



# 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): SUB-20P-07  
SUB-20-08

Project name: Highgarden Estates

Date filed: 8/20/20 Date complete: \_\_\_\_\_

Related files: \_\_\_\_\_

Subject Property Information

Address: 0 Laster Street Parcel Number(s): R32500

Subdivision: Highgarden Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: 10.69 Zoning: C-3

Prior Use of the Property: Vacant C-3 Lot

Proposed Use of the Property: Duplexes

Applicant Information:

Applicant Name: Highgarden LLC / Glen Winters Phone: \_\_\_\_\_

Address: 10330 Lake Shore Drive City: Nampa State: ID Zip: 83686

Email: glenbwint@yahoo.com Cell: (208) 615-3227

Owner Name: Highgarden LLC / Glen Winters Phone: \_\_\_\_\_

Address: 10330 Lake Shore Drive City: Nampa State: ID Zip: 83686

Email: glenbwint@yahoo.com Cell: (208) 615-3227

Agent Name: (e.g., architect, engineer, developer, representative) Mason & Associates, Inc

Address: 924 3rd Street South Ste B City: Nampa State: ID Zip: 83651

Email: wmason@masonandassociates.us Cell: (208) 454-0256

Authorization

Print applicant name: GLEW WINTERS

Applicant Signature: Glen Winters Date: JUNE 8, 2020

AI



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: <u>Highgarden Estates</u>		File #: <u>SUB-208-07</u>
Applicant/Agent: <u>Highgarden LLC / Mason &amp; Associates, Inc</u>		
Please check with the Engineering Department prior to submitting your application to see if a Traffic Impact Study will be required.		
Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
<input checked="" type="checkbox"/>	Completed & signed Hearing Review Master Application	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Narrative fully describing the proposed use/request	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Recorded warranty deed for the subject property	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of the Order of Decision, and/or other documents pertaining to prior approvals of the site	<input checked="" type="checkbox"/>
	Preliminary Plat (full size, 1 copy, folded)	<input checked="" type="checkbox"/>
<u>NA</u>	<del>Final Plat (full size, 2 copies, folded)</del>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Landscape Plan, specific to submitted phase <u>By Breckon</u>	<input checked="" type="checkbox"/>
<u>NA</u>	Traffic Impact Study – <i>must be completed prior to submittal</i>	
<input checked="" type="checkbox"/>	Vicinity map	<input checked="" type="checkbox"/>
	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	<input checked="" type="checkbox"/>
	Fee <u>To be paid by developer</u>	<input checked="" type="checkbox"/>

Total # Lots

Residential: 33 Commercial: 0 Industrial: 0 Common: 3

Phased Project:  Yes  No If "yes", Phase #: \_\_\_\_\_ Total Acreage: 10.

Min. Lot Size (excluding common lots): 4,843 Max. Lot Size (excluding common lots): 11,595

Avg. Lot Size (excluding common lots): 7,848 % Useable Open Space: 19.8%

List all types of useable open space: Common Lots

**STAFF USE ONLY:**

Date Application Received: 8-6-20

Received by: LC

Proposed Hearing Date: \_\_\_\_\_

Hearing Body: \_\_\_\_\_

AI



CITY OF  
*Caldwell, Idaho*

Planning & Zoning  
SPECIAL-USE PERMIT

Project Name: Highgarden LLC Sup	File #: SUP-20-08
Applicant/Agent: Highgarden LLC / Mason & Associates, Inc.	

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 / PP	✓
	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)	
	Floor Plan - None at this time	✓
NA	Landscape Plan (if applicable) - Provided by Brekon	✓
✓	Neighborhood Meeting sign-in sheet	✓
	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 - To be provided by developer	✓

<b>STAFF USE ONLY:</b>	
Date Application Received:	8-6-20
Received by:	LC
Proposed Hearing Date:	9-15-20
Hearing Body:	HC

AI



Professional Engineers, Land Surveyors and Planners

924 3<sup>rd</sup> St. So. Ste B, Nampa, ID 83651  
Ph (208) 454-0256 Fax (208) 467-4130  
Email: wmason@masonandassociates.us

LETTER OF EXPLANATION  
SPECIAL USE PERMIT and PRELIMINARY PLAT

We are requesting a special use permit and preliminary plat for parcel number R32500, with a general location north of Laster Street and south of Cleveland Blvd, Caldwell, Idaho.

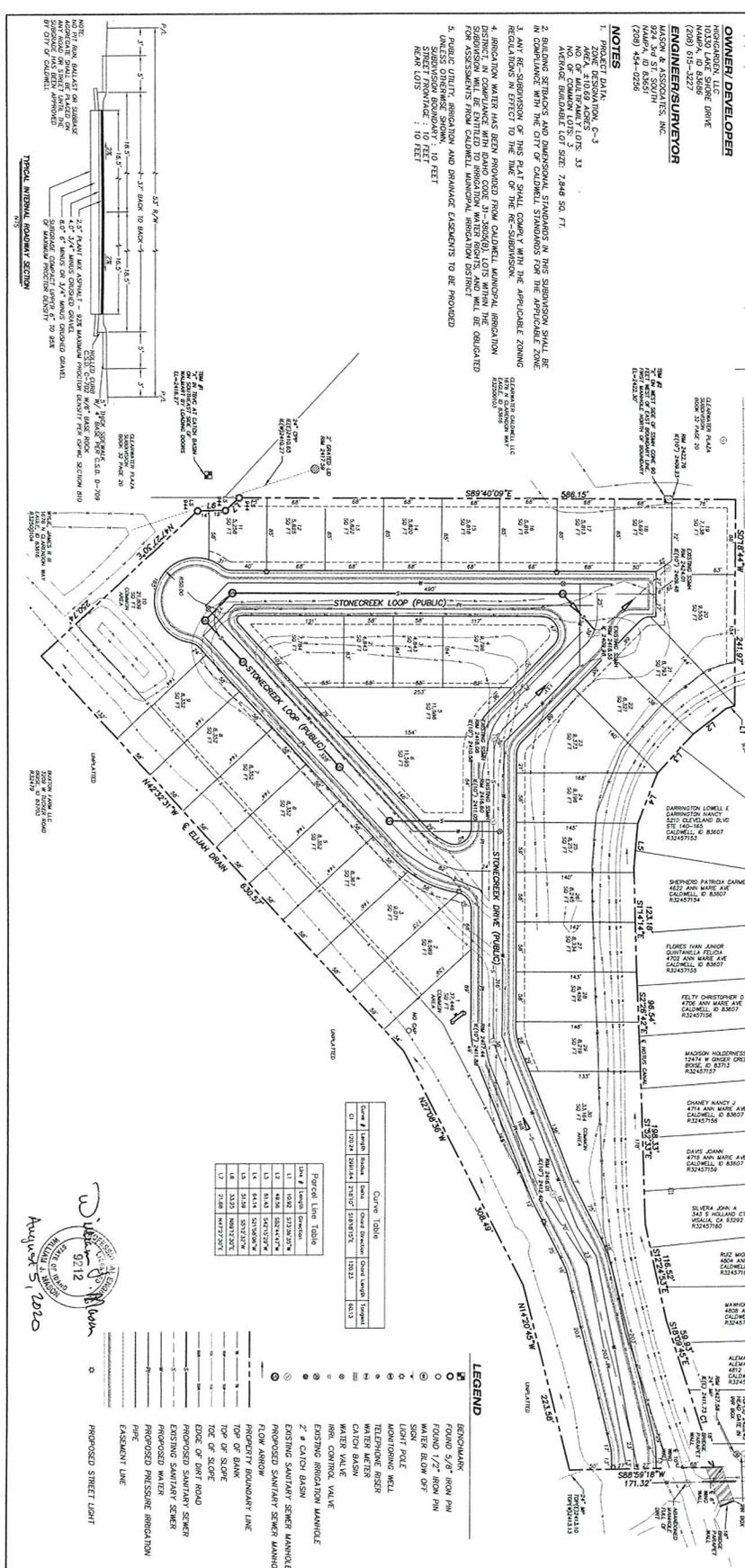
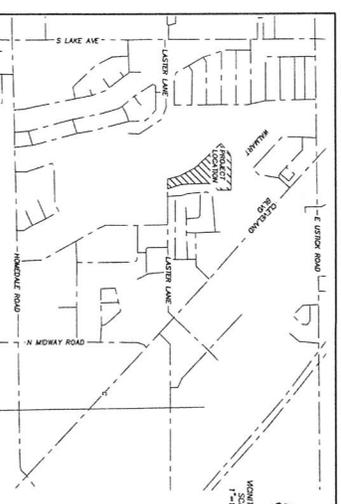
This property is currently zoned C-3 Commercial. Highgardens LLC wishes to place duplexes on this property. Although multi-family uses and triplexes are allowed on C-3, lower density duplexes are not an allowed use in the C-3 zone. The request is a special use permit to allow duplexes on a C-3 zoned property.

In addition, due to the fact there are no utilities in rear easements, we are requesting the rear easements be reduced from 10 feet to 5 feet. This will allow more useable lot area.

We believe that a special use permit allowing the lower density duplexes will be a good fit in this location.

AD

**PRELIMINARY PLAT**  
**FOR**  
**HIGHGARDEN ESTATES**  
 A PART OF THE NE 1/4 NW 1/4 SECTION 1, T. 3 N., R. 3 W., B.M.,  
 CALDWELL COUNTY, IDAHO 2020

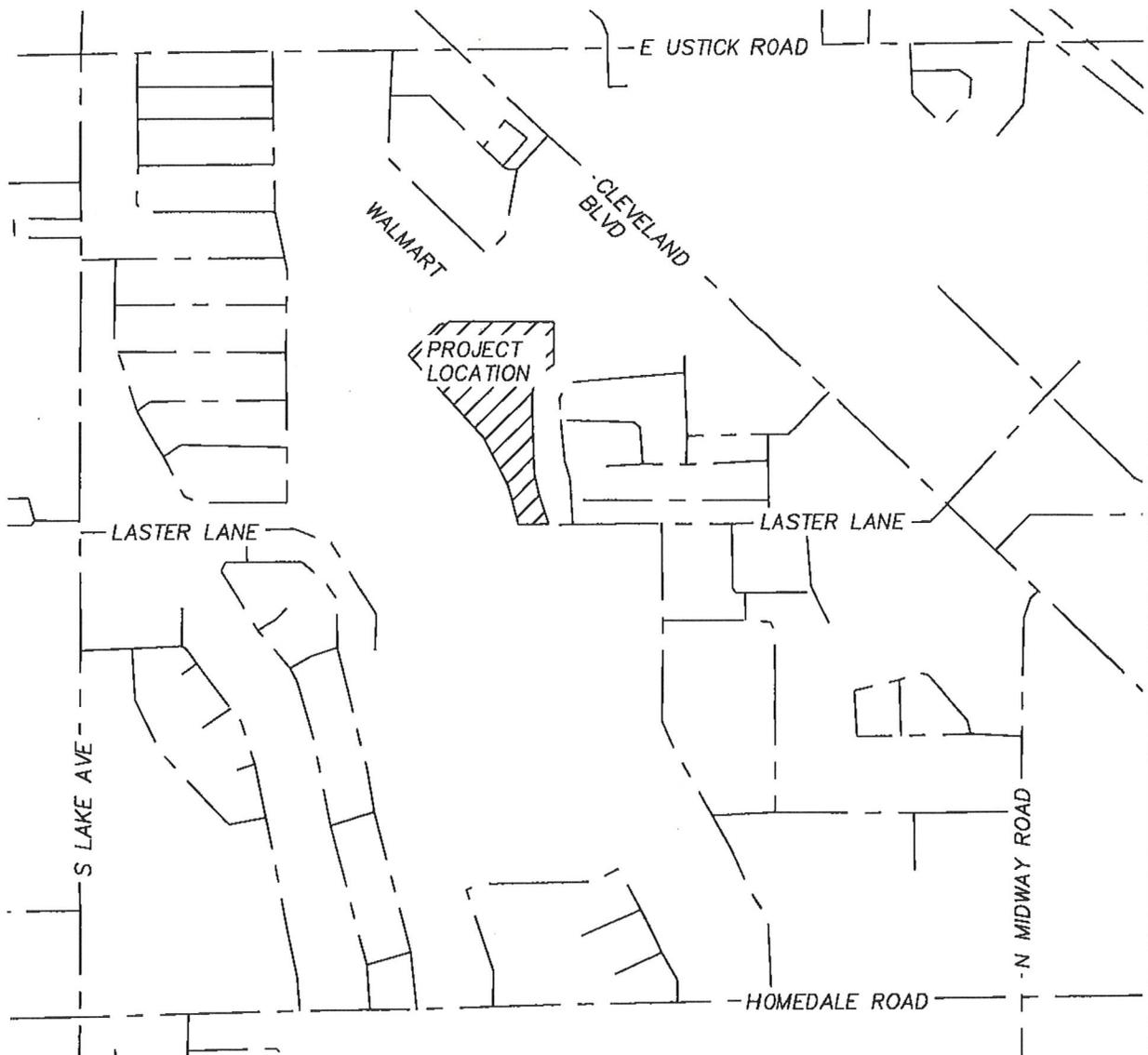


DRAWING TITLE <b>HIGHGARDEN ESTATES</b>  <b>PRELIMINARY PLAT</b> SHEET NO. 1 OF 1 SHEETS	JOB NO. DWG NO. SCALE DATE FIELD BOOK NO.	CLIENT: <b>HIGHGARDEN, LLC</b> 10330 LAKE SHORE DR. NAMPA, ID 83688 (208) 615-3227	DESIGNED BY:	NO.	BY	DATE	DESCRIPTION
			DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE	DESCRIPTION

A5

# VICINITY MAP FOR HIGHGARDEN ESTATES

A PART OF THE NE 1/4 NW 1/4, SECTION 1, T. 3 N., R. 3 W., B.M.,  
CALDWELL, CANYON COUNTY, IDAHO  
2020



<b>VICINITY MAP HIGHGARDEN ESTATES</b>	
<p style="font-size: small;">Professional Engineers, Land Surveyors &amp; Planners 6014 St. Paul, Maple, ID 83651 (208) 654-2888 Fax (208) 654-4188</p>	JOB NO. <b>FE0320</b>
	DWG NO. <b>FE03320PP</b>
SCALE: <b>1"=1000'</b>	REV. <input type="checkbox"/>
FIELD BOOK NO.	
DRAWN BY: <b>JH</b>	DATE: <b>6/3/2020</b>

AJ



Clayton St

Dartton St

Hickman St

Hilton St

Lexington St

Stoverton St

Siltan St

Winston St

Wester Ln

Abbecht St

Olinby Ave

Nashville Ave

SEALINGTON

Ann Marie Ave

Mike St

Kadia Ct

Catherine Ave

Sagewood Ln

Proctor St

War Eagle Rd

Shoshoni Rd

Thanna St

Kadia St

CANTON ROAD

Canyon County, Canyon County Assessor

8  
25

# Property Owner Acknowledgement

I, Highgarden, LLC, the record owner for real property addressed as 32500000 0' (APN), am aware of, in agreement with, and give my permission to Mason & Associates, Inc., to submit the accompanying application(s) pertaining the that property.

1. 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.
2. 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 8 day of JUNE, 20 2020

Glen Winters  
(Signature)

## CERTIFICATE OF VERIFICATION

STATE OF IDAHO )  
 ) ss.  
County of Canyon )

I, Angelene Cuella, a Notary Public, do hereby certify that on this 8<sup>th</sup> day of June, 2020, personally appeared before me Glen Winters, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.

Angelene Cuella  
NOTARY PUBLIC FOR IDAHO  
Residing at Middleton  
My Commission Expires January 30, 2025





Escrow No.: 34601913653-SS

2019-063258  
 RECORDED  
 12/27/2019 02:14 PM  
 CHRIS YAMAMOTO  
 CANYON COUNTY RECORDER  
 Pgs=2 EHOWELL \$15.00  
 TYPE: DEED  
 FIDELITY NATIONAL TITLE - BOISE  
 ELECTRONICALLY RECORDED

### QUITCLAIM DEED

#### FOR VALUE RECEIVED

Glen B. Winters, an unmarried man

do(es) hereby convey, release and forever quitclaim unto: **Highgarden, LLC, an Idaho Limited Liability Company**

whose current address is **10330 Lake Shore Dr, Nampa, ID 83686**, the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Date: 12-26-2019

Glen B. Winters  
Glen B. Winters

STATE OF Idaho, COUNTY OF Canyon, -ss.

On this 26 day of Dec., 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Glen B. Winters known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

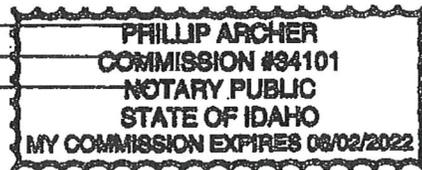
Signature: [Handwritten Signature]

Name: \_\_\_\_\_

Residing at: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

(SEAL)



AL

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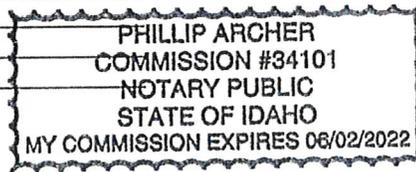
Date: 12-26-2019

  
\_\_\_\_\_  
Glen B. Winters

STATE OF Idaho, COUNTY OF Canyon, -ss.

On this 26 day of Dec., 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Glen B. Winters known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature:   
Name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



(SEAL)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 32500000 0**

---

A parcel of Land being a portion of the Southeast quarter of the Northwest quarter of Section 1, Township 3 North, Range 3 West, Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

Commencing at the Southeast corner of said Southeast quarter of the Northwest quarter (center quarter corner);  
thence

North 00°18'44" East, a distance of 30.01 feet along the Easterly boundary of said Southeast quarter of the Northwest quarter to a point; thence

South 88°59'18" West, a distance of 20.29 feet parallel with the Southerly boundary of said Southeast quarter of the Northwest quarter to a point on the approximate centerline of the Notus Canal, said point also being the POINT OF BEGINNING; thence

Continuing South 88°59'18" West, a distance of 171.32 feet parallel with the Southerly boundary of said Southeast quarter of the Northwest quarter to a point on the approximate centerline of the Elijah Drain; thence

Along said approximate centerline of the Elijah Drain the following courses and distances; thence

North 14°20'45" West, a distance of 223.58 feet; thence

North 27°08'36" West, a distance of 308.49 feet; thence

North 42°32'31" West, a distance of 630.57 feet; thence

Leaving said approximate centerline North 47°27'30" East, a distance of 250.74 feet; thence

North 89°12'30" East, a distance of 33.25 feet; thence

North 47°27'30" East, a distance of 21.88 feet; thence

South 89°40'09" East, a distance of 586.15 feet to a point on the Easterly boundary of said Southeast quarter of the Northwest quarter; thence

South 00°18'44" West, a distance of 241.97 feet along said Easterly boundary to a point on the approximate centerline of the Notus Canal; thence

Along said approximate centerline of the Notus Canal the following courses and distances: thence

South 73°36'35" West, a distance of 10.92 feet; thence

South 52°44'47" West, a distance of 49.56 feet; thence

South 42°15'29" West, a distance of 61.43 feet; thence

South 21°58'06" West, a distance of 64.14 feet; thence

South 05°12'32" West, a distance of 51.59 feet; thence

South 01°14'14" East, a distance of 123.18 feet; thence

South 02°26'42" East, a distance of 96.54 feet; thence

South 01°52'33" East, a distance of 198.33 feet; thence

South 12°24'53" East, a distance of 116.52 feet; thence

South 18°09'45" East, a distance of 59.93 feet; thence

120.24 feet along an arc to the left with a radius of 2,991.64 feet a central angle of 02°18'10" and a long chord that bears South 18°18'15" East, a distance of 120.23 feet to the POINT OF BEGINNING.

Excepting therefrom: a 30.00 foot right-of-way for Laster Lane

*AKO*

**EXHIBIT "A"**  
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**For APN/Parcel ID(s): 32500000 0**

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Excepting therefrom: a 30.00 foot right-of-way for Laster Lane

ALC



Escrow No.: 34601913653-SS

<b>2019-063251</b>
RECORDED
<b>12/27/2019 01:55 PM</b>
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 PBRIDGES \$15.00
TYPE: DEED
FIDELITY NATIONAL TITLE - BOISE
ELECTRONICALLY RECORDED

### WARRANTY DEED

#### FOR VALUE RECEIVED

HST Development, LLC, an Idaho Limited Liability Company

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Glen B. Winters, an unmarried man

GRANTEE(S), whose current address is: 10330 Lake Shore Dr, Nampa, ID 83686

the following described real property in Canyon County, Idaho, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s); that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

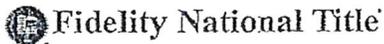
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 26<sup>TH</sup> day of December, 2019.

HST Development, LLC

BY:   
Eric Strand  
Manager

*Alp*



Escrow No.: 34601913653-SS

Electronically Recorded  
Stamped First Page Now  
Incorporated As Part of  
The Original Document

**WARRANTY DEED**

**FOR VALUE RECEIVED**

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IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 26<sup>TH</sup> day of December, 2019.

HST Development, LLC

BY:   
Eric Strand  
Manager

*Handwritten initials*

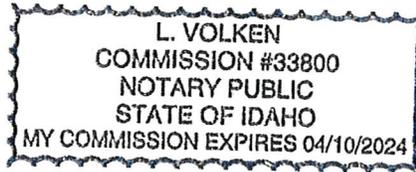
WARRANTY DEED  
(continued)

STATE OF Idaho, COUNTY OF Canyon, -ss.

On this 26<sup>th</sup> day of December, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Eric Strand, known or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of HST Development, LLC, a Limited Liability Company and acknowledged to me that he executed the same as such Manager.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

(SEAL)



Alp

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 32500000 0**

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Excepting therefrom: a 30.00 foot right-of-way for Laster Lane

AKP

Glen B. Winters  
10330 Lake Shore Dr  
Nampa, ID 83686

**Date:** January 27, 2020  
**Order No.:** 34601913653-MC  
**Buyer(s):** Glen B. Winters  
**Seller(s):** HST Development, LLC  
**Property:** TBD Cleveland Boulevard aka TBD Laster  
Street  
Caldwell, ID 83605

Dear Glen B. Winters:

Enclosed please find a recorded document.

Sincerely,



Matt Carey  
VP/Title Operations Manager  
matt.carey@fnf.com







**LANDSCAPE AREA PREPARATION NOTES:**

1. LIMIT THE MAXIMUM INCLINATION TO A MAXIMUM OF 4% IN ORDER TO PREVENT EROSION. EXPOSED SHOULDER WIDTH SHALL BE 18" MINIMUM. EXPOSED SHOULDER WIDTH SHALL BE 18" MINIMUM. EXPOSED SHOULDER WIDTH SHALL BE 18" MINIMUM.
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3. EXPOSED SHOULDER WIDTH SHALL BE 18" MINIMUM. EXPOSED SHOULDER WIDTH SHALL BE 18" MINIMUM. EXPOSED SHOULDER WIDTH SHALL BE 18" MINIMUM.
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**LANDSCAPE NOTES:**

1. ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF CALDWELL LANDSCAPE MAINTENANCE ORDINANCE.
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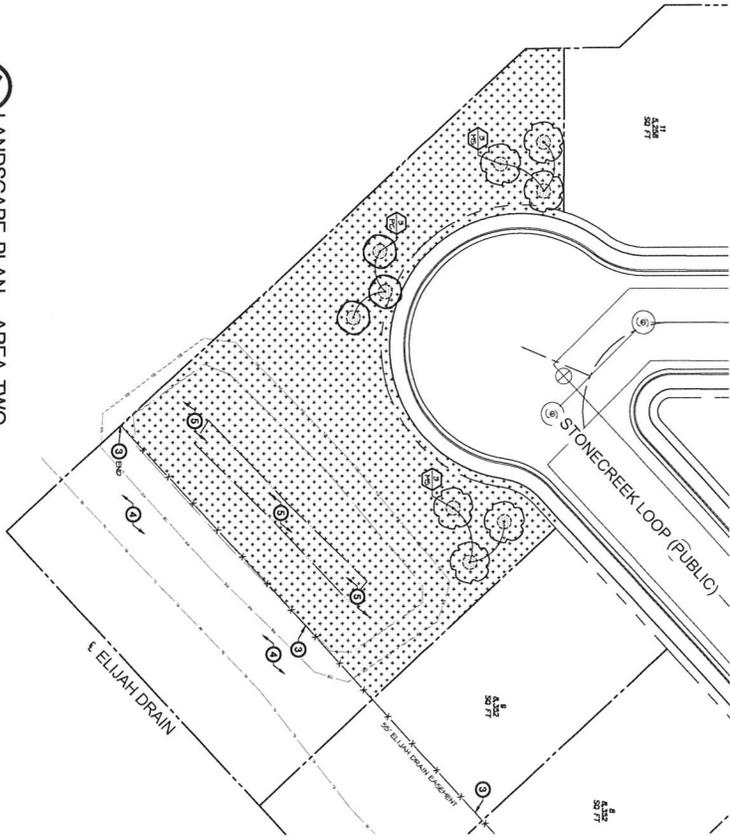
**LANDSCAPE REQUIREMENTS**

<b>STONECREEK DRIVE ENTRY BUFFER</b>	1. 10' WIDE BUFFER	2. 10' WIDE BUFFER
<b>COMMON OPEN SPACE REQUIREMENTS</b>	1. 10' WIDE BUFFER	2. 10' WIDE BUFFER

**PLANT SCHEDULE**

PLANT KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
1	Deciduous Shade Trees	Specialty Deciduous	1" CAL. 10' H	10' H	I
2	Coniferous Trees	Specialty Conifer	1" CAL. 10' H	10' H	II
3	Ornamental Flowering Trees	Specialty Flowering	1" CAL. 10' H	10' H	III
4	Shrubs/Perennials/Ornamental Grasses/Vines	Specialty Shrub	1" CAL. 10' H	10' H	IV

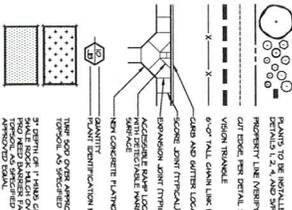
**LANDSCAPE PLAN - AREA TWO**  
SCALE: 1" = 20'-0"



**IRRIGATION NOTES:**

1. ALL LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A MAINLINE VALVE AND BACKFLOW PREVENTER.
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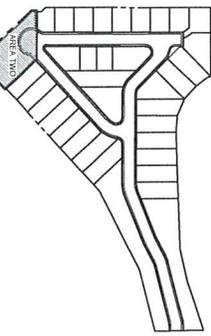
**LANDSCAPE LEGEND**



**CALLOUT LEGEND**

1. VISION TRIANGLE
2. 6'-0" TALL CHAIN LINK FENCE
3. ACCESSIBLE RAMP LOCATION
4. 6'-0" TALL CHAIN LINK FENCE

**KEY MAP**  
SCALE: 1" = 200'-0"



**118**  
Professional Engineer  
Call for more information  
20073  
7/21/2009  
SHEET NUMBER  
PL12

**HIGH GARDEN ESTATES  
LASTER LANE  
CALDWELL, IDAHO  
LANDSCAPE PLAN - AREA TWO**

**BRECKON**  
Landscape Architecture  
1000 S. 10th Street  
Caldwell, ID 83402  
509-776-6193  
www.breckonidaho.com

**IDAHO**  
Professional Engineer  
1000 S. 10th Street  
Caldwell, ID 83402  
509-776-6193  
www.breckonidaho.com

A9





CITY OF  
*Caldwell, Idaho*

November 26, 2019

**GARRET NANCOLAS**  
*Mayor*

208.455.3011  
(f) 208.455.3003

*City Hall*  
411 Blaine Street  
Caldwell, Idaho 83605

*Post Office Box*  
P.O. Box 1179  
Caldwell, Idaho 83606

For a list of the City  
Council members, visit:  
*Website*  
[www.cityofcaldwell.com](http://www.cityofcaldwell.com)

Glen B. Winters  
10330 Lake Shore Drive  
Nampa, Idaho 83686

Re: Aspen Park Sub. – TE-19-10

Dear Mr. Winters,

We reviewed your request for approval of a time extension for Aspen Park Subdivision. The review of this plat is based upon Subdivision Ordinance 11-02-03 F3. A determination has to be based upon the following criteria.

- (A) There are no outstanding city code violations on the subject property;
- (B) The preliminary plat, as previously approved, is still in the best interests of the safety, health and general welfare of the city;
- (C) There have been no significant changes to city code between the date of preliminary plat approval and the application date of the time extension request that would require substantial modifications to the lot layout.
- (D) The preliminary plat, as previously approved, is still in the best interests of the safety, health and general welfare of the city.

**Background**

The proposed subdivision is called Aspen Park Subdivision, SUB/PUD 126P-05, TE-19-10. The 10.7 acre subdivision located in a C-3 (Service Commercial) zone was approved in 2005. The applicant is proposing 30 building lots with 30 triplexes, as before. Access to the site is from Laster Street, which is a collector street.

**The following is Aspen Park Subdivision report:**

**City Departments Concerns:**

1. Street Radius – Fire and Engineering Departments
  - a. The proposed street design doesn't comply with current street design best practices.
  - b. The proposed east and west curves have created some perceived blind spots.

All

**The applicant needs to work with the engineering and fire department in regards to the street design.**

2. Street Width – Engineering Department
  - a. Stonecreek Loop is a residential street. The proposed width doesn't comply with city standards. Local Streets width is 53'-0".
  - b. Laster Street is a collector street. Collector street widths are 70'-0".

**See attached diagrams A and B**

3. Open space/landscaping - Planning Department
  - a. Ten percent of the site has to develop as open space.
  - b. The required open space can't be used for parking.

**Redesign with 10% of open space.**

4. Parking design – Planning and Engineering Departments
  - a. The site plan shows that off street parking is backing onto Stonecreek Loop.
  - b. Open spaced is being use for off street parking

**Redesign parking the location and placement of off street parking.**

5. Number of parking spaces required – Planning Department
  - a. 1.5 per dwelling unit is required or 45 off street parking spaces.

**Show the required parking spaces**

6. Lot sizes vs building size – Planning Department

The R-3 setback requirements as follows:

- a. Front – 20'- 0"
- b. Rear – 15'- 0"
- c. Side – 6'- 0"
- d. Lot square footage – 5,000 sq. ft.  
Corner – 6,500 sq. ft.

**The lots on the east and west side of the subdivision has an easement that runs near the center of the lots. Is there enough area to place a triplex on each lot and meet the setbacks, parking and other requirements?**

### **Conclusion**

The following are our findings and facts of this request:

- (A) There are no outstanding city code violations on the subject property;

**Yes there are. See comments in 1, 2, 3, 4, 5, 6**

(B) The preliminary plat, as previously approved, is still in the best interests of the safety, health and general welfare of the city;

- a. **The lots on the east and west side of the subdivision has an easement that runs through the lots. Is there enough area to place a triplex on each lot with required parking still meet the setback requirements?**
- b. **There is noncompliance in regards to street design, open space, landscaping,**

(C) There have been no significant changes to city code between the date of preliminary plat approval and the application date of the time extension request that would require substantial modifications to the lot layout.

**After reviewing the staff report, dated March 5, 2005, the City Code has gone through numerous changes in the last 19 years since this land use application was first made. Some of these changes include lot size standards, street standards, and zoning regulations. Most importantly the Planned Unit Development (PUD) section of the City Code 10-03-07 was rewritten, which would not allow this project to be approved as it now being proposed.**

(D) The preliminary plat, as previously approved, is still in the best interests of the safety, health and general welfare of the city.

**The lots on the east and west side of the subdivision has an easement that runs through the lot. Is there enough area to place a triplex on each lot and meet the setback requirements?**

Based upon, the review of this application, we have to deny the administrative renewal. If the applicant doesn't agree with the decision, it can be appeal to the city council as outlined in section 10-03-03 of the Caldwell City Code (Ord.2983, 12-15-2014 or apply for a new preliminary plat that meets current code requirements including the requirements provided in this letter.

Sincerely,



M. Jerome Mapp  
City of Caldwell  
Planning and Zoning Director  
621 Cleveland Blvd.  
Caldwell, Idaho 83605

Sincerely,



Brent Orton  
City of Caldwell  
Public Works Director  
621 Cleveland Blvd.  
Caldwell, Idaho 83605