the centerline of the Middleton Road Survey of Grade Separation No. 3 as shown on the plans of Interstate 80N, Project No. I-80N-1(24)28 Highway Survey now on file in the office of the Department of Highways of the State of Idaho, and being a portion of the NW1/4 SW1/4 of Section 5, Twp. 3 N., R. 2W.B.M., described as follows, to-wit:

Beginning at the SW corner of the NW1/4 SW1/4 of Section 5, Twp. 3 N., R. 2 W.B.M.; thence N. 0°22'51" E. along the West line of said NW1/4 SW1/4 a distance of 212.81 feet to a point coincident with Station 16+50.0 of the Middleton Road Survey of Grade Separation No. 3 as shown on the plans of said Interstate 80N, Project No. I-80N-1(24)28 Highway Survey; thence S. 89°37'09" E. 25.0 feet; thence S. 3°13'23" E. 213.25 feet to a point in the South line of said NW1/4 SW1/4; thence N. 89°33'29" W. along said South line 38.40 feet to the Place of Beginning.

ALSO EXCEPTING THEREFROM: Commencing at the NW corner of said NW1/4 SW1/4; thence S. 0°05'00" E. along the West boundary of said NW1/4 SW1/4, a distance of 634.80 feet to the TRUE POINT OF BEGINNING; thence N. 89°55'00" E. a distance of 275.44 feet; thence S. 0°05'00" E. parallel with the West boundary of said NW1/4 SW1/4, a distance of 165.00 feet; thence S. 89°55'00" W. a distance of 275.44 feet to the West boundary of said NW1/4 SW1/4; thence N. 0°05'00" W. along the West boundary of said NW1/4 SW1/4, a distance of 165.00 feet to the True Point of Beginning.



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

MASTERSON RANCH SUBDIVISION
ZONING TO R2
LEGAL DESCRIPTION

That portion of the Southeast Quarter of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, particularly described as follows:

COMMENCING at the east quarter corner of said Section 30, from which the center quarter corner of said Section 30 bears N89°47'07"W, 2637.80 feet; Thence S 00°24'47" W, 156.00 feet along the east line of the Southeast Quarter of said Section 30 to the **POINT OF BEGINNING**;

Thence continuing S 00°24'47" W, 1182.07 feet along the east line of the Southeast Quarter of said Section 30 to the easterly extension of the centerline of the Bolton Lateral;

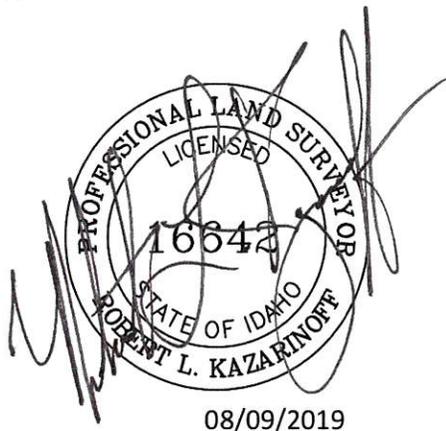
Thence N 89°19'22" W, 1,054.55 feet along said extension and said centerline to the beginning of a non-tangent curve;

Thence continuing along said centerline the following four (4) courses:

1. Along said non-tangent curve to the right an arc length of 157.31 feet, having a radius of 200.00 feet, a central angle of 45°04'02", a chord bearing of N 66°47'23" W and a chord length of 153.29 feet;
2. N 44°15'24" W, 457.59 feet to the beginning of a non-tangent curve;
3. Along said non-tangent curve to the right an arc length of 140.59 feet, having a radius of 250.00 feet, a central angle of 32°13'11", a chord bearing of N 28°08'50" W and a chord length of 138.74 feet;
4. N 12°02'16" W, 680.54 feet to a line parallel with and 156.00 feet southerly from the north line the Southeast Quarter of said Section 30;

Thence S 89°47'07" E, 1,730.61 feet along said parallel line to the **POINT OF BEGINNING**, containing 41.53 acres, more or less.

Robert L. Kazarinoff, PLS





J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

MASTERSON RANCH SUBDIVISION
ANNEXATION
LEGAL DESCRIPTION

That portion of the Southeast Quarter of Section 30, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, particularly described as follows:

COMMENCING at the east quarter corner of said Section 30, from which the center quarter corner of said Section 30 bears N89°47'07"W, 2637.80 feet; Thence S 00°24'47" W, 156.00 feet along the east line of the Southeast Quarter of said Section 30 to the **POINT OF BEGINNING**;

Thence continuing S 00°24'47" W, 1182.07 feet along the east line of the Southeast Quarter of said Section 30 to the easterly extension of the centerline of the Bolton Lateral;

Thence N 89°19'22" W, 1,054.55 feet along said extension and said centerline to the beginning of a non-tangent curve;

Thence continuing along said centerline the following four (4) courses:

1. Along said non-tangent curve to the right an arc length of 157.31 feet, having a radius of 200.00 feet, a central angle of 45°04'02", a chord bearing of N 66°47'23" W and a chord length of 153.29 feet;
2. N 44°15'24" W, 457.59 feet to the beginning of a non-tangent curve;
3. Along said non-tangent curve to the right an arc length of 140.59 feet, having a radius of 250.00 feet, a central angle of 32°13'11", a chord bearing of N 28°08'50" W and a chord length of 138.74 feet;
4. N 12°02'16" W, 680.54 feet to a line parallel with and 156.00 feet southerly from the north line the Southeast Quarter of said Section 30;

Thence S 89°47'07" E, 1,730.61 feet along said parallel line to the **POINT OF BEGINNING**, containing 41.53 acres, more or less.

Robert L. Kazarinoff, PLS



AB



CITY OF
Caldwell, Idaho

Planning & Zoning

LANDSCAPE PLAN

Project Name: Masterson Ranch Subdivision	File #:
Project Address: S Skyway St	

Applicant (v)	Description	Staff (v)
✓	Detailed plan at a scale no smaller than 1" to 50' submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
Landscape Plan must include a table with the following information:		
✓	Names of all streets upon which the property has frontage, including amount of linear feet of frontage	
✓	# of trees provided in each street landscape buffer	
✓	# of shrubs provided in each street landscape buffer	
✓	Width of each street landscape buffer	
	Total # of parking spaces provided (regular, ADA, and bicycle)	
✓	Types of vegetation and/or rock ground cover	
✓	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 & the reason for the variation.	

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:	10/16/19
Received by:	CC
Date Approved:	
Approved by:	

