



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 PUD

STAFF USE ONLY:

File number(s): ZON-20-01/PUD-20-01
3320 S Montana
 Project name: Caldwell Free Methodist
Rezone
 Date filed: 1/6/19 Date complete: _____
 Related files: _____

Subject Property Information

Address: 3320 S MONTANA AVE. CA ID 83605 Parcel Number(s): 35746
 Subdivision: _____ Block: _____ Lot: _____ Acreage: 4.24 Zoning: R1
 Prior Use of the Property: CHURCH
 Proposed Use of the Property: INTERGENERATIONAL RESIDENTIAL

Applicant Information:

Applicant Name: Patti Williams - Harmony Park Phone: 208-371-6483
 Address: 141 N. Palmetto Ave. City: Eagle State: ID Zip: 83616
 Email: PATTI-WMS@HOTMAIL.COM Cell: _____
 Owner Name: Caldwell Free Methodist Phone: 208 459 1821
 Address: 3320 S. Montana City: Caldwell State: ID Zip: 83605
 Email: caldwellfmc@gmail.com Cell: 208 631 4541
 Agent Name: (e.g., architect, engineer, developer, representative) STEVE TAYLOR - TIEREN
 Address: 3368 N LAKE HARBOR City: BOISE State: ID Zip: 83703
 Email: TAYLOR101@CABLEONE.NET Cell: 208 941 0829

Authorization

Print applicant name: Patti Williams
 Applicant Signature: Patti Williams Date: 1/3/20

AK



CITY OF
Caldwell, Idaho

Planning & Zoning

REZONE

Project Name: <u>HARMONY PARK</u>	File #: <u>201-2001</u>
Applicant (Agent) <u>STEVE TAYLOR - TIEREN</u>	

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: 1/6/2020

Received by: AC

Proposed Hearing Date: 2/11/2020

Hearing Body: PZ

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CITY OF
Caldwell, Idaho

Planning & Zoning

PLANNED-UNIT DEVELOPMENT

Project Name: <i>Hammy Place</i>	File #: <i>12-150</i>
Applicant/Agent: <i>Stacie Taylor</i>	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
<input checked="" type="checkbox"/>	Completed & signed Hearing Review Master Application	
<input checked="" type="checkbox"/>	PUD Details Form	
<input checked="" type="checkbox"/>	Narrative fully describing the proposed use/request	
<input checked="" type="checkbox"/>	Recorded warranty deed for the subject property	
<input checked="" type="checkbox"/>	Detailed Site Plan	
	Preliminary Plat (if applicable) <i>NA</i>	
<input checked="" type="checkbox"/>	Signed Property Owner Acknowledgement (if applicable)	
<input checked="" type="checkbox"/>	Vicinity map, showing the location of the subject property	
	Traffic Study (if applicable) <i>NA</i>	
<input checked="" type="checkbox"/>	Landscape Plan (if applicable) <i>SEE SITE PLAN</i>	
<input checked="" type="checkbox"/>	Neighborhood Meeting sign-in sheet	
<input checked="" type="checkbox"/>	All of the above items shall be submitted in 8 1/2 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: 12/15/01

Received by: _____

Proposed Hearing Date: _____

Hearing Body: _____

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CITY OF Caldwell, Idaho

Planning & Zoning PUD DETAILS FORM

Project Name: <u>Caldwell Free Methodist HP Rezone</u>	File #:
Applicant/Agent: <u>AGENT STEVE TAYLOR</u>	

Planned Unit Development (PUD) Information

Total Acreage: 4.24 Zoning: R1 Phased Project: Yes No If yes, # of phases: _____

HP ACQUISITION: 2.5

List all proposed uses: SINGLE FAMILY UNITS, APARTMENTS, COMMUNITY BLDG.

If residential is proposed: Total # of dwelling units: 24 + COMMUNITY BLDG. Proposed Density: 10 / ACRE = 25 / 2.5

List all types of proposed housing units: SINGLE FAMILY (8) APARTMENTS (16)

PUD Required Details

PUD must be consistent with one or more of the following. Mark all that apply and provide a detailed explanation.

- Offers a maximum choice of living environments by allowing a variety of housing and building types

SINGLE FAMILY (8) APARTMENTS (16)

- Promotes mixed use projects which are functionally integrated within the development and provides services to the primary use

THIS PROJECTS INTEGRATES RESIDENTIAL UNITS WITH A COMMUNITY BLDG + OPEN SPACE + LAWNS + PLAYGROUND etc.

- Provides a layout which preserves and properly utilizes natural topography and geologic features, trees, scenic vistas or other vegetation

PLEASE SEE SITE PLAN / LANDSCAPE PLAN WHICH FITS THE TOPOGRAPHY & SHOWS ADDITIONAL TREES / SHRUBS

- Subject property is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes

- Encourages infill development that contributes a compatible design to the existing neighborhood

SITE PLAN SHOWS THE MEDIUM DENSITY LAYOUT AND THE REQUIRED SETBACKS, CONNECTIVITY, PARKING etc.

PUD's shall incorporate imaginative or unique concepts, innovations and designs. List in detail those elements:

COMMUNITY BLDG , CONNECTING WALKWAYS , GARDEN AREAS
PLAYGROUND , OPEN SPACES , ENERGY STAR CONSTRUCTION
VEHICLE CHARGING STATIONS

- All lots developed for residential purposes shall have frontage on a public roadway. Check here indicating this project meets this requirement.

All PUD's shall have the following features:

- Five-foot paved micro pathways connecting residential to nonresidential area, open space common lots, recreational facilities, major pathways and school bus pick up locations (sidewalks may substitute)
- Eight-foot wide paved major pathway with a 5-foot wide landscape buffer on either side that meanders through the property. Please indicate the lot and block numbers of the major pathway
- Usable open space of at least 10% of the gross area
- Varying bermed street landscape buffers of a 2:1 to 3:1 ratio
- 4 or more of the following amenities shall be provided: baseball/softball field; basketball court; boat dock/river access; buildings to LEED standards; community center; daycare center; detached sidewalks; energy-star certified housing; enhanced paving and design features; fishing pond; golf course; gym/health club; land provided for a public facility; playground/tot lot; rear entry garages; residential buildings constructed with fire sprinkler systems; roundabout intersections as approved by the city engineer; skateboard park; swimming pool; tennis court; other suitable amenities or public benefits deemed worthy by city council

- ENERGY STAR CERTIFIED HOUSING
- ENHANCED PAVING & DESIGN FEATURES
- COMMUNITY CENTER
- PLAYGROUND

List all proposed deviations from height, lot line setback, and lot dimension schedule as listed in current City Code

Projects that are classified as infill may have all or portions of amenity requirements waived. To be considered infill, the subject property must meet the following criteria:

- Parcel under 20 acres
- Parcel located within a largely developed area (minimum 50% of land within 300 feet of subject property developed)
- Municipal services are readily available

REQUIREMENTS FOR A PLANNED UNIT DEVELOPMENT (PUD)

1. **Section 10-03-07(2) - MUST** be consistent with one or more of the following (please mark all that apply and provide a DETAILED explanation):

Offers a maximum choice of living environments by allowing a variety of housing and building types

SINGLE FAMILY DETACHED (8)

APARTMENTS (16)

Promotes mixed use projects which are functionally integrated within the development and provides services to the primary use

TTHIS PROJECT INTEGRATES RESIDENTIAL UNITS WITH A
COMMUNITY BLOG. + OPEN SPACE + GARDENS + PLAYGROUND
etc

Provides a layout which preserves and property utilizes natural topography and geologic features, trees, scenic vistas or other vegetation

PLEASE SEE SITE / LANDSCAPE PLAN.

Subject property is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes

Encourages infill development that contributes a compatible design to the existing neighborhood (Note: The subject property MUST be less than 20 acres, MUST have 50% of the land within 300 feet developed and MUST have municipal services already available to be considered infill.)

SITE PLAN SHOWS THE MEDIUM DENSITY LAYOUT

CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE

REQUIRED SETBACKS, CONNECTIVITY, PARKING etc.

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2. **Section 10-03-07(3)B** – The primary use of the planned unit development shall be a permitted use in the underlying zoning classification.

What is the zoning classification of the subject property? PRESENT R1 PROPOSED R2

What is the primary use of the planned unit development? RESIDENTIAL

3. **Section 10-03-07(3)C** – No more than 30% of the total area of the planned unit development shall be devoted to a use or uses not permitted or specially permitted in the underlying zoning classification except that industrial uses not permitted outright in the M-1 Light Industrial zone are hereby prohibited in any residential district.

What is the total area of the planned unit development? 2.5 ACRES

What percentage of the total area of the planned unit development is made up of uses not permitted or specially permitted in the underlying zoning classification? NONE

What are those uses? _____

4. **Section 10-03-07(3)E** – What are the imaginative or unique concepts, innovations and designs that have been incorporated into the project presented? _____

COMMUNITY CENTER

PLAY GROUNDS

CONNECTOR WALKWAYS

ENERGY STAR CONSTRUCTION

VEHICLE CHARGING STATIONS

5. **Section 10-03-07(3)F** – The number of dwelling units allowed in a planned unit development shall be calculated by multiplying the gross area and the dwelling units permitted in the underlying zoning classification. The planned unit development shall be consistent with the density guidelines provided in the comprehensive plan.

Gross area: 2.5 ACRES

of Dwelling Units (single-family, duplexes, apartments, etc. Does not include assisted living facilities or similar): 24 LIVING UNITS + 1 COMMUNITY CENTER = 25 UNITS

Density for this zone in a planned unit development, as per the Comprehensive Plan: 10 $\frac{25}{2.5}$

Dwelling units per gross acre for this project: 10 $\frac{25}{2.5}$

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6. **Section 10-03-07(3)G** – A variety of housing types or residential uses may be included in a planned unit development including attached units (duplexes, townhouses), detached units (patio homes), single-family dwellings and multiple-family units (triplexes, fourplexes, sixplexes, etc.) regardless of the zoning classification, provided that the overall density of the land use classification is maintained.

Please list all types of housing in the planned unit development and the total number of buildings and units for each. (Example: 4 duplexes for a total of 8 units and 8 triplexes for a total of 24 units and 34 apartment buildings with 20 units in each building for a total of 680 units. Grand Total: 712)

SINGLE FAMILY DETACHED	8
SINGLE DETACHED APARTMENTS	4
SINGLE LEVEL DUPLEX (2)	4
2 STORY FOURPLEX (2)	8
TOTAL	24

7. **Section 10-03-07(3)H** – Commercial buildings and establishments shall be planned as groups having common parking areas and common ingress and egress points.

If applicable, please describe the grouping of commercial buildings along with their common parking areas and common ingress and egress points. If not applicable, please write "N/A".

1 COMMUNITY BUILDING WITH ADJACENT PARKING
PLEASE SEE SITE PLAN

8. **Section 10-03-07(3)L** – Off-street parking for a single-family or two-family residential planned unit development shall be as follows:

- A) Two spaces per unit on the subject parcel or clustered in parking pads in close proximity to any dwelling units they serve.

Please describe how the two spaces per unit is being accommodated? (Please note that both driveways and garages can count as spaces.)

REQUIRED SPACES { 8 SINGLE FAMILY x 2 = 16 PARKING SPACES
16 APARTMENTS x 1.5 = 24 PARKING SPACES
40
RESIDENT SPACES PROVIDED 50
PLEASE SEE PROJECT NARRATIVE

- B) Lots 45 feet in width and smaller shall provide one additional space per every four residential units in a common parking lot located in close proximity to the residential structures in which it serves.

Does the planned unit development have any single- or two-family lots that are 45 feet in width or less? Yes ___ No ___

If "yes", how many? _____

Where are the additional parking spaces and how many additional parking spaces are being provided? _____

- C) Off-street parking for the multi-family residential portion of the planned unit development shall be

provided as follows:

1 1/2 spaces per unit on each subject parcel or clustered in parking pads in proximity to any dwelling units they serve.

One space per every eight units shall be dedicated for off-street visitor parking.

Off-street parking shall NOT allow vehicles to back out onto a public street.

Number of Multi-family Units (triplex and above): 8

Number and Location of Off-street parking spaces: 12

Number and Location of Off-street visitor parking spaces: 5

D) Off-street parking for Commercial uses shall be provided as required in Section 10-02-05.

Commercial Use: _____

of Off-street Parking Spaces Required: _____

of Off-street Parking Spaces Provided and Location: _____

9. Section 10-03-07(3)M – All lots developed for residential purposes shall have frontage on a public roadway. Please check here indicating that this project meets this requirement. ✓

10. Section 10-03-07(3)O – Unless the site qualifies as an infill development, the overall site shall consist of a minimum gross area of five acres. Please state minimum gross acreage: 2.5

11. Section 10-03-07(3)P - A phasing plan shall be submitted with the planned unit development application.

Please attach a phasing plan to this document.

12. Section 10-03-07(4) – All planned unit developments shall have the following features:

A) Five-foot paved micro pathways connecting residential to nonresidential area, open space common lots, recreational facilities, major pathways and school bus pick up locations (sidewalks may substitute).

Please indicate approximate locations of the micro pathways, including lot and block numbers if applicable: MICRO PATHWAYS ARE LOCATED THROUGHOUT THE

COMMUNITY. PLEASE SEE SITE PLAN.

B) Eight-foot wide paved major pathway with a 5-foot wide landscape buffer on either side that meanders through the property. Please indicate the lot and block numbers of the major pathway:

AN 8' PATHWAY LEADS FROM SPANGLER STREET TO

COMMON AREAS & AREAS & MICRO PATHWAYS.

C) Usable open space of at least 10% of the gross area.

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Gross area: 2.5 ACRES

Usable open space (list lots and blocks if applicable or approximate locations): _____

.4 ACRES (15%) CENTER OF COMMUNITY

?

D) Varying bermed street landscape buffers of a 2:1 to 3:1 ratio. **Please very clearly identify on the landscaping plan those portions of the street landscape buffers that are 2:1 and those portions that are 3:1 – perhaps with shading or hatching or some other symbol. If this is not very clear to the planning and zoning plan reviewer, the landscape plan will be returned for revision.** PLEASE SEE SPANLE STREET ELEVATION & SITE PLAN

E) Three or more of the following amenities shall be provided: baseball/softball field; basketball court; boat dock/river access; buildings to LEED standards; community center; daycare center; detached sidewalks; energy-star certified housing; fishing pond; golf course; gym/health club; land provided for a public facility; playground/tot lot; rear entry garages; roundabout intersections as approved by the city engineer; skateboard park; swimming pool; tennis court; other suitable amenities or public benefits deemed worthy by city council.

1. COMMUNITY CENTER

2. ENERGY STAR CERTIFIED HOUSING

3. PLAYGROUND

4. CONNECTING WALKWAYS

13. **Section 10-03-07(5)** – Subdivisions and developments created through the planned unit development process shall provide a narrative and architectural renderings that explain what amenities will be incorporated inside the development to compensate for deviations to the city's development standards and how its construction will satisfy the community's need for a wide range of housing and commercial businesses. **Please attach said narrative and architectural renderings to this document.** ✓

14. **Section 10-03-07(6)** – The developer may deviate from the height, lot line setback and lot dimension schedule found in Section 10-02-03 with the consent of the planning and zoning commission and city council. Modifications to other zoning and subdivision standards will be determined on a case-by-case basis. **Deviations shall be listed in full as a part of the planned unit development application.**

Deviations: _____

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15. **Section 10-03-07(7)** – Projects that are classified as infill may have all or portions of amenity requirements waived. To be considered infill, the subject parcel must meet the following three criteria:

- ✓ A) Parcel under 20 acres.
- ✓ B) Parcel located within largely developed area (at least 50% of the land within 300 feet of the exterior boundaries of the subject parcel)
- ✓ C) Municipal services are already available.

If you wish to proceed as an INFILL planned unit development, please attach a separate sheet of paper describing how the subject property meets each of the three criteria listed above. Additionally, please show how the proposed building design(s) is compatible with the existing neighborhood and adjoining properties by taking into account building type, height, bulk, and site location.

To: Caldwell City Planning and Development Services

January 30, 2020

From: Steve Taylor, TIEREN, Developer for Harmony Park Inc.

Re: Property located in the City of Caldwell as follows:

<u>Parcel #</u>	<u>Address</u>	<u>Current Zoning</u>	<u>Requested Zoning</u>
R35746	3320 Montana Avenue, Caldwell, ID 83605	R-1	R-2

Please let this letter serve as our intention for describing the rezoning request for the community development project planned for the proposed property on ~ 2.5 Acres on the west side of parcel R35746 located on 3320 Montana Avenue, Caldwell, ID 83605 currently owned by the Caldwell Free Methodist Church (Currently Zoned R1). Harmony Park Inc. is planning for the acquisition of a portion of this property and is requesting a zoning change from R1 to R2 medium density constant with the comprehensive plan with a PUD (see application detail sheets) for this portion of the property described herein and shown in Figure 1 and Figure 2 below. Figure 3 represents the proposed site plan after the property split.

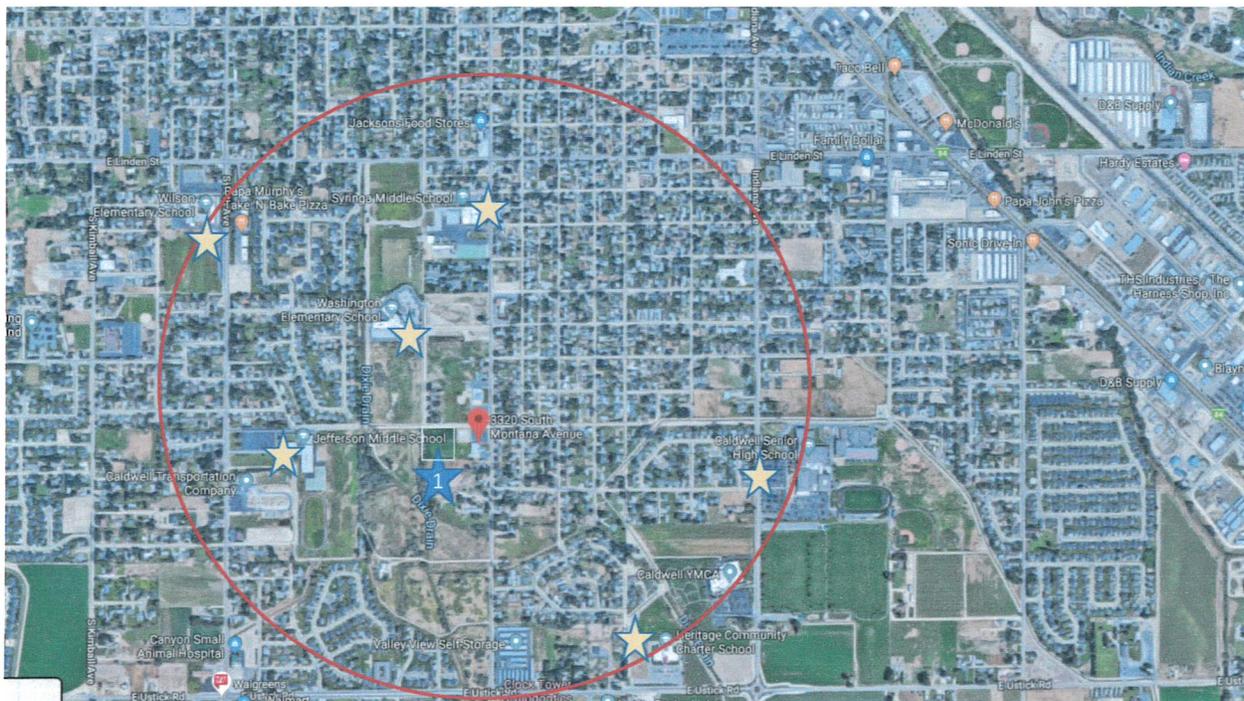


Figure 1. Caldwell Community Map and Site Location

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Harmony Park: The mission of Harmony Park is to provide a safe, stable and supportive environment where foster children and seniors can flourish in a thriving multigenerational community. Central to achieving this mission will be the community's center, including gardens, classrooms, a studio, kitchen and playground. Here, seniors and families will receive opportunities to engage and support one another through purposeful programming and inclusive activities, intentionally designed to build strength, self-reliance, and address the unique needs of each generation. Ongoing respite, tutoring and transportation, along with an array of enriching activities/projects such as holiday events, cooking and crafts, will be Harmony Park's core work in bringing families and seniors together. This heart and soul of the community will be run by at least four staff who will launch initial programming, education and administration.

TIEREN's intention is to improve the site with the necessary infrastructure to facilitate the construction and operation of 8 single family detached units plus 16 compact apartments plus one common building as shown on the proposed site plan in Figure 3 and described below. All units will be for rent to the intergenerational community to support foster families and their community needs. The 'pocket neighborhood' will have homes configured around a central common lawn and garden area to create a small living community within the larger neighborhood and to support community gatherings. Pedestrians will enter the courtyards through welcoming areas with benches. Centralized mailboxes located at the common area off Spruce Street will encourage resident interaction. Common and dedicated garden areas will be provided as options for residents to grow their own vegetables.

The two-story homes will be detached with floor plans ranging from approximately 1200-1900sf. The one and two story apartments will have floor plans ranging from approximately 500-800sf. The units are configured around a central common lawn and garden area with an ADA compliant Playground to create a small living community within the larger neighborhood and to support community gatherings. An interior common space also contains small offices, a small kitchen, and community space to be used by residents for meetings, health and fitness, common meals, and special projects. Bike racks, community benches, recycling and composting are also provided. The buildings will house living units as described in Table 1 below.

Location and Transportation: This location on Spruce and Montana is ideal for connectivity as there will be internal and external sidewalks connecting to collector streets and bike paths. Internal sidewalks will connect to public sidewalks on both public streets. There are over 5 local public and private schools within a 1-mile radius of the property in addition to numerous sports fields, shopping and community centers and churches.

Tieren is willing and eager to work with the City of Caldwell, the Canyon County Highway District, and all immediate neighbors to develop and implement a user-friendly connectivity and landscaping plan as the project develops.

Table 1. Description of Harmony Park Buildings

Harmony Park Living Units + Common Buildings							
	Unit #	Type	Bed	Bath	Bonus	Office/Tech	SF
Single Family	1	SFD	5	2.5	1		1,920
	2	SFD	4	2	1		1,536
	3	SFD	3	2	1	1	1,280
	4	SFD	3	2	1	1	1,280
	5	SFD	3	2	1	1	1,280
	6	SFD	5	2.5	1		1,920
	7	SFD	5	2.5	1		1,920
	8	SFD	4	2	1		1,536
SFD Total	8						12,672
Apartments	9	Apartment	2	1			720
	10	Apartment	1	1			576
	11	Apartment	2	1			720
	12	Apartment	1	1			576
	13	Apartment	2	1			720
	14	Apartment	1	1			576
	15	Apartment	2	1			720
	16	Apartment	1	1			576
	17	Apartment	2	1			720
	18	Apartment	1	1			576
	19	Apartment	2	1			720
	20	Apartment	1	1			576
	21	Apartment	1	1			576
	22	Apartment	2	1			720
	23	Apartment	1	1			576
	24	Apartment	2	1			720
Apartment Total	16						10,368
Living Unit Total	24						23,040
Common	1	2,600	2	4		6	2,600
Accessory Storage	3	500					1,500
							27,140

Parking: This site is designed to encourage minimal need for a large number of cars and large cars in general while at the same time offering convenient, well located, appropriate spaces for residents and visitors alike. Vehicle charging stations will be provided for use by residents and visitors and covered spaces will be considered as budgets and buildings designs are refined. Bicycle racks for 20+ bicycles will be placed near the central common areas. The following list describes the living units and parking allocations.

Single Family Living Units	8
Two Bedroom Apartments (720 sf)	8
One Bedroom apartments (576 sf)	8
<u>Common Building</u>	<u>1</u>
	25
Parking Spaces	
Standard	37
Compact	8
<u>Handicap and Loading Zone</u>	<u>5</u>
Total Parking Spaces	50

Fire Access: Fire apparatus will engage from Spruce Street or will enter through the two 24' drive isles off of Spruce Street to loop around the community to provide perimeter access to all structures and areas of the site. The civil engineering design will specify hydrants as required.

Community Interaction: This 'pocket neighborhood' supports a compact development at an average of 10 units/acre in concert with the Comprehensive Plan of medium density. We have created a common outdoor green space and plaza with a distinct 'sense of place' for families, seniors, support staff, and guests. The homes have windows, porches, and doors facing the common areas to create an engaged and safe environment through activity and 'eyes on the property'. An indoor common building encourages interaction with association management as well as space for meetings, classrooms, libraries, meals, health, fitness, music events, and special projects.

Landscaping: The landscaping for the proposed pocket neighborhood will have a cottage-style appearance. The landscape will have a relaxed atmosphere of perennials and shrubs that create texture and color throughout the seasons. The plant material will be selected to be hearty and drought tolerant to thrive in our high-desert climate. Class II shade trees will be placed along the frontages of Spruce Street and shrubs and ornamental grasses will be used to provide connections to green spaces and a variety of ornamental trees, and evergreens will provide shade and seasonal interest throughout the site. There are currently six small trees on the property that will be relocated or replaced as additional trees and shrubs are added to the community. In total, the landscape plan calls for the addition of 78 new trees (totaling 156" caliper) throughout the property. For further information regarding this, please see the landscaping detailed on the site plan which positions tree placements.

Building Design: The homes in Harmony Park Caldwell (HPC) are designed with porches facing the central common area. The building style evokes a cottage/farmhouse aesthetic to capture Caldwell's rich heritage. Visual interest will be provided by form and varied roof lines, with porches, and staggered facades. Each home will have two different siding materials each with a different color. The dominant material will be vertical and horizontal siding with accents of metal siding or panels. Porches will have stained wood columns and beams. Windows will be of different sizes and shapes to create lively facades. All single family detached, and first floor apartments will

follow ADA Accessible and Adaptable percentage and design guidelines. Building heights will not exceed 35'. Outdoor condensers/heat pumps and garbage containers will be screened from the public streets with solid fencing. Energy efficient and healthy building practices will be employed in the construction of all homes and apartments. Building setbacks meet the 20' street side and 10' side setback requirements respectively. A fence and/or shrub buffer will be created between the HPC community and the Church Property to ensure privacy and safety.

Trash, Recycling, and Composting: Individual containers for trash, recycling, and composting will be available for all residents with pickup locations positioned within privacy fencing on the South East and South West corner drive isle locations. Garden composting will be available in the common garden area (Please see site plan for location).

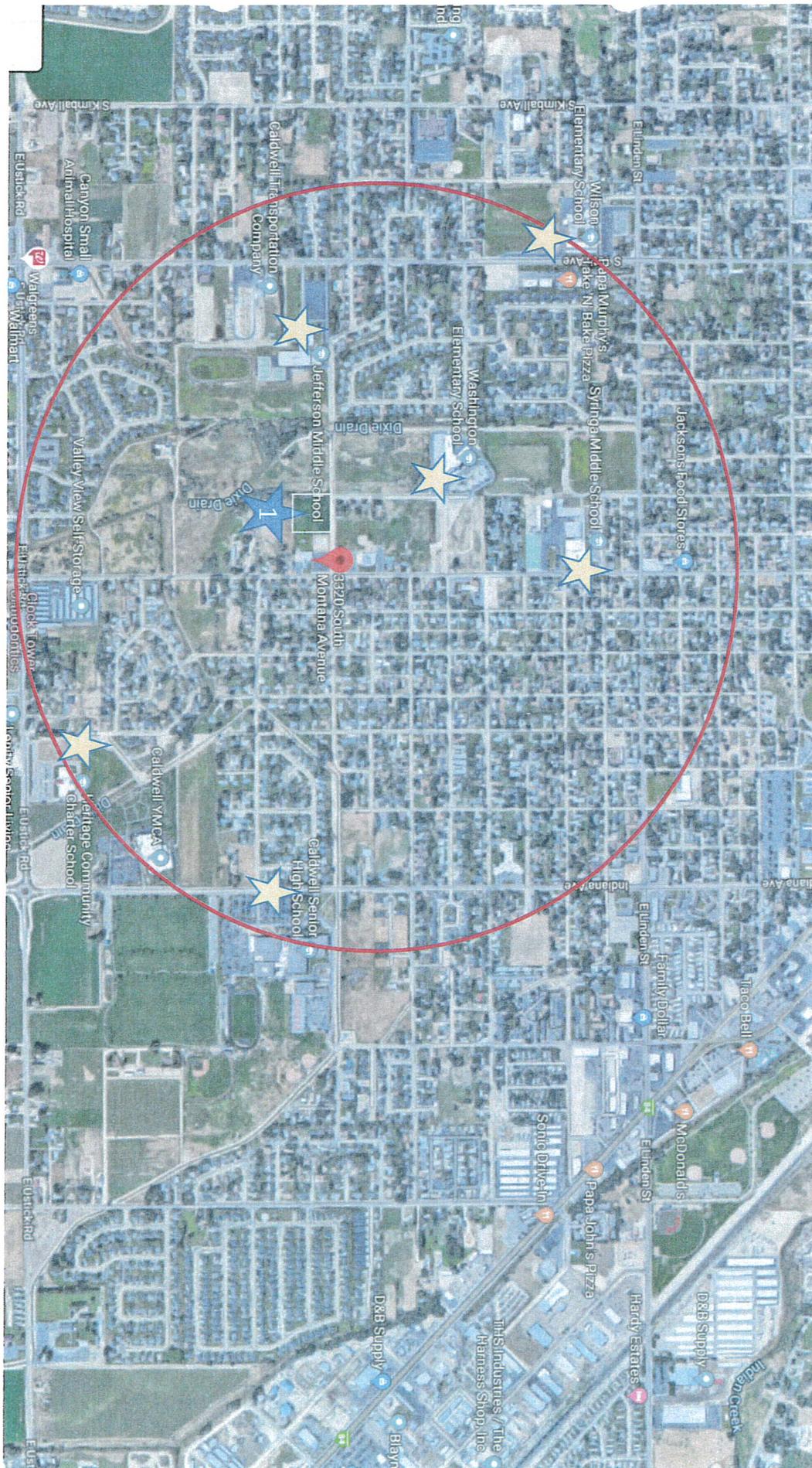
Drainage Features with Proposed On-Site Retention: All storm water will be retained on site with designs to specifically intersect, collect, and dispose of the water by way of subsurface disposal. A combination of lawn areas, garden areas, pavers, and bio-swales will be used to absorb a portion of the hard surface areas in the project.

Lighting: Exterior lighting for this project will be provided by photocell fixtures located on buildings and porches. In addition, streetlights and internal sidewalk lamp posts will be placed strategically along alleys and walkways at critical locations to ensure safe access during nighttime hours (please see site plan for locations).

We respectfully request approval from the City of Caldwell for this important project. Thank you for your consideration,

Steve Taylor

TIEREN Developer



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

Start Time of Neighborhood Meeting: 5:00 pm 1/3/20

End Time of Neighborhood Meeting: 6:15 pm 1/3/20

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. <u>Steve. Baul</u>	<u>8810 San Marino Dr, Boise ID</u>
2. <u>Tim Schuler</u>	<u>3209 Washington Ave Caldwell ID</u>
3. <u>Loretta Bonilla</u>	<u>3207 Washington Ave Caldwell ID</u>
4. <u>Styles Saleh</u>	<u>1107 E Spruce St Caldwell, ID</u>
5. <u>Renton Wagemaker</u>	<u>3205 Washington Ave Caldwell, ID</u>
6. <u>Whitney Wagemaker</u>	<u>3205 Washington Ave Caldwell, ID</u>
7. <u>Lea Williams</u>	<u>1107 E SPRUCE ST. Caldwell, ID</u>
8. <u>Sharon Porter</u>	<u>3320 S Montara Caldwell, ID</u>
9. <u>Joyce Little</u>	<u>1539 E. Commander St. Meridian, ID</u>
10.	
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- 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: INTERGENERATIONAL RESIDENTIAL

Date of Round Table meeting: 12/12/19

Notice sent to neighbors on: 12/23/19

Date & time of the neighborhood meeting: 1/3/2020 5-6 pm

Location of the neighborhood meeting: Caldwell FREE METHODIST Church 3320 Montana

Developer/Applicant:

Name: STEVE TAYLOR TIEREN

Address, City, State, Zip: 3368 LAKEHARBOR BOISE ID 83703

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 St Taylor DATE 1/3/20

AS

CANYON COUNTY LISTING - R35746 300 Ft.
December 20, 2019



A5

Account	Address	City	State	ZipCode	Owner One	Owner Two
R35747	PO BOX 740 PMB 8	SAN LUIS	AZ	85349	3410 S MONTANA TRUST	GOMEZ EDUARDO L TRUSTEE
R35750010	3508 S MONTANA AVE	CALDWELL	ID	83605	BALL BARBARA J	BAUTISTA ROSE M
R06859	3405 S MONTANA AVE	CALDWELL	ID	83605	BAUTISTA JOE	BONILLA LORETTA A H/W
R00328	3207 WASHINGTON AVE	CALDWELL	ID	83605	BONILLA JIM F	
R35746	3320 S MONTANA AVE	CALDWELL	ID	83605	CALDWELL FREE METHODIST CHURCH INC	CAMPOS JUDITH A
R06858	3317 S MONTANA AVE	CALDWELL	ID	83605	CAMPOS ARTURO	
R06890	16383 N ASBURY DR	NAMPA	ID	83651	CORTEZ MARTHA	
R06893	847 STALLION SPRING WAY	MIDDLETON	ID	83644	ESCARZIGA HELDA C	ESCARZIGA GUSTAVO
R06856	305 W MAIN ST APT 210	GRASS VALLEY	CA	95945	FIGUEREDO VIRGINIA TRUST	
R00330	3120 S MONTANA AVE	CALDWELL	ID	83605	FIRST REGULAR BAPTIST INC	
R06861	3415 S MONTANA AVE	CALDWELL	ID	83605	FUENTES GREGORIO JR	SALDANA KARINA
R06868	3312 COLORADO AVE	CALDWELL	ID	83605	GONZALEZ PABLO LICON	
R06867	3318 COLORADO AVE	CALDWELL	ID	83605	GRAVES PATRICK E	
R06864	3412 COLORADO AVE	CALDWELL	ID	83605	HATHORN WILLIAM E	HATHORN BRENDA J
R06857	3311 S MONTANA AVE	CALDWELL	ID	83605	KIRKHART MONTE	
R35775	1214 2ND ST S	NAMPA	ID	83651	L M ASSOCIATES LLC	
R35744	1214 2ND ST S	NAMPA	ID	83651	L M ASSOCIATES LLC	
R06894	3210 COLORADO AVE	CALDWELL	ID	83605	MC GINLEY FRANK CHARLES	MILBURN JOANN F H/W
R06891	1305 E SPRUCE ST	CALDWELL	ID	83605	MILBURN TERRY L	NOLAND JOSEPH E
R35750	3504 S MONTANA AVE	CALDWELL	ID	83605	NOLAND DONNA K	PENNER SUE E
R06863	1319 LARCH ST	CALDWELL	ID	83605	PENNER DANIEL M \$	
R06869	709 WINTHER BLVD	NAMPA	ID	83651	RANDELL MARK A	
R35748	3420 S MONTANA AVE	CALDWELL	ID	83605	SALAS CARLOS A	
R00326	1107 E SPRUCE ST	CALDWELL	ID	83605	SALEK STYLES	
R00327	3209 WASHINGTON AVE	CALDWELL	ID	83605	SCHULER BRANDY L BONILLA	
R06892	3224 COLORADO AVE	CALDWELL	ID	83605	SHIELDS RYAN D	SHIELDS CARLA M H/W
R06889	3209 S MONTANA AVE	CALDWELL	ID	83605	SHROLL GERALD W	
R06865	3408 COLORADO AVE	CALDWELL	ID	83605	SUASTEGUI CLAUDIA	
R06862	2410 E CLEVELAND BLVD	CALDWELL	ID	83605	TIERINA JOSE A	
R06866	3404 COLORADO AVE	CALDWELL	ID	83605	TREVINO SANDRA ELIA DELGADO	RODRIGUEZ JOSE ANTONIO ACOSTA
R06860	3409 S MONTANA AVE	CALDWELL	ID	83605	VAIL JAMES EARL	VAIL DELENA
R35749	3414 S MONTANA AVE	CALDWELL	ID	83605	VIZCARRA JESUS AVITIA	AVITIA MARIA L
R06888	3203 S MONTANA AVE	CALDWELL	ID	83605	WILSON ALLEN R	WILSON LINDA H/W

PROPERTY LISTING DISCLAIMER

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.

32

2014-045907

RECORDED

12/22/2014 04:00 PM



00142075201400459070030031

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 MBROWN

\$16.00

DEED

KERRICK DAVIN

BARGAIN AND SALE DEED

FREE METHODIST CHURCH OF NORTH AMERICA OF CALDWELL, IDAHO, INC., (formerly known as Free Methodist Church of North America of Caldwell, Idaho), an Idaho corporation, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to **CALDWELL FREE METHODIST CHURCH, INC.**, an Idaho corporation, Grantee, whose current address is 3320 S. Montana Avenue, Caldwell, Idaho 83605, 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.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, the Grantor has hereunto set its hands and seal the 19 day of December, 2014.

FREE METHODIST CHURCH OF NORTH
AMERICA OF CALDWELL, IDAHO, INC.

By: James T. Porter

Its: President

Attest:

By: Marci Harrel

Its: Secretary

BARGAIN AND SALE DEED - 1

De

STATE OF IDAHO)
 : ss.
County of Canyon)

On this 19 day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared JAMES T. PORTER and MARCI HARREL, known to me or identified to me to be the President and Secretary, respectively of FREE METHODIST CHURCH OF NORTH AMERICA OF CALDWELL, IDAHO, INC., that they signed the foregoing document as President and Secretary 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.



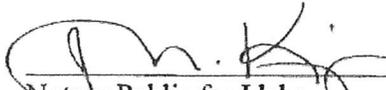

Notary Public for Idaho
Residing at: Caldwell, Idaho
My Commission Expires: 8-5-2017

EXHIBIT "A"

The North Half of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 34, Township 4 North, Range 3 West of the Boise, Meridian, Canyon County, Idaho;

Excepting therefrom that portion conveyed to the City of Caldwell, Idaho, for public right-of-way, by Warranty Deed recorded August 20, 1998, as Instrument No. 9831136, records of Canyon County, Idaho, and more particularly described as follows:

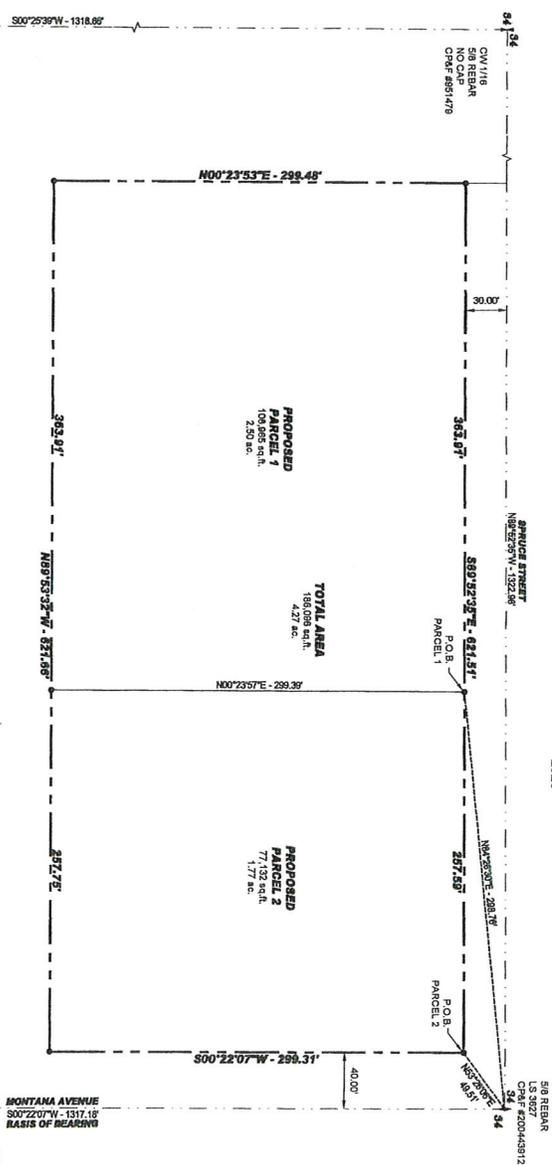
The Easterly 40 feet of the North 1/2 of the NE 1/4 of the NE 1/4 of the SW 1/4 of Section 34, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

SUBJECT TO: Paragraph 6400 of the Book of Discipline – Free Methodist Church of North America, to-wit:

“Irrevocably In trust for the use and benefit of the Free Methodist Church of North America, incorporated under the name of ‘The Free Methodist Church of North America,’ subject to the BOOK OF DISCIPLINE, usages, and ministerial appointments of said church, as from time to time authorized and declared; and, if sold, the proceeds shall be disposed of and used in accordance with the provisions of said BOOK OF DISCIPLINE, and the civil law; and in further trust and confidence that in the houses of worship now erected or that may hereafter be erected on said premises hereby conveyed, the seats shall be forever free; and in further trust and confidence that the said trustees and their successors in office shall permit at all times the preachers who may be duly authorized according to the BOOK OF DISCIPLINE of the said Free Methodist Church, to hold religious services in said houses of worship according to said BOOK OF DISCIPLINE.”

RECORD OF SURVEY FOR HARMONY PARK

A PORTION OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4,
OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 3 WEST, 3 B.M.,
CANYON COUNTY, IDAHO
-2020-



RECORD DATA
ROS INST. No. 2019-011020
ROS INST. No. 2020062208
RECD INST. # 2019-041208

NARRATIVE:
THIS SURVEY WAS MADE AT THE REQUEST OF HARMONY PARK TO DEFINE THE BOUNDARY AS SHOWN. BOUNDARY WAS DEFINED FROM FOUND MONUMENTS OF RECORD.

BASIS OF BEARING:
THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN, TAKEN AS SOUTH 1/2 OF WEST AND DISTANCE BETWEEN MONUMENTS FOUND TO BE 1317.18 FEET.

DISCLAIMER:
The engineer assumes no responsibility for the accuracy of the information presented or future completion of responsibilities of any contractor to include building permits or the like.

CS 116
5/8 REBAR
CS 57
#200443912

CS 116
5/8 REBAR
CS 57
#200443912



- LEGEND**
- SECTION COR. MONUMENT AS NOTED
 - 1/16 COR. MONUMENT AS NOTED
 - SET 1/2" REBAR W/ CAP W/IC PLS 9895
 - POINT OF BEGINNING
 - BOUNDARY LINE
 - ADJACENT PROPERTY MONUMENT LINE
 - SECTION LINE
 - THE LINE
 - PROPOSED LOT LINE

CERTIFICATE

I, KENNETH H. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE HARMONY PARK.
2. THE LANDS SURVEYED LIE WITHIN SECTION 34, TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN, AND THE SURVEY WAS COMPLETED ON JANUARY 29, 2020.
3. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND OF AN APPROPRIATE SIZE AND KIND, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT AND THE ACT STATE OF IDAHO CODE 55-101 THROUGH 55-1912.

KENNETH H. COOK

PRELIMINARY

PLS 5985

TIMBERLINE SURVEYING

407 PARKSIDE WAY, STE 3, SANDOZ, IDAHO 83801
P: 208-465-9887 ~ F: 208-465-5090
E: kcook@timberlinesurveying.com ~ info@timberlinesurveying.com
WWW.TIMBERLINESURVEYING.COM

DOB NO. 20003
SHEET: 1 OF 1
INDEX NO. 197-34-3-1

AL6

**LEGAL DESCRIPTION FOR
FREE METHODIST CHURCH
PROPOSED PARCEL 1**

A parcel of land located in the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 4 North, Range 3 West, Boise Meridian, Canyon County, City of Caldwell, Idaho. Being further described as follows:

BASIS OF BEARING:

The East line of the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 4 North, Range 3 West, Boise Meridian, derived from found monuments and taken as South 00°22'07" West with the distance between monuments found to be 1317.18 feet.

BEGINNING at a point on the South right-of-way of Spruce Street, from which the Center 1/4 Corner of said Section 34 bears North 84°26'30" East a distance of 298.76 feet;

Thence leaving said right-of-way South 00°23'57" West, a distance of 299.38 feet;

Thence North 89°53'32" West, a distance of 363.91 feet;

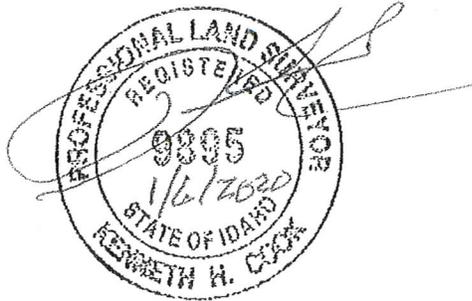
Thence North 00°23'53" East, to a point on said right-of-way a distance of 299.48 feet;

Thence along said right-of-way South 89°52'35" East, a distance of 363.91 feet to the **POINT OF BEGINNING**.

Said Parcel containing 108,965 square feet or 2.50 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



ALC

**LEGAL DESCRIPTION FOR
FREE METHODIST CHURCH
PROPOSED PARCEL 2**

A parcel of land located in the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 4 North, Range 3 West, Boise Meridian, Canyon County, City of Caldwell, Idaho. Being further described as follows:

BASIS OF BEARING:

The East line of the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 4 North, Range 3 West, Boise Meridian, derived from found monuments and taken as South 00°22'07" West with the distance between monuments found to be 1317.18 feet.

BEGINNING at a point at the intersection of right-of-ways of Spruce Street and Montana boulevard, from which the Center 1/4 Corner of said Section 34 bears North 53°26'06" East a distance of 49.51 feet;

Thence along the West right of way of Montana Avenue South 00°22'07" West, a distance of 299.31 feet;

Thence leaving said right-of-way North 89°53'32" West, a distance of 257.75 feet;

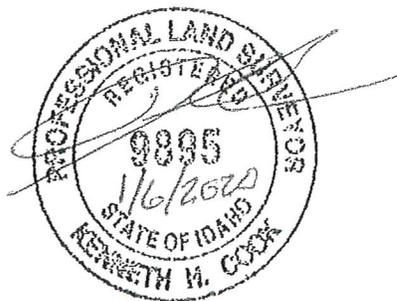
Thence North 00°23'57" East, to a point on the South right-of-way of Spruce Street, a distance of 299.38 feet;

Thence along said right-of-way, South 89°52'35" East, a distance of 257.59 feet to the **POINT OF BEGINNING**.

Said Parcel containing 77,132 square feet or 1.77 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



**LEGAL DESCRIPTION FOR
FREE METODIST CHURCH
PARCEL**

A parcel of land located in the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 4 North, Range 3 West, Boise Meridian, Canyon County, City of Caldwell, Idaho. Being further described as follows:

BASIS OF BEARING:

The East line of the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 4 North, Range 3 West, Boise Meridian, derived from found monuments and taken as South 00°22'07" West with the distance between monuments found to be 1317.18 feet.

BEGINNING at a point at the intersection of right-of-ways of Spruce Street and Montana boulevard, from which the Center 1/4 Corner of said Section 34 bears North 53°26'06" East a distance of 49.51 feet;

Thence along the West right of way of Montana Avenue South 00°22'07" West, a distance of 299.31 feet;

Thence leaving said right-of-way North 89°53'32" West, a distance of 621.66 feet;

Thence North 00°23'53" East, to a point on the South right-of-way of Spruce Street a distance of 299.48 feet;

Thence along said right-of-way South 89°52'35" East, a distance of 621.51 feet to the **POINT OF BEGINNING**.

Said Parcel containing 186,096 square feet or 4.27 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



Property Owner Acknowledgement

I, Jim Porter, 162A Arthur St. Caldwell, ID
(Name) (Address)

Caldwell, 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

3320 S. Montana Ave
(Address)

and I grant my permission to:

STEVE TAYLOR - TIEREN, 3368 LAKE HANSON BOISE ID 83703
(Name) (Address)

BOISE, ID
(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 3 day of January, 20 20


(Signature)

AI

City of Caldwell Building Department
411 Blaine St.
(208) 455-4656
Name: Patti William
Card: XXXXXXXXXXXX1591
Date: 02/03/2020 11:25

ACT: 1000 1305.80
NAM: Building Payment
REF: PUD/Rezone
TOTAL: 1305.80
XID: 62169970038

(Signature)

I understand that all sales
are final and non-refundable.

I agree to pay this charge
according to my cardholder
agreement.

City of Caldwell Building Department
411 Blaine St.
(208) 455-4656
Name: Patti William
Card: XXXXXXXXXXXX1591
Date: 02/03/2020 11:25

ACT: 1000 1305.80
NAM: Building Payment
REF: PUD/Rezone
TOTAL: 1305.80
XID: 62169970038

(Signature)

I understand that all sales
are final and non-refundable.
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