



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 Special use

STAFF USE ONLY:

File number(s): SUB-2009-10
SUB-20-10

Project name: Wolf/ 10th Ave Heights

Date filed: 9/2 Date complete: _____

Related files: Ann-19-07

\$2,018.01

Subject Property Information

Address: _____ Parcel Number(s): R356640000

Subdivision: 10th Ave Heights Block: _____ Lot: _____ Acreage: 2.4 Zoning: R3

Prior Use of the Property: AG

Proposed Use of the Property: Multi family - 34 units

Applicant Information:

Applicant Name: Blake Wolf Phone: 208-941-7500

Address: 843 W. Horizon Wy City: Nampa State: ID Zip: 83686

Email: Wolfbuildingco@gmail.com Cell: same

Owner Name: Rivo Co Properties Phone: 208-340-6407

Address: 1200 Shoop St City: Salmon State: ID Zip: 83467

Email: Nate @ Saweway market.com Cell: same

Agent Name: (e.g., architect, engineer, developer, representative) Den Lardie - Leavitt & Associates

Address: 1324 1st St S. City: Nampa State: ID Zip: 83651

Email: dlardie @ leavittengineers.com Cell: 208-463-0333

Authorization

Print applicant name: Blake Wolf

Applicant Signature: [Signature] Date: 8/30/20

33maclay

9 residential
2 commercial

AI



CITY OF
Caldwell, Idaho

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: <u>16th Ave Heights</u>		File #:
Applicant/Agent: <u>Blake Wolf</u>		
<i>Please check with the Engineering Department prior to submitting your application to see if a Traffic Impact Study will be required.</i>		
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	
✓	Copy of the Order of Decision, and/or other documents pertaining to prior approvals of the site	
✓	Preliminary Plat (full size, 1 copy, folded)	
<i>n/a</i>	Final Plat (full size, 2 copies, folded)	
✓	Approved Subdivision name and approved street names (please provide written verification from Mapping Department)	
✓	Landscape Plan, specific to submitted phase	
<i>n/a</i>	Traffic Impact Study – <i>must be completed prior to submittal</i>	
✓	Vicinity map	
✓	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: _____ Commercial: 89 Industrial: _____ Common: 2

Phased Project: Yes No If "yes", Phase #: _____ Total Acreage: 24

Min. Lot Size (excluding common lots): 6,187 sq ft Max. Lot Size (excluding common lots): 12,917

Avg. Lot Size (excluding common lots): 3,916 % Useable Open Space: ~~10%~~ 10.4%

List all types of useable open space: Landscaping of tot lot & irrigation station

STAFF USE ONLY:

Date Application Received: _____

Received by: _____

Proposed Hearing Date: _____

Hearing Body: _____

AI



CITY OF
Caldwell, Idaho

Planning & Zoning

LANDSCAPE PLAN

Project Name: <i>10th Ave Heights</i>	File #:
Project Address:	

Applicant (v)	Description	Staff (v)
/	Detailed plan at a scale no smaller than 1" to 50' submitted in 8 1/2 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:	_____
Received by:	_____
Date Approved:	_____
Approved by:	_____

AI

Daily Fee Payment Report

Payment Date From: 09/03/2020

Payment Date To: 09/04/2020

Permit#	Payment Date	Payment Amount	Payment Type	Reference	Note	Receipt No	Received From	Fee	Fee Amount Paid
SUB20-000006	09/03/2020	2,018.01	Credit	030920a42-882898be-f048-464a-a249-5ca020074f45	SUB20-000006	0	BLAKE WOLF RCE-37174	Misc Fee	2018.01

AI

10th Ave Heights Subdivision

August 31, 2020

Regarding: Preliminary Plat application narrative describing proposed use/request

To whom it may concern:

I am applying for the Preliminary Plat for 10th Ave Heights subdivision. This subdivision is in an existing R3 zone near the SW corner of Amber St. and 10th Ave. The subdivision will consist of 9 buildable lots and 2 common lots. A total of 34 living units in 8 four plexes and 1 duplex will be constructed along with the necessary amount of parking stalls. All building lots will be on their own taxable parcel with a common HOA to manage and maintain the tot lot, dumpster, common lots, irrigation system, storm water systems and parking areas.

Thank you,

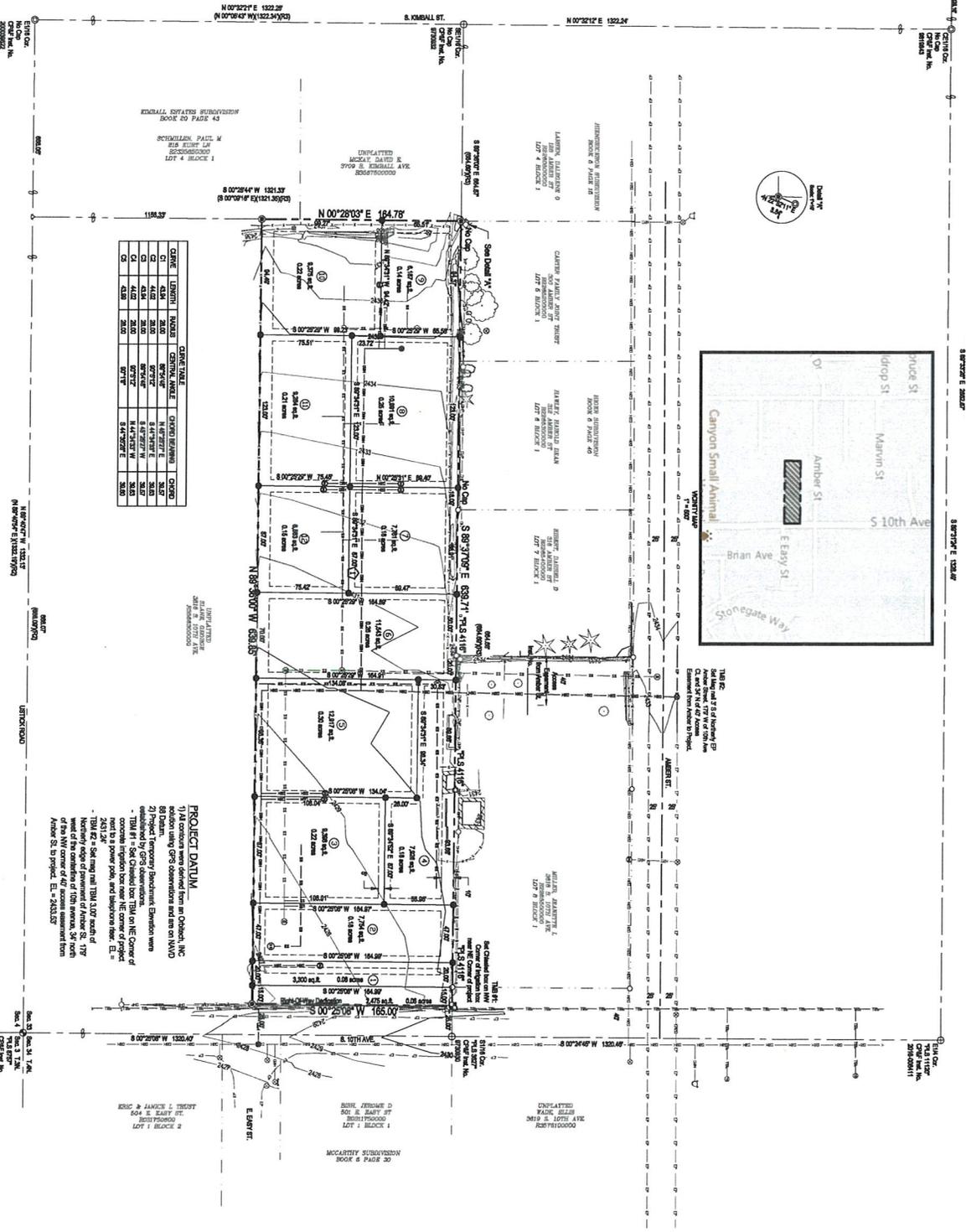
Blake Wolf

wolfbuildingco@gmail.com

208.941.7700

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**PRELIMINARY PLAN OF
10th AVENUE HEIGHTS SUBDIVISION**
LOCATED IN THE SE 1/4, SE 1/4 OF SECTION 33,
T. 4 N., R. 3 W., B.M. CITY OF CALDWELL, CANYON COUNTY, IDAHO
2020



CHAIN	LENGTH	BEARING	CHAIN	LENGTH	BEARING
C1	1.41	S 89° 51' 00" W	C1	1.41	S 89° 51' 00" W
C2	1.41	S 89° 51' 00" W	C2	1.41	S 89° 51' 00" W
C3	1.41	S 89° 51' 00" W	C3	1.41	S 89° 51' 00" W
C4	1.41	S 89° 51' 00" W	C4	1.41	S 89° 51' 00" W
C5	1.41	S 89° 51' 00" W	C5	1.41	S 89° 51' 00" W
C6	1.41	S 89° 51' 00" W	C6	1.41	S 89° 51' 00" W
C7	1.41	S 89° 51' 00" W	C7	1.41	S 89° 51' 00" W
C8	1.41	S 89° 51' 00" W	C8	1.41	S 89° 51' 00" W
C9	1.41	S 89° 51' 00" W	C9	1.41	S 89° 51' 00" W
C10	1.41	S 89° 51' 00" W	C10	1.41	S 89° 51' 00" W

PROJECT DATUM
 1) All corners were derived from an Oklahoma, INC
 section utility GPS station and are on NAD83
 2) The property boundary extension was
 established by GPS observations.
 3) The 1" = 50' Contour Line on the Corner of
 the section is shown on the corner of project
 2451.24'.
 4) The 2" = 50' Contour Line on the corner of
 the section is shown on the corner of project
 2451.24'.
 5) The 4" = 50' Contour Line on the corner of
 the section is shown on the corner of project
 2451.24'.
 6) The 8" = 50' Contour Line on the corner of
 the section is shown on the corner of project
 2451.24'.
 7) The 16" = 50' Contour Line on the corner of
 the section is shown on the corner of project
 2451.24'.
 8) The 32" = 50' Contour Line on the corner of
 the section is shown on the corner of project
 2451.24'.
 9) The 64" = 50' Contour Line on the corner of
 the section is shown on the corner of project
 2451.24'.
 10) The 128" = 50' Contour Line on the corner of
 the section is shown on the corner of project
 2451.24'.

NOTES:

1. The owner of the land hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief.
2. The owner of the land hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief.
3. The owner of the land hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief.
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12. The owner of the land hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief.
13. The owner of the land hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief.
14. The owner of the land hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief.
15. The owner of the land hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief.
16. The owner of the land hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief.
17. The owner of the land hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief.
18. The owner of the land hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief.
19. The owner of the land hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief.
20. The owner of the land hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief.

LEGEND	DESCRIPTION
○	Corner of Section
○	Corner of Township
○	Corner of Range
○	Corner of County
○	Corner of State
○	Corner of Federal
○	Corner of Private
○	Corner of Public
○	Corner of Unrecorded
○	Corner of Encroachment
○	Corner of Easement
○	Corner of Right-of-Way
○	Corner of Utility
○	Corner of Other

TITLE: PRELIMINARY PLAN
 A PORTION OF THE SE 1/4, SE 1/4,
 SECTION 33, T. 4N., R. 3W., B.M.
 CANYON COUNTY, IDAHO

DATE: 08/18/2020
 DESIGNED BY: BLAKE WOLF
 CHECKED BY: ANW
 DRAWING NO: 11819TOP0
 SHEET 1 OF 1

COMPASS LAND SURVEYING
 623 11th Avenue South
 Nampa, ID 83651
 (208) 442-0115
 (208) 327-2106 Fax

CLIENT:
BLAKE WOLF
WOLF BUILDING CO.
 843 W. HORIZON WAY
 NAMPA, ID 83688
 208-941-7700

No.	BY	DATE	DESCRIPTION

A3

PLAT OF
10th AVENUE HEIGHTS SUBDIVISION

LOCATED IN THE SE 1/4 SE 1/4 OF SECTION 33,
T. 4 N., R. 3 W., B.M., CITY OF CALDWELL, CANYON COUNTY, IDAHO
2020

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Caldwell, Canyon County, Idaho, do hereby certify that at a regular meeting of the City Council held on the _____ day of _____ in the year of 2020, this plat was duly accepted and approved.

City Clerk, Caldwell, Idaho _____

Date _____

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer, in and for the City of Caldwell, Canyon County, Idaho hereby approve this plat.

Caldwell City Engineer _____

Date _____

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor, in and for Canyon County, Idaho, do hereby certify that I have checked this Plat, and that it complies with the Statute of Idaho Code relating to Plats and Surveys.

Canyon County Surveyor _____

Date _____

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C. 50-1306, do hereby certify that any and all current and/or delinquent Canyon County Property Taxes for the property included in this proposed subdivision have been paid in full. The certificate is valid for the next thirty (30) days only.

County Treasurer _____

Date _____

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied based on a review by a Licensed Professional Engineer (LPE) representing the City of Hagera and the CLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have also been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be re-imposed. In accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/sanitary facilities shall be allowed.

District Health Department, EHS _____

Date _____

APPROVAL OF CITY OF CALDWELL PLANNING AND ZONING COMMISSION

Chairman _____

Date _____

A3

PLAT OF
10th AVENUE HEIGHTS SUBDIVISION
 LOCATED IN THE SE 1/4 SE 1/4 OF SECTION 33,
 T. 4 N., R. 3 W., B.M., CITY OF CALDWELL, CANYON COUNTY, IDAHO
 2020

A3

CERTIFICATE OF OWNERS

Known all men by these presents that Wolf Building Company LLC, Does Hereby Certify that they are the Owners of the Real Parcel of Land Hereafter Described and that it is their intention to include said Real Property in this Subdivision Plat.

The following Describes a parcel of land being a portion of the SE 1/4 SE 1/4 of Section 33, Township 4 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County Idaho, more particularly described as follows:

Commencing at a found Aluminum Cap stamped "PLS 1122" marking the E 1/4 Corner of said Section 33, said corner bears S. 89 37' 09" E., a distance of 1320.48 feet from a found 5/8 inch diameter iron pin marking the E 1/16 Corner of said Section 33;

Thence along the Eastern Section line of said Section 33, S. 00 24' 45" W., a distance of 1320.48 feet to a found Aluminum Cap stamped "PLS 927" marking the S 1/4 Corner of said Section 33;

Thence leaving said Eastern Section line, N. 89 37' 09" W., a distance of 25.00 feet to the POINT OF BEGINNING, said point monumented with a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence along a line that is parallel to and 25.00 feet West of the Eastern Section line of said Section 33, S. 00 29' 08" W., a distance of 165.00 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence leaving said parallel line, N. 89 36' 00" W., a distance of 639.85 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 00 28' 03" E., a distance of 164.78 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence S. 89 37' 09" E., a distance of 639.71 feet to the POINT OF BEGINNING.

This parcel contains 2.42 acres (106,495 square feet) more or less.

The Easements as shown on this Plat are not Dedicated to the Public, however the right to use said Easements is hereby Perpetually Reserved for Public Utilities and such other uses as Designated within this Plat and no Permanent Structures are to be erected within the lines of said Easements.

All Lots in this Plat will be Eligible to Receive Water Service from the City of Caldwell, and the City of Caldwell has agreed in writing to serve all Lots in this Subdivision.

Blake Wolf _____ Date _____
 Manager, Wolf Building Company, LLC.

ACKNOWLEDGMENT
 STATE OF IDAHO
 COUNTY OF CANYON } SS

On this _____ day of _____, in the year 2020, before me, Blake Wolf, personally appeared, known or identified to me to be the Manager of Wolf Building Company LLC, the United Liability Company that Executed the Instrument of the person who Executed the Instrument on behalf of said United Liability Company and acknowledged to me that said United Liability Company Executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

Notary Public for _____
 Residing at _____
 Commission expires _____

CERTIFICATE OF SURVEYOR

I, RICHARD A. GRAY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THE ATTACHED PLAT, WAS SURVEYED BY MY ACTUAL SURVEY MADE ON THE GROUND AND MADE BY ME OR UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON AND IS IN CONFORMANCE WITH STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND PLANG ACT; IDAHO CODES 56-1601 THROUGH 56-1612.

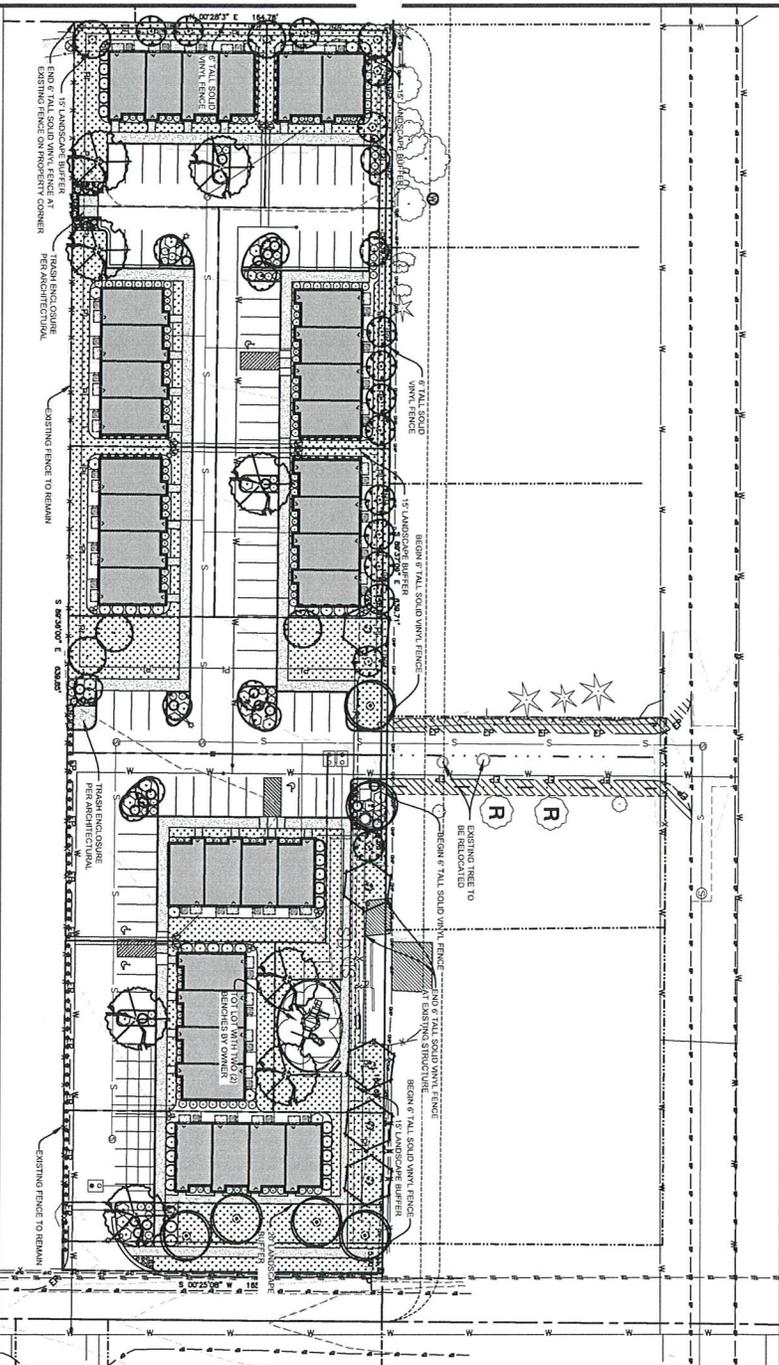


RICHARD A. GRAY _____ P.L.S. LICENSE NO. 7732



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LANDSCAPE PLAN



LANDSCAPE AREA PREPARATION

1. LIMIT TREE SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
2. REMOVE EXISTING GRASS, VEGETATION, AND TURF DO NOT MIX TO SURFACE SOIL.
3. REMOVE EXISTING GRASS, VEGETATION, AND TURF DO NOT MIX TO SURFACE SOIL.
4. REMOVE EXISTING GRASS, VEGETATION, AND TURF DO NOT MIX TO SURFACE SOIL.
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11. REMOVE EXISTING GRASS, VEGETATION, AND TURF DO NOT MIX TO SURFACE SOIL.

WEED ABATEMENT

1. ALL AREAS TO BE PLANTED OR MAINTAINED SHALL HAVE WEED ABATEMENT OPERATIONS.
2. CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH ROUND-UP CONTACT HERBICIDE OR APPROVED EQUIVALENT.
3. CONTRACTOR SHALL COVER THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS AT CONCLUSION OF THIS WEEDING PERIOD. DISCONTINUE WATERING FOR THREE (3) DAYS AT CONCLUSION OF ROUND-UP TO ALL EXPOSED WEEDS. APPLY IN STREET AT LEAST SEVEN (7) DAYS REMOVE WEEDS FROM THE SITE.
4. IF ANY EVIDENCE OF WEED REGENERATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR AT THE TIME OF PLANNING AND MAINTENANCE ALL PLANTING AREAS SHALL BE WEED FREE.

SITE DEVELOPMENT FEATURES

1. CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES.
4. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES.
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11. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES.

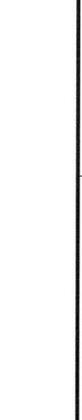
GENERAL NOTES

1. CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES.
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10. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES.
11. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES.

TREE TRANSPLANT NOTES:

1. THESE NOTES SHALL BE REMOVED AND REPLACED WITH HYDRATED TREE NOTES AND ANNUAL ROOT BALL DEPTH AS NOTED. ONE FULL DAY BEFORE TRANSPLANT ALL DECIDUOUS TREES SHALL BE SPRAYED WITH AN ANTI-DESICCANT AND ALL TREES SHALL BE WATERED DAILY THROUGHOUT THE TRANSPLANT PERIOD.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES.
4. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES.
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10. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES.
11. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES.

LANDSCAPE LEGEND



PLANT SCHEDULE

KEY	SPACING	MATURE SIZE	CLASS
1	2' x 2'	20' Hgt, 20' W	CLASS I
2	2' x 2'	30' Hgt, 25' W	CLASS II
3	2' x 2'	40' Hgt, 15' W	CLASS III
4	2' x 2'	40' Hgt, 20' W	CLASS III
5	2' x 2'	40' Hgt, 30' W	CLASS III
6	2' x 2'	30' Hgt, 15' W	CLASS II

LANDSCAPING INFORMATION

- RESIDENTIAL LANDSCAPE BUFFER: 10 FT MINIMUM BUFFER
- COMMERCIAL LANDSCAPE BUFFER: 15 FT MINIMUM BUFFER
- INDUSTRIAL LANDSCAPE BUFFER: 20 FT MINIMUM BUFFER
- STREET BUFFER: 10 FT MINIMUM BUFFER
- SIDEWALK BUFFER: 5 FT MINIMUM BUFFER
- DRIVEWAY BUFFER: 5 FT MINIMUM BUFFER
- UTILITY BUFFER: 5 FT MINIMUM BUFFER
- FENCE BUFFER: 5 FT MINIMUM BUFFER
- SIGNAGE BUFFER: 5 FT MINIMUM BUFFER
- TRASH ENCLOSURE BUFFER: 5 FT MINIMUM BUFFER
- TRASH ENCLOSURE BUFFER: 5 FT MINIMUM BUFFER
- TRASH ENCLOSURE BUFFER: 5 FT MINIMUM BUFFER

LANDSCAPE PLAN

10TH AVENUE HEIGHTS
SANDREWEIL, IDAHO

OWNER: BLAKE WOLF
3843 W. HORIZON WAY
NAMPA, IDAHO 83866
PHONE (208) 941-7700

DESIGNED BY: AJ
DRAWN BY: AJ
CHECKED BY: JM
DATE: 8/27/2020

LEAVITT & ASSOCIATES ENGINEERS, INC.

STRUCTURAL * CIVIL SURVEYING

1324 FIRST STREET SOUTH NAMPA IDAHO 83651
PHONE (208)463-0333/463-7670 FAX (208)463-9640

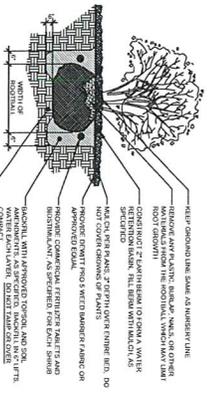
REVISIONS

NO.	DATE	BY	DESCRIPTION
05/11/20	NJP	ISSUED FOR APPROVAL	

AS NOTED

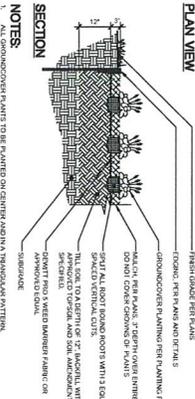
1 DURA EDGE STEEL

NOT TO SCALE



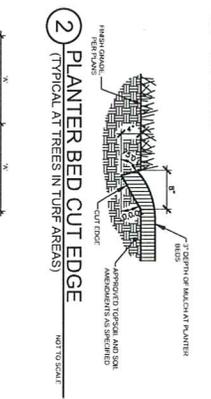
2 PLANTER BED CUT EDGE

NOT TO SCALE



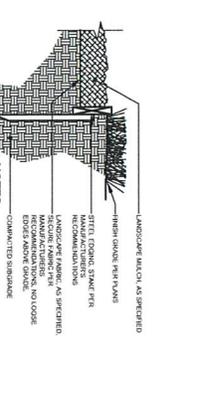
3 PERENNIAL & GROUND COVER

NOT TO SCALE



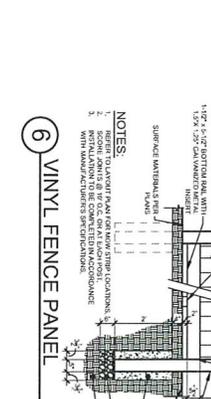
4 SHRUB PLANTING

NOT TO SCALE



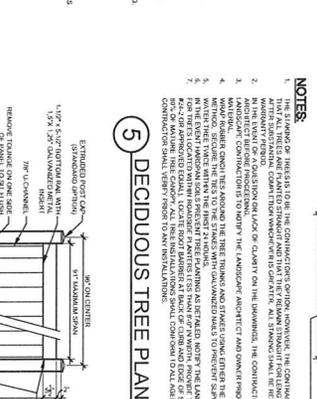
5 DECIDUOUS TREE PLANTING

NOT TO SCALE



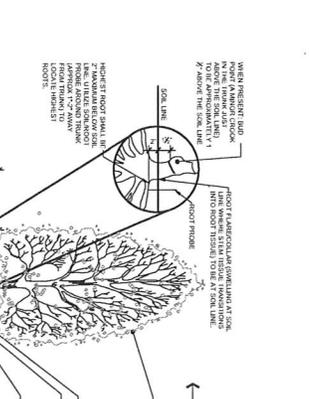
6 VINYL FENCE PANEL

SCALE: 1/8\"/>



7 PLANTER BED CUT EDGE

NOT TO SCALE



NOTES:

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION SCHEDULE.
2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION SCHEDULE.
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10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION SCHEDULE.

NO.	DATE	BY	DESCRIPTION
1	05/11/20	NJP	ISSUED FOR APPROVAL
2			
3			

10TH AVENUE HEIGHTS
CALDWELL, IDAHO

OWNER/DESIGNER:
BLAKE WOLF
843 W. HORIZON WAY
NAMPA, IDAHO 83686
PHONE (208) 941-7700

LANDSCAPE DETAILS

DATE: 8/27/2020

PROJECT: 10TH AVENUE HEIGHTS

SCALE: AS NOTED

LEAVITT & ASSOCIATES ENGINEERS, INC.

STRUCTURAL * CIVIL SURVEYING

1324 FIRST STREET SOUTH NAMPA IDAHO 83651
PHONE (208)463-0333/463-7670 FAX (208)463-9040

AS NOTED

L-3

EXHIBIT A

BEGINNING at the Northeast corner of the East One-Half of the Southeast Quarter of the Southeast Quarter of Section 33, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence 165 feet South along the East boundary of said Section, thence West 664.6 feet on a line parallel to the North boundary of the said East Half of the Southeast Quarter of the Southeast Quarter of said Section 33 to the West boundary of said tract, thence North 165 feet along the West boundary of said tract to the Northwest corner of said tract, thence East 664.6 feet along the North boundary line of said tract to the REAL POINT OF BEGINNING.

TOGETHER WITH an easement for ingress, egress and utilities over, under and across the West 40 feet of Lot 8, Block 1, Higer Subdivision, according to the Plat filed in Book 5 of Plats at page(s) 40, records of Canyon County, Idaho

**Order of Decision by the Mayor and City Council
City of Caldwell, Idaho
Public Hearing Held October 21, 2019
Signed November 4, 2019**

Subject: Case No. ANN-19-07 (Wolf Annexation)

The following Land Use Action is the primary feature of this application:

- Annex 2.5 acres, more or less, with an R-3 (High Density Residential) zoning designation with an Annexation Agreement.

TABLE OF CONTENTS:

I	COURSE OF PROCEEDINGS
II	GENERAL FACTS
III	TESTIMONY
IV	APPLICABLE LEGAL STANDARDS
V	COMPREHENSIVE PLAN ANALYSIS
VI	FINDINGS OF FACT
VII	CONCLUSIONS OF LAW
VIII	RECOMMENDATION
IX	ORDER OF DECISION

I COURSE OF PROCEEDINGS

- 1.1 The Caldwell Planning and Zoning Department issued a notice of Public Hearing on application ANN-19-07 to be held before the Caldwell Planning & Zoning Commission on September 10, 2019. Public notice requirements set forth in Idaho Code, Chapter 65, Local Planning Act, were met. On, or before, August 25, 2019, notice was published in the Idaho Press Tribune, and on, or before, August 23, 2019 notice was mailed to all political subdivisions providing services to the site and to all property owners within 300 feet of the project site; and on, or before, August 29, 2019 notice was posted on the site.
- 1.2 On September 10, 2019 the Caldwell Planning & Zoning Commission **recommended denial** of the request.
- 1.3 The Caldwell Planning and Zoning Department issued a notice of Public Hearing on application ANN-19-07 to be held before the Caldwell City Council on October 21, 2019. Public notice requirements set forth in Idaho Code, Chapter 65, Local Planning Act, were met. On, or before, October 6, 2019, notice was published in the Idaho Press Tribune, and on, or before, October 4, 2019 notice was mailed to all political subdivisions providing services to the site and to all property owners within 300 feet of the project site; and on, or before, October 10, 2019 notice was posted on the site.
- 1.4 On October 21, 2019 the Caldwell City Council **approved** the request.



All

1.5 Files and exhibits relative to this application are available for review in the Planning and Zoning Department, 621 Cleveland Boulevard, Caldwell and at applicable public hearings.

II GENERAL FACTS

2.1 APPLICANT/OWNER: Blake Wolf, 843 W. Horizon Way, Nampa, Idaho, 83686.

2.2 OWNER: John Tietsort, 2622 Aspen Falls Avenue, Caldwell, Idaho, 83605.

2.3 REQUEST: The applicant is requesting to annex approximately 2.5 acres with an R-3 zoning designation. The applicant plans to construct multi-family structures on the property.

2.4 COMPREHENSIVE PLAN DESIGNATION: The Caldwell Comprehensive Plan Map designation for the site is High Density Residential.

High Density Residential- Suitable for more intense land uses and as a transitional district to include: multi-family housing such as apartments, townhouses, condominiums, and manufactured home parks. This classification is also suitable for professional office development and limited neighborhood commercial uses, public and semi-public uses, and compatible institutional uses. The residential density range shall not exceed twenty-five (25) units per gross acre and it shall not exceed thirty-five (35) units per gross acre for a mixed use (planned unit development) site.

COMPREHENSIVE PLAN COMPONENTS APPLICABLE TO THE REQUEST:

Land Use: The subject property is surrounded by the following land uses:

<u>Direction</u>	<u>Zone</u>	<u>Comprehensive Map</u>	<u>Use</u>
Site	County	High Density Residential	Vacant Land
North	R-3/R-1	High Density Residential	Daycare/Residential
South	County	High Density Residential	Vacant Land
East	R-1	Commercial	Residential
West	County	Low Density Residential	Residential

2.5 Transportation/Connectivity: The subject property has frontage onto 10th Avenue, a minor arterial roadway.

2.6 Public Services, Utilities and Facilities: The engineering department, fire marshal, building department, police department, Caldwell School District, Canyon Highway District #4, Canyon County DSD, and Pioneer Irrigation District were all sent a request for comment on August 8, 2019.

III PUBLIC TESTIMONY

3.1 Before the Planning & Zoning Commission, September 10, 2019

Jarom Wagoner, 621 Cleveland Blvd., Caldwell, ID 83605, Senior Planner, presented the staff report. Mr. Wagoner stated the applicant is requesting to annex 2.5 acres with an R-3 zoning designation. The applicant plans to construct multi-family structures on the property. The Comprehensive Plan map does designate this area as high density residential.

Blake Wolf, 843 W. Horizon Way, Nampa, Idaho stated he provided a conceptual plan and that is the general the idea of what he intends on doing. If the annexation is approved he plans to put in triplexes and 4 plexes. There will be a secondary shared right in/right out only. He plans to put in a residential style 4 plex. This product will fit in the conceptual plan. A couple concerns at the neighborhood meeting; one is gravity irrigation. He expressed that will all be taken care of, he will

AK

have an Engineer figure out how to get water around. Traffic is another concern and there will be two ways in. Utilities are all available. This fits a very high need in the valley.

Commissioner Hunsicker asked why would it better to have different owners.

Mr. Wolf said the ownership is a group, a group of 3 families so they will split it up.

Mr. David McKay, 3709 S Kimball, Caldwell, Idaho (neutral) stated he had one question – at the end of the field to the left he has 1.5 acre. His concern is their access road comes up to his property, he would be landlocked if they build houses along the left hand side of that.

Mr. Wagoner stated he should talk to the property owner.

Commissioner Keller asked where access is to his property right now.

Mr. McKay said Kimball, the driveway he has now is less than 40 ft wide so he couldn't put a road through there.

Mr. MacDonald said there could be a private drive, depending on how many lots they proposed.

Tom Blaisdell, 3611 S 10th Ave., Caldwell, Idaho (opposition) owns the property at 3611 S 10th, it is a very busy intersection. There needs to be something done with this intersection. People will end up parking up and down Amber because there won't be enough parking.

Dale Larsen, 128 Amber Street, Caldwell, Idaho signed in opposition but chose not to speak.

Julie Larsen, 128 Amber Street, Caldwell, Idaho signed in opposition but chose not to speak.

Teresa Draper, 3618 S. 10th Avenue, Caldwell, Idaho signed in opposition but chose not to speak.

Lyn Draper, 3618 S. 10th Avenue, Caldwell, Idaho (opposition) stated his concern has been addressed so far. His main concern is traffic. He would like to see 20 mph signs placed on Amber. Even though it's a right turn only on 10th, he thinks the majority of traffic will go off Amber and it will be horrendous. He would like to see posted speed limit signs and traffic monitoring.

Dean and Judy Hawley, 312 Amber St., Caldwell, Idaho (opposition) stated he moved here 20 years ago. He is concerned with the traffic and noise and the irrigation ditch behind his house.

Marty Gudmundson, 3806 Brian Ave, Caldwell, Idaho, (opposition) stated she just bought her house in April and already realized traffic going down Brian Avenue isn't from the subdivision. People race down this road. According to all her neighbors people cut through from 10th and Ustick. Also, since the Walmart was built traffic is horrendous. If there is a right turn only she would like to see a barrier in the middle of 10th. She uses flood irrigation and it is a private line so when something doesn't work they have to talk to their neighbors. At the neighborhood meeting Mr. Wolf said they would have to talk to the Engineering Dept. That makes her very nervous.

Darrell Sibert, 316 Amber St, Caldwell Idaho, (opposition) stated a subdivision this size needs to accommodate all the necessities for that property. It should never be a burden to the existing properties surrounding it. He figures a minimum of 80 cars and most won't go west. A left hand turn on 10th is pretty impossible. The conceptual plan didn't have any green space or an area for children to play. Flood irrigation will affect the area as well.

Ryan McKinnon, 216 Kurt Lane, Caldwell, Idaho (opposition) stated this development will decrease his property value substantially. It all comes down to density and this is too much. He would like to formally complain that he was never informed that an area was zoned R-3 just last March.

Commissioner Hunsicker asked about the area he is saying is zoned R-3. She stated that area was still agriculture, the comp plan designates it as R-3 but it is still in the county. The daycare was the only area that was rezoned.

Mr. Wagoner stated the land directly to the East is in the County and the Comprehensive Plan Map designates that area as high density residential, which is just a future vision of the City rezonings. But it is in the County.

Sarah Smith, 321 Amber St., Caldwell, Idaho signed in opposition but chose not to speak.

Karen McKinnon, 216 Kurt Lane, Caldwell, Idaho signed in opposition but chose not to speak.

Allen E Carter, 300 Amber St., Caldwell, Idaho signed in opposition but chose not to speak.

Mr. Wolf (rebuttal) stated they will exceed the 1.8 parking per unit but they are confined by space. When they talked about the right in/right out a barrier will be placed on 10th to prevent traffic to turn the opposite direction. Irrigation was a big topic for the neighbors and that will be part of their design. It is their plan to divert it, they legally cannot deny anyone water. It will most likely be impossible to break ground in January, probably not until later in the spring. He apologizes to Mr. McKinnon on the zoning confusion. He didn't mean to mislead him he was speaking of what the comp plan showed in that area.

Commissioner Vance asked if all the properties were fed by a private irrigation line that runs across this property. Will this be addressed later?

Mr. MacDonald stated yes, when plans are submitted to the City the City reviews and tries to identify even private lines. It is state statute that any irrigation facilities have to be perpetuated through the site.

3.2 Before the Mayor and City Council, October 21, 2019

Jarom Wagoner, Senior Planner at 621 Cleveland Boulevard, acknowledged being sworn in and outlined contents of the staff report. He provided an aerial map presentation of the subject property and noted that Items 9.4 and 9.5 under the Conditions of Approval were added by recommendation of the Planning & Zoning Commission. The request was denied by the Planning & Zoning at the public hearing conducted on September 10, 2019.

Jeff Stewart, listing agent at 4151 N. Clearbrook Place, Meridian, acknowledged being sworn in and spoke in favor of the development. He outlined the proposed traffic plan for the multi-family residential development, noting that Amber Street is currently an underutilized right-of-way. He recommended approval of the request.

Blake Wolf, Applicant at 843 West Horizon Way, Nampa, acknowledged being sworn in and spoke in favor of the request. The development would comply with the City Code concerning irrigation, setbacks, open space amenities, parking, landscaping, right-of-way improvements, and lighting. He reported that there would be a minimum of two parking spots per unit, per the City of Caldwell parking standards.

Mr. Wolfe provided a conceptual design on the units, noting that the units are approximately 22 feet high, which would be equivalent to a two-story residence. . The design of the units would be compatible with the surrounding single-family residences. The subject property was chosen due to the comprehensive plan designation for high-density residential development. The site is within walking distance to schools and major retail outlets and would assist with the need within the area for multi-family residential housing. He addressed details concerning the traffic plan for the development, noting that the development will contain multiple access points

The Mayor labeled the site plan referenced in the presentation as CC-1000.

Discussion followed concerning the proposed traffic plan and volume.

Dan Lardie, Leavitt & Associates, 1324 1st Street South, Nampa acknowledged being sworn in and spoke in favor of the development. He noted that a full traffic study was not requested; however, the trip generation schedule indicates that there would be approximately 265 daily trips generated by the development. Twenty-three of the trips would be during a.m. and p.m. peak hours.

John Tietsort, 2622 Aspen Falls Avenue, acknowledged being sworn in and spoke in favor of the application. He reported and he and his wife are owners of the subject property. The location is close to services such as shopping and churches as well as easy access to transportation roadways.

Peggy Tietsort, 2622 Aspen Falls Avenue, signed in favor of the request and stated that she concurred with testimony provided by John Tietsort.

Chandler Daw, 4628 Longbow Bend, Idaho Falls, acknowledged being sworn in spoke in favor of the request. He emphasized the need in Caldwell for quality rental properties, noting that the rent has increased approximately 15% within the past year. A homeowners association will be established in order to maintain a well-kept environment for the site.

Darryl Sibert, 316 Amber Street, acknowledged being sworn in and spoke in opposition to the request. He reported that a petition with 53 signatures from neighbors in opposition to the request was previously filed with the Planning & Zoning Department. He expressed concern with the zoning classification being R-3 (High Density Residential) inasmuch as the surrounding area is R-1 (Single-family Residential). The forty-units will generate approximately an additional 160 people. He expressed concern with the development's density, traffic congestion, insufficient parking for apartments, compatibility with the surrounding area, access points for the apartments, and flood irrigation issues. He asked that the application be denied.

Marti Gudmundson, 3806 Brian Avenue, acknowledged being sworn in and spoke in opposition to the request. She expressed concern regarding the proposed zoning classification, irrigation and traffic issues along Easy Street.

Nick Molenaar, 3806 Brian Avenue, signed in opposition to the request but did not provide testimony.

Carol Rogers, 119 Kurt Lane, signed opposition to the request but did not provide testimony.

Ronald Fowler, 3807 South Kimball Avenue, signed in opposition and stated that he agreed with previous testimony regarding traffic concerns.

Connie Fowler, 3807 South Kimball Avenue, signed in opposition and stated she agreed with previous testimony.

Jacque Slane, 3816 South 10th Avenue, signed in opposition and stated that she agreed with previous testimony.

George Slain, 3816 South 10th, was sworn in by the City Clerk. He spoke in opposition to the request and expressed concern with irrigation and drainage issues.

Sarah Smith, 321 Amber Street, acknowledged being sworn in and spoke in opposition to the request. She expressed concern regarding traffic congestion issues.

Lynn Draper, 3618 10th Avenue, signed in opposition to the request but did not provide testimony.

Teresa Draper, 3818 South 10th Avenue, acknowledged being sworn in and spoke in opposition to the request. She reported that there is an easement on their daycare property, which would be affected with the proposed right-of-way improvements. Parking along Amber Street could become congested with the potential of blocking the daycare's driveway. She also noted concerns about potential irrigation issues within the area.

Margaret Palleria, 203 Kurt Lane, signed in opposition to the request and stated that she agreed with previous testimony.

Barbara McKinnon, 216 Kurt Lane, signed in opposition to the request and stated that she was strongly opposed to the proposed development.

Ryan McKinnon, 216 Kurt Lane, acknowledged being sworn in and spoke in opposition to the request. He provided a PowerPoint outlining his concerns associated with security/safety issues of the current residents due an overly populated multi-family development. The development would lower the property values. He reported that the residents were not made aware of changes to the comprehensive plan/map.

In response to questions from Councilman Stadick, Mr. McKinnon expressed concern that this would be an affordable, low-income residential development.

Councilman Hopper clarified that there was a City Council workshop held this evening at 6:00 p.m. addressing proposed changes to the comprehensive plan/map. He noted that the workshop was posted with the agenda for tonight's Regularly Scheduled City Council Meeting.

The Mayor labeled the PowerPoint provided by Mr. McKinnon as CC-1001.

The Mayor labeled the Canyon County Interactive GIS Map provided by Public Works Director Brent Orton as CC-1002.

The Mayor labeled the PowerPoint provided by the applicant as CC-1003.

Dale Larson, 128 Amber Street, was sworn in by the City Clerk. He spoke in opposition to the request and stated his concerns about property values being lowered, the quality of the neighborhood being affected, and traffic issues associated with the development. He noted that the only persons in favor of the development were those who did not reside in Caldwell.

Rebekah Larson, 128 Amber Street, signed in opposition but did not provide public testimony.

Julie Larson, 128 Amber Street, signed in opposition but did not provide public testimony.

Rachel Jacobson, 207 Amber Street, was sworn in the by City Clerk and spoke in opposition to the request. She expressed concern regarding traffic issues in association with the proposed development.

Hanna Jacobson, 207 Amber Street, signed in opposition but did not provide public testimony.

Elizabeth Jacobson, 207 Amber Street, signed in opposition but did not provide public testimony.

In rebuttal, Blake Wolfe responded to concerns expressed within the public testimony portion of the hearing:

- Irrigation: Irrigation issues would be handled correctly within the platting process in accordance with Idaho State Code.
- Rental Rates: This is not a low-income project involving rental vouchers. The units would be rented at market rate value, which is approximately \$1,100 per unit/per month.
- Property Values: There is no way to prove that there would be a reduction in property values in connection with a multi-family residential development. New development spurs growth and demand.
- Zoning Classification: The R-3 zoning allows for a much higher density; however, the proposed development will not maximize the allowed density as outlined within the Caldwell City Code.
- Project Design: The design of the units will blend well with the existing homes and there would be ample parking for the tenants and guests.
- Traffic: Amber Street is an underutilized roadway. He emphasized that the proposal is not a high-impact development that would trigger a traffic study.

In response to questions from Councilman Allgood, Mr. Wolf reported that the parking plan complies with the City of Caldwell parking standards. Guest parking spaces would be provided within the plan.

In response to questions from Councilman Stadick, Mr. Daw stated that no on-site manager would reside at the complex.

Mr. Wolf reported that the right-of-way improvements from Amber to the new development would be at the full cost of the developer.

IV APPLICABLE LEGAL STANDARDS

- 4.1 City of Caldwell Zoning Ordinance No. 1451, as amended
- 4.2 City of Caldwell Comprehensive Plan, as amended
- 4.3 Idaho Code, Title 67, Chapter 65, Local Planning Act

V COMPREHENSIVE PLAN ANALYSIS

The Caldwell City Council accepts the Comprehensive Plan Components as listed below.

- 5.1 The request was found to be consistent with the following Comprehensive Plan Components:

GOALS AND POLICIES – Property Rights

Goal 1: Ensure that land use policies, restrictions, conditions and fees do not violate private

property rights, adversely impact property values or create unnecessary technical limitations on the use of the property.

Policy 1-1: Identify potential takings of private property prior to a regulatory or administrative action on specific property.

GOALS AND POLICIES – Population

Goal 1: Maintain a high quality of life and livability in the community.

Policy 1-1: Plan for anticipated population and households that the community can support with adequate services and amenities.

GOALS AND POLICIES – Land Use

Goal 1: Establish land-use management policies that protect property rights and the environment, maintain a high quality of life, provide adequate land for all types of development, and adequately buffer non-compatible uses.

Policy 1-1: Guide the growth and development of land uses in such a way that the health, safety, and general welfare of residents will be protected.

GOALS AND POLICIES – Public Services, Utilities, & Facilities

Goal 1: Ensure that there are adequate public services and infrastructure to meet the needs of the public.

Policy 1-2: Provide for the orderly expansion of public services to meet the needs of population growth, and ensure that adequate infrastructure is in place to serve new development.

5.2 The request was not found to be inconsistent with any of Comprehensive Plan Components.

All adopted city ordinances, standards and codes were used in evaluating the application.

VI FINDINGS OF FACT

6.1 The Caldwell City Council accepts the facts outlined in the staff report, public testimony and the evidence list. All adopted city ordinances, standards and codes were used in evaluating the application.

VII CONCLUSIONS OF LAW

7.1 The Caldwell City Council has the authority to hear this case and order that it be approved or denied. The public notice requirements were met and the hearing was conducted within the guidelines of applicable Idaho Code and City ordinances.

VIII RECOMMENDATION

8.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell Planning & Zoning Commission hereby recommends to the Mayor and City Council that Case Number ANN-19-07 a request by Blake Wolf to annex 2.5 acres, more or less, with an R-3 (High Density Residential) zoning designation and annexation agreement for the property located on the west side of 10th Avenue, approximately 250 feet south of Amber Road (Parcel # R3566400000) in Caldwell, Idaho, is **denied**.

IX ORDER OF DECISION

- 9.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell City Council hereby orders that Case Number ANN-19-07 a request by Blake Wolf to annex 2.5 acres, more or less, with an R-3 (High Density Residential) zoning designation and annexation agreement for the property located on the west side of 10th Avenue, approximately 250 feet south of Amber Road (Parcel # R3566400000) in Caldwell, Idaho, is **approved** with the following conditions of approval:
- 9.2 Comply with the all applicable city codes, ordinances, policies, and standards.
- 9.3 All requirements of federal, state and local laws, rules and regulations in place at the date of submittal of any applications shall be adhered to in development of the subject property.
- 9.4 A minimum of 10% of the subject property shall be designated as common areas for the residents of the development. Within the common area shall be a tot-lot or child’s play area. The tot-lot/play areas shall include play equipment including swings, jungle gym, slides, or similar. Tot lot/play areas shall be installed prior to any Certificate of Occupancy’s being granted for the residential units.
- 9.5 Install a minimum 15-foot wide landscape buffer along the north and west property lines. This buffer shall include a 6-foot tall solid sight-obscuring fence along the property line and Class II trees with a minimum caliper of 2-inches planted every 35 feet.
- 9.6 Install a minimum 20-foot wide landscape buffer along 10th Avenue, abutting the site. The buffer shall contain a minimum of 1 Class II tree for every 35 feet of frontage and 1 shrub for every 7 feet of frontage, along with sod turf grass ground cover as required by City Code Chapter 10-07.
- 9.7 Dedicate as public right-of-way a minimum forty (40) foot half width right-of-way (from centerline) along the entire 10th Avenue frontage per City Standard R-810B. Right-of-way shall be dedicated at time of development or within 90 days of the request of the City, whichever occurs earlier.
- 9.8 Full frontage half street improvements shall be completed on 10th Avenue adjacent to the proposed development in accordance with all City of Caldwell standards and specifications. Improvements shall include (but are not limited to) curb, gutter, sidewalk, asphalt, streetlights, joint trench, communication conduit, storm drainage facilities, etc. All improvement design and construction is the responsibility of the Developer and shall be completed at time of future development of the site.

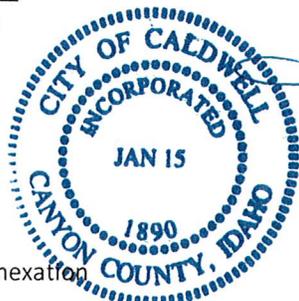
Case Number ANN-19-07 was heard by the Mayor and City Council at a public hearing held October 21, 2019.

Written Findings of Fact, Conclusions of Law, and Order of Decision were approved by City Council members and signed by Mayor Nancolas at a regularly scheduled meeting held November 4, 2019.



Mayor Garret L. Nancolas

ATTEST:

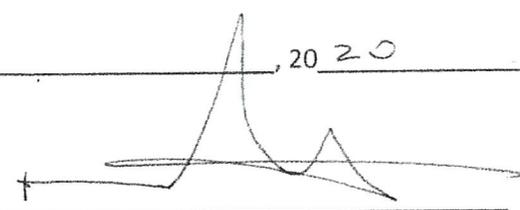

City Clerk

Property Owner Acknowledgement

I, NATHAN BILLS / RINCO PROPERTIES, the record owner for real property addressed as Parcel R356640000, am aware of, in agreement with, and give my permission to BLAKE WOLF / WOLF CONSTRUCTION, to submit the accompanying application(s) pertaining to 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).

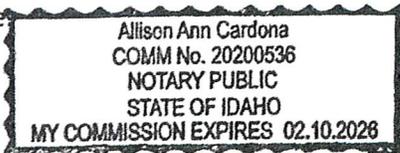
Dated this 21ST day of AUGUST, 2020


(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Allison Ann Cardona a Notary Public, do hereby certify that on this 21st day of August, 2020, personally appeared before me Nathan Bills 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.

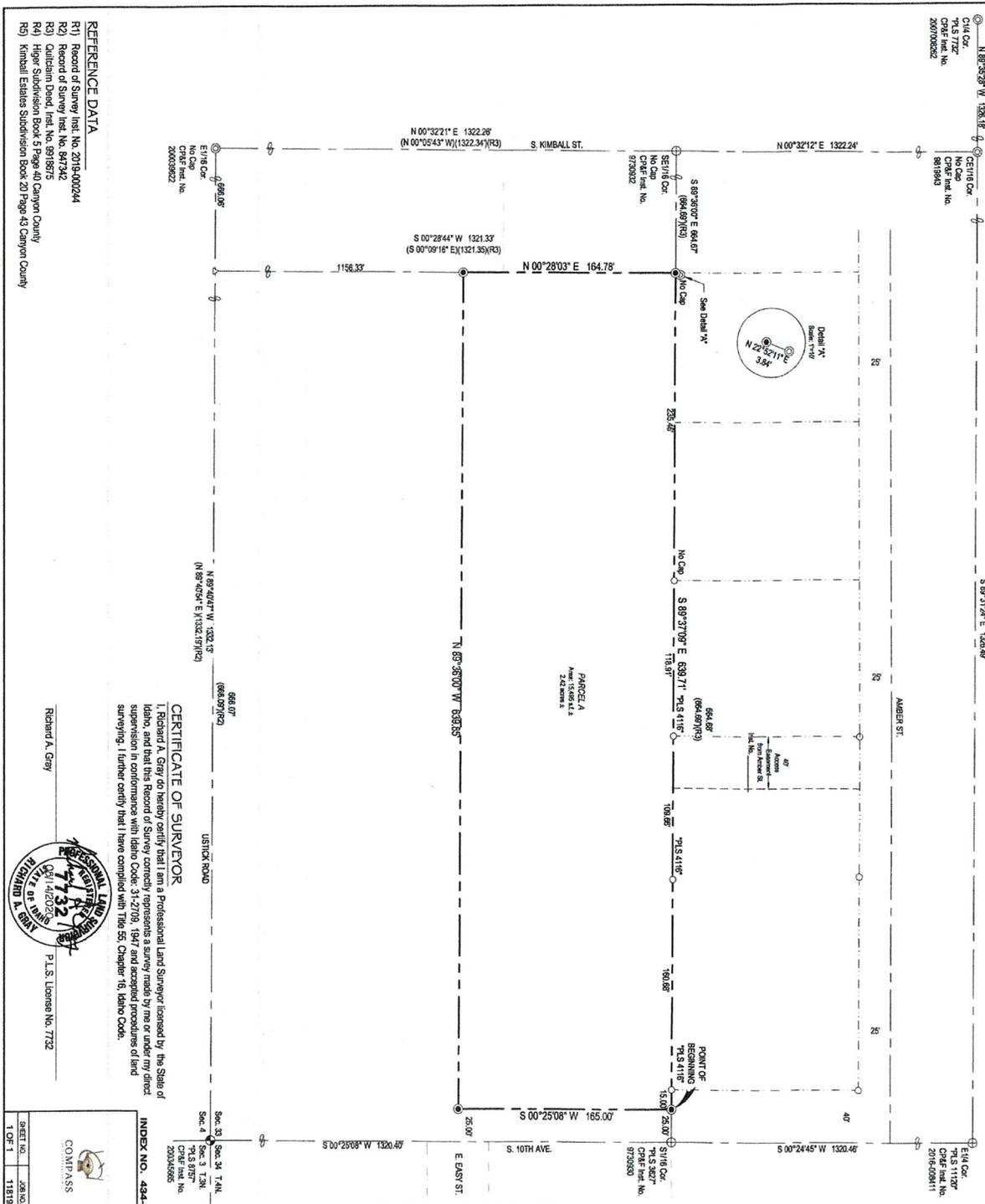


NOTARY PUBLIC FOR IDAHO
Residing at Yemli, County
My Commission Expires 02-10-2028

Allison Ann Cardona
08.21.2020

RECORD OF SURVEY
 LOCATED IN THE SE1/4 SE1/4 OF SECTION 33,
 T. 4 N., R. 3 W., B.M., CITY OF CALDWELL, CANYON COUNTY, IDAHO
 2020

BASIS OF BEARINGS
 S 89°53'29" E 2682.87'



A13

LEGEND

- ▲ Calculated point
- Found brass cap monument
- ⊕ Found aluminum cap monument
- ⊙ Found 5/8 inch dia. iron pin
- ⊚ Found 5/8 inch dia. x 24 inch iron pin w/ plastic cap "P.S. 772C"
- Found 1/2 inch dia. x 24 inch iron pin w/ plastic cap "P.S. 772C"
- Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "P.S. 772C"

--- Boundary line
 --- Property line
 --- Section line
 --- Easement line
 --- Contour line

SURVEYOR'S NOTE:

1) This Record of Survey for Blake Wolf is to establish a parcel of land. All found monuments are referenced and set monuments to represent the parcel are marked. The boundary was established by following Quilclaim Deed, Inst. No. 9918675, Higer Subdivision, Book 5, Page 40, Canyon County, as well as by ROS Inst. No. 2019-000244.

2) The recording of this Record of Survey does not enable the owners of the property shown to convey ownership based solely on this map. A written conveyance of the parcel must accompany such transfer in ownership. This Record of Survey does not serve as a legal description for the property shown hereon.

3) This drawing does not necessarily show all of the physical features of the property. Compass Land Surveying P.L.L.C. assumes no liability for present or future compliance or noncompliance with governing jurisdictional restrictions as it pertains to building permits, vehicle access permits or septic permits.

REFERENCE DATA

R1) Record of Survey Inst. No. 2019-000244
 R2) Record of Survey Inst. No. 9918675
 R3) Quilclaim Deed, Inst. No. 9918675
 R4) Higer Subdivision Book 5 Page 40 Canyon County
 R5) Kimball Estates Subdivision Book 20 Page 40 Canyon County

CERTIFICATE OF SURVEYOR

I, Richard A. Gray do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this Record of Survey correctly represents a survey made by me or under my direct supervision in conformance with Idaho Code, 31-2709, 1947 and accepted precedents of land surveying. I further certify that I have complied with Title 56, Chapter 16, Idaho Code.

Richard A. Gray
 P.L.S. License No. 7732



INDEX NO. 484-93-02-02-0-00-0000

RECORD OF SURVEY FOR
BLAKE WOLF

COMPASS LAND SURVEYING, PLLC
 6233 11th Avenue South Nampa, ID 83851
 Office: (208) 442-0119 Fax: (208) 272-2100

CHRIS YAMAMOTO
 CANYON COUNTY RECORDER
 2020-046148
 08/17/2020 03:54 PM

COMPASS

SHEET NO.	048 NO.	DWG NO.	SCALE	DRAWN BY	DATE	REV.
1 OF 1	11819	11819CS	7-50'	ANW	08/14/2020	A