



**CITY COUNCIL WORKSHOP
AGENDA
Monday, October 19, 2020
6:00 PM**

CALDWELL CITY COUNCIL WORKSHOP FOR THE PURPOSE OF:

- Discussion regarding the use of Wolfe Field.
 - Discussion regarding conceptual plans for Festival Street (7th Street Pedestrian Mall in downtown Caldwell).
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**REGULAR CITY COUNCIL MEETING
AGENDA
Monday, October 19, 2020
7:00 PM**

**INVOCATION BY PASTOR DANA BROOKS OF THE GRACE LUTHERAN CHURCH.
PLEDGE OF ALLEGIANCE TO THE FLAG.
ROLL CALL.
CONFLICT OF INTEREST DECLARATION.
SPECIAL PRESENTATIONS.**

- A. Annual Update Report: Caldwell Historic Preservation Commission
 - B. Proclamation concerning Domestic Violence Awareness Month
- AUDIENCE PARTICIPATION.**

CONSENT CALENDAR: [ALL CONSENT CALENDAR ITEMS ARE CONSIDERED ACTION ITEMS]

1. Approve the minutes of the Caldwell City Council Regularly Scheduled Meeting held on October 5, 2020; the Caldwell Design Review Commission meetings held on June 23, 2020, September 22, 2020 and September 13, 2020; and the Friends of the Caldwell Train Depot meetings held on March 12, 2020 and September 10, 2020;
2. Approve the Order of Decision for Case No. OA-20-01 (Zoning Map & Comprehensive Plan Map);
3. Approve Resolution No. 286-20(A) authorizing the execution of an amended Acknowledgement of Encroachment with Donald and Sandra Hanna residing at 2924 Hillcrest lane, for continued encroachment into public right-of-way adjacent to the subject property;
4. Approve Resolution accepting an Avigation and Noise Easement from Challenger Development, Inc. for Delaware Park Subdivision Phase 2, No. 7 located within the APO-1 and/or APO-2 (Airport Overlay Zoning Designation);
5. Approve Resolution authorizing the execution of Supplemental Agreement No. 1 to the 10th Avenue ITS & Overland Professional Services Agreement in the amount of \$6,511.00;
6. Approve Resolution accepting the Dedication of Sewer, Water, Storm Drain, Pressure irrigation and Street Light Facilities from Sienna Hills Development Corporation for Sienna Hills Subdivision, No. 10;
7. Approve Resolution authorizing the reimbursement to Brighton Development, Inc. for a portion of the pressure irrigation pump station constructed as part of the Arbor Subdivision in the amount of \$227,585.83;
8. Approve Resolution declaring equipment located at the Caldwell Fire Department (Station #2) as surplus and recommended disposition;
9. Approve Resolution accepting a Quitclaim Deed from Loreena Billie Kemp conveying 0.075 acres of right-of-way along the north side of Lincoln Street and 0.090 acres of right-of-way along the south side of Nixon Street;
10. Approve Resolution authorizing amendments to the Water Fee Schedule to correct the water usage and base charge fees effective October 1, 2020;
11. Approve Resolution accepting the donation of a 1987 utility trailer and 24' x 24' boxing ring from the Caldwell Optimist Club, LTD for use by the Caldwell Recreation Department;
12. Approve Resolution ratifying the purchase of two Autoscope Vision Video Detection Systems from Econolite Control Products, Inc. in the amount of \$37,020.00 for use by the Street Department;

13. Approve Resolution authorizing the purchase of an automatic transfer switch from Western States Cat in the amount of \$24,696.00 for use by the Police Department;
14. Approve Resolution accepting the Award of Informal Bid to US Industrial machinery in the amount of \$99,980.00 for the purchase of an initial pinch plate roll, a hydraulic press brake, and a hydraulic shear for use by the Street Department;
15. Approve Resolution authorizing the purchase of a keyless security gate in the amount of \$23,260.00 from Security Gate Systems, LLC for use by the Wastewater Treatment Plant;
16. Approve Resolution authorizing the purchase of a keyless security system for the entry gate from Integrated Security Resources in the amount of \$8,242.93 for use by the Wastewater Treatment Plant;
17. Approve Resolution authorizing the purchase of a 2021 Weiler Asphalt Paver pursuant to Idaho Code 67-2807 in the amount of \$232,943.00 for use by the Street Department;
18. Approve Resolution authorizing the purchase of a 2021 Elgin Whirlwind Sweeper pursuant to Idaho Code 67-2807 in the amount of \$308,183.70 for use by the Street Department;
19. Approve Resolution declaring vehicles from the Caldwell Police Department as surplus for disposition by public auction;
20. Approve Resolution authorizing the purchase of a 2021 Dodge Ram 1500 Classic from Mountain Home Auto Ranch pursuant to Idaho Code, Title 67, Chapter 28, Section 3 (2) in the amount of \$26,589.74 for use by the Water Department;
21. Approve request from the Census Bureau (Boise ACO) for the waiver of the rental deposit and rental fee in the amount of \$600.00 associated with the use of the Caldwell Train Depot on Thursday, October 15, 2020 for purpose of the 2020 U.S. Census;
22. Approve request from the Caldwell Veterans Memorial Hall for the waiver of the Special Use Event fee in the amount of \$75.00 for the 2020 Veterans Day Ceremony to be held on November 11, 2020;
23. Approve Resolution authorizing execution of a Change Order associated with construction of the Canyon Hill Cemetery Administrative Building.

OLD BUSINESS:

1. **ACTION ITEM: (Continued from September 21, 2020 and October 5, 2020)**
Public Hearing (Quasi-Judicial): Case CMP-20-05, ANN-20-03, SUB-20-06
 BVA North Ranch LLC requesting to annex a 115 acres on the northwest corner of Hwy 20/26 and Smeed Parkway (parcel R35276) located in Canyon County. Approximately 25± acres of frontage on Hwy 20/26 is proposed as C-3 (Service Commercial) Zone and 90± acres is requested to be zoned M-1 (Light Industrial) requiring a Comprehensive Plan amendment from Commercial and Service to Manufacturing & Production. The applicant is also requesting approval of a preliminary plat for North Ranch Business Park Subdivision containing 33 total commercial/industrial lots and consideration of a development agreement.

NEW BUSINESS:

1. **ACTION ITEM: Public Hearing (Quasi-Judicial): Case Number: CMP-20-03 & ZON-20-04 & SUB-20P-04:** A request by Providence Properties, LLC for comprehensive plan amendments, rezones and approval of a preliminary plat for Mason Creek Grove Subdivision, a proposed mixed-use development, on 35.46 acres (R34304) located on the northeast corner of Middleton and Linden Roads, Caldwell, Idaho. The request includes **2040 Comprehensive Plan Amendments:** Low Density Residential to Medium Density Residential (24.0 acres) and Low Density Residential to Commercial and Services (6.91 acres); **Rezones:** 28.55 acres from “R1” (low density residential) to “R2” (medium density residential) and 6.91 acres from “R1” (low density residential) to “C2” (community commercial); and **Preliminary Plat for Mason Creek Grove Subdivision** to include 114 Single Family Lots with an average lot size of 6544 sq. ft. and four (4) community commercial lots.
2. **ACTION ITEM:** Consider Bill No. 19 (Ordinance No. 3277) for Case No. ZON-20-04 with a request to waive the rules, pass on the first reading, and approve the summary for publication.
3. **ACTION ITEM:** Finance Report acceptance.
4. Council Reports.
5. Mayor’s Comments.
6. Adjournment.

Next Regular City Council Meeting is on Monday, November 2, 2020 at 7:00 p.m. in the Community Room at the Caldwell Police Station at 110 South Fifth. Any person needing special accommodations to participate in the meeting should contact the City Clerk at 411 Blaine Street or call #455-4656 prior to the meeting. The entire agenda packet and minutes can be viewed on the City of Caldwell’s website: www.cityofcaldwell.com. Cualquier persona que necesita arreglos especiales para participar en la reunión debe comunicarse con el Secretario de la Ciudad en 411 Blaine Street o llame al # 455 a 4656 antes de la reunión.



Special Meeting

CITY COUNCIL WORKSHOP

**Monday
October 19, 2020
6:00 p.m.**

TO BE HELD AT:

**Caldwell Police Department Community Room
110 South 5th Avenue
Caldwell**

AGENDA

- **Discussion concerning the use of Wolfe Field.**
- **Discussion regarding conceptual plans for Festival Street (7th Street Pedestrian Mall in downtown Caldwell).**

Posted: October 13, 2020

REGULAR MEETING
Monday, October 5, 2020
7:00 P.M.

The Mayor called the meeting to order at 7:00 p.m. and welcomed those in attendance. He noted that the room was arranged to allow for social distancing and face masks along with hand sanitizer is available at the door for those in attendance.

Pastor Kathy Bilderback of the Evergreen Heights Mennonite Church provided the invocation. The Mayor led in the Pledge of Allegiance to the Flag.

The Roll of the City Council was called by the City Clerk with the following members present: McGee (via Zoom), Allgood, Wagoner (via Zoom), Hopper, and Callsen. Absent: Pollard

CONFLICT OF INTEREST DECLARATION

None.

SPECIAL PRESENTATIONS

None.

AUDIENCE PARTICIPATION

None.

CONSENT CALENDAR: [All Consent Calendar items are considered action items]

1. Approve the minutes of the Caldwell City Council Regularly Scheduled Meeting held on September 21, 2020 and the Special City Council Meeting held on September 24, 2020; the Caldwell Housing Authority Meetings held on May 24, 2020, June 29, 2020, July 24, 2020, and August 28, 2020;
2. Approve Resolution No. 282-20 authorizing the acquisition of a Cushman Hauler with ball cage in the amount of \$11,500 from RMT Equipment for use at the Purple Sage Golf Course;
3. Approve Resolution No. 283-20 accepting a quote from 3C Construction to install fiber optic cable from I-84 and Linden to the Caldwell Industrial Airport, Fire Station No. 3, and Well #19;
4. Approve Resolution No. 284-20 authorizing the execution of an Intergovernmental Agreement and Joint Powers Agreement for the collection of Development Impact Fees for Fire District Systems Improvements;
5. Approve Resolution 285-20 authorizing the execution of the Joint Powers Agreement with the Caldwell Rural Fire District for FY-2021;
6. Approve Resolution No. 286-20 authorizing the execution of an Acknowledgement of Encroachment with Donald and Sandra Hanna residing at 2924 Hillcrest lane, for continued encroachment into public right-of-way adjacent to their property;
7. Approve Resolution No. 287-20 ratifying the application and acceptance of 2020 Local Solicitation of Funds for the Bureau of Justice Assistance Grant for use by the Caldwell Police Department;
8. Approve Resolution No. 288-20 authorizing the acquisition of two (2) John Deere Fairway Mowers and one (1) John Deere Greens Mower in the amount of \$140,500.00 from C & B Operations for at the Purple Sage Golf Course;
9. Approve Resolution 289-20 declaring excess City-owned items at the Wastewater Treatment Plant as surplus and provide for the disposition of said items;
10. Approve Resolution No. 290-20 authorizing the reimbursement payment to Hubble Homes for expenses incurred on the City's behalf regarding the original Fire Station No. 3 location in the amount of \$66,086.55;
11. Approve Resolution No. 291-20 authorizing the ratification of the Trustees of the City of Caldwell Employee Benefit Plan to execute the Service Agreement Amendment with Delta Dental of Idaho with an effective date of January 1, 2021;
12. Approve Resolution No. 292-20 authorizing the ratification of the Trustees of the City of Caldwell Employee Benefit Plan to execute the Amendment to the Administrative Services Contract and the Administrative Services Contract Fee Schedule Addendum with Regence BlueShield of Idaho with an effective date of October 1, 2020;
13. Approve Resolution No. 293-20 authorizing the purchase of GPS equipment in the amount of \$16,218.00 from Booneville Blueprint Supply 2 of Boise for use by the Engineering Department;
14. Approve Resolution No. 131-20(A) authorizing the execution of the First Amendment to the Ditch Maintenance and Installation Agreement with Marv Quenzer;
15. Approve Resolution No. 294-20 authorizing the execution of the Memorandum of Understanding with Canyon Highway District No. 4 for a Farmway Road Corridor Planning Study and a Corridor Management Plan;
16. Approve Resolution No. 295-20 authorizing the execution of the Memorandum of Understanding with Canyon Highway District No. 4 for improvements of Indiana Avenue and Orchard Avenue shared use roadway shoulders to include design and construction;

17. Approve Resolution No. 296-20 authorizing the submittal of Special Tax Assessment to the Canyon County Auditor's Office for delinquent Local Improvement District (LID) Assessments for FY-2020.

MOVED by Callsen, SECONDED by Hopper to approve the Consent Calendar as printed.

Roll call vote: Those voting yes: Callsen, McGee, Allgood, Wagoner, and Hopper. Those voting no: none. Absent and/or not voting: Pollard.

MOTION CARRIED

OLD BUSINESS:

(ACTION ITEM: CONTINUED FROM SEPTEMBER 21, 2020 - PUBLIC HEARING [QUASI-JUDICIAL] -- CASE CMP-20-05, ANN-20-03, SUB-20-06 -- BVA NORTH RANCH LLC REQUESTING TO ANNEX A 115 ACRES ON THE NORTHWEST CORNER OF HWY 20/26 AND SMEED PARKWAY (PARCEL R35276) LOCATED IN CANYON COUNTY. APPROXIMATELY 25± ACRES OF FRONTAGE ON HWY 20/26 IS PROPOSED AS C-3 (SERVICE COMMERCIAL) ZONE AND 90± ACRES IS REQUESTED TO BE ZONED M-1 (LIGHT INDUSTRIAL) REQUIRING A COMPREHENSIVE PLAN AMENDMENT FROM COMMERCIAL AND SERVICE TO MANUFACTURING & PRODUCTION. THE APPLICANT IS ALSO REQUESTING APPROVAL OF A PRELIMINARY PLAT FOR NORTH RANCH BUSINESS PARK SUBDIVISION CONTAINING 33 TOTAL COMMERCIAL/INDUSTRIAL LOTS AND CONSIDERATION OF A DEVELOPMENT AGREEMENT)

MOVED by Callsen, SECONDED by Hopper to continue the public hearing for CMP-20-05/ ANN-20-03/ SUB-20-06 to the next Regularly Scheduled City Council Meeting to be held on Monday, October 19, 2020 at 7:00 p.m.

MOTION CARRIED

Mr. Hilty reported that City staff is currently working with the applicant to negotiate the final draft of the development agreement.

NEW BUSINESS:

(ACTION ITEM: CONSIDER RESOLUTION NO. 297-20 AUTHORIZING THE MAYOR AND CITY COUNCIL TO APPROVE THE POSITION OF ENVIRONMENTAL ENGINEER IN THE ENGINEERING DEPARTMENT)

Robb MacDonald, City Engineer at 621 Cleveland Boulevard, outlined the need for the new position of Environmental Engineer within the Engineering Department. He noted that the Associate Engineer position has been open for the past year as allocated within the FY-2020 budget cycle. It has been difficult to locate a candidate with experience with environmental issues such as water quality. Most applicants have held experience with transportation issues. After going through several rounds of interviews, it was determined that the job title should be changed along with the job description to emphasize the environmental aspect of the position. He recommended approval of the request, noting the urgent need to fill the position. The position, due to specialized nature, includes a \$3.00 per hour increase.

The Mayor noted that the Finance Director has reviewed the request in conjunction with the current budget appropriation.

Mr. MacDonald added that he worked closely with the HR Director in formulating the job description.

MOVED by Hopper, SECONDED by Callsen to approve Resolution 297-20 authorizing approval of the Environmental Engineer position for the Engineering Department.

MOTION CARRIED

Roll call vote: Those voting yes: Hopper, Callsen, McGee, Allgood, and Wagoner. Those voting no: none. Absent and/or not voting: Pollard.

MOTION CARRIED

ROLL CALL:

(FINANCE AND HUMAN RESOURCE REPORTS)

Councilman Allgood reported that the Finance Committee has reviewed current accounts payable in the amount of \$2,305,247.73 for the period ending September 30, 2020, a net payroll of \$388,478.52 for the pay period ending September 12, 2020.

MOVED by Allgood, SECONDED by Hopper that accounts payable in the amount of \$2,305,247.73 represented by check numbers 148781 through 148999 and payroll in the amount of \$388,478.52 represented by check numbers 34966 through 34982 and direct deposits be accepted, payments approved and vouchers filed in the office of the City Clerk.

MOTION CARRIED

(COUNCIL COMMENTS)

None.

(MAYOR'S COMMENTS)

The Mayor provided personnel updates:

- A retirement ceremony was held on September 30th for Caldwell Fire Marshal Andy Cater.
- Jake Wells (son of past City Council Member Rick Wells) has been hired by the Engineering Department as an Engineering Technician.

(EXECUTIVE SESSION)

MOVED by Callsen, SECONDED by Hopper to **convene** into Executive Session pursuant to Idaho Code, Section 74-206, Subsection (1)(c) for the purpose of discussing the acquisition of or an interest in real property not owned by a public agency at 7:13 p.m.

Roll call vote: Those voting yes: Callsen, McGee, Allgood, Wagoner, and Hopper. Those voting no: none. Absent and/or not voting: Pollard.

MOTION CARRIED

The Mayor reported that no decisions were made or action taken within the Executive Session.

(ADJOURNMENT)

MOVED by Hopper, SECONDED by Callsen to adjourn at 7:28 p.m.

MOTION CARRIED

APPROVED AS written THIS 19th DAY OF October, 2020.

Mayor

Councilperson

Councilperson

Councilperson

Councilperson

Councilperson

Councilperson

ATTEST:

City Clerk

CITY OF CALDWELL
DESIGN REVIEW COMMISSION MINUTES
Community Room, Caldwell Police Department
110 South 5th Avenue, Caldwell, Idaho
June 23, 2020, 12:00PM

Call to Order – Commissioner Hall called the meeting to order at approximately 12:00 p.m.

Commission Present: Rick Hall, Tressa Dodge, Tyler Morgan, Cheyne Weston

Commissioners Absent: none

Staff Members Present: Jerome Mapp, Planning Director; April Cabello, Planning Technician

Staff Members Absent: none

I. Old Business

1. Approve Minutes from the September 10, 2019 meeting.

MOTION made by Commissioner Weston to approve the minutes.
SECOND by Commissioner Dodge **Passed: unanimous voice vote.**

II. New Business

1. Action Item: Elect Chairperson and Vice-Chairperson for 2020

MOTION made by Commissioner Hall to nominate Tressa Dodge as Chair.
SECOND made by Commissioner Morgan **Passed: unanimous voice vote.**

MOTION made by Commissioner Weston to nominate Tyler Morgan as Vice-Chair.
SECOND made by Commissioner Dodge **Passed: unanimous voice vote.**

2. Discussion Item: Staff Level Design Review Approval

Jerome Mapp, Planning Director reviewed an amendment to Chapter 10, Article 12, Section 10-12-08 of the Caldwell City Code, providing for staff level Design Review for certain design elements; providing for an effective date; providing for severability; and repealing all ordinances, resolutions, orders and parts thereof, in conflict herewith.

Commissioner Weston requested to amend the wording of A-2 section D, legally non-conforming single family dwelling to legally existing non-conforming.

Commissioner Dodge made the motion to update Chapter 10, article 12 City Center Ordinance with the addition of legal preexisting non-conforming single-family dwellings outlined in A-2 section D to legally existing.

MOTION made by Commissioner Dodge SECOND made by Commissioner Weston.

Passed: unanimous voice vote.

3. Discussion Item: Update of the Article 10, City Center

Jerome Mapp, Planning Director reviewed changes to Chapter 10 Land Use Schedule 10-02-02. Current code allows Multi-family in the Industrial and commercial zones and will now require a special use permit. Mr. Mapp further shared that the city is looking at a Design Review Guidelines for the city.

III. Adjournment

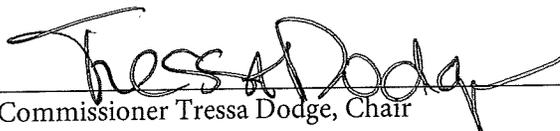
MOTION TO ADJOURN: Commissioner Weston SECOND made by Commissioner Dodge.

Passed: Unanimous voice vote.

The meeting was adjourned at approximately 1:15 p.m.

Respectfully submitted by April Cabello,

MINUTES APPROVED AND SIGNED BY THE CHAIR, ON THE DATE NOTED BELOW:


Commissioner Tressa Dodge, Chair


Date


ATTEST:
Jerome Mapp, Planning Director

CITY OF CALDWELL
DESIGN REVIEW COMMISSION MINUTES
Community Room, Caldwell Police Department
110 South 5th Avenue, Caldwell, Idaho
September 22, 2020 12:00PM

Call to Order – Commissioner Dodge called the meeting to order at approximately 12:00 p.m.

Commission Present: Tressa Dodge, Cheyne Weston.

Commissioners Absent: Tyler Morgan

Staff Members Present: Jerome Mapp, Planning Director; April Cabello, Planning Technician

Staff Members Absent: none

No quorum, hearing tabled to September 29, 2020

Adjournment

MOTION TO ADJOURN: Commissioner Weston SECOND made by Commissioner Dodge.

Passed: Unanimous voice vote.

The meeting was adjourned at approximately 12:15 p.m.

Respectfully submitted by April Cabello,

MINUTES APPROVED AND SIGNED BY THE CHAIR, ON THE DATE NOTED BELOW:



Commissioner Tressa Dodge, Chair

9/29/20

Date



ATTEST:
Jerome Mapp, Planning Director

CITY OF CALDWELL
DESIGN REVIEW COMMISSION MINUTES
Community Room, Caldwell Police Department
110 South 5th Avenue, Caldwell, Idaho
September 29, 2020, 12:00PM

CALL TO ORDER – Commissioner Dodge called the meeting to order at approximately 12:01 p.m.

Commission Present: Tressa Dodge, Tyler Morgan, Cheyne Weston, Alexandria Vogt

Commissioners Absent: none

Staff Members Present: Jerome Mapp, Planning Director; April Cabello, Planning Technician

Staff Members Absent: none

Commissioner Dodge introduced Alexandria Vogt a new member of the Design Review Commission.

I. CONSENT CALENDAR: [All consent Calendar items are considered action items]

1. Approve Minutes from the June 23, 2020 and September 22, 2020 meeting.

MOTION made by Commissioner Morgan to approve the minutes with corrections.

SECOND by Commissioner Vogt **Passed: unanimous voice vote.**

II. OLD BUSINESS

III. NEW BUSINESS

ACTION ITEM: PUBLIC HEARING:

Case Number DR-20-08: A request by Robert Mora, dba Extreme Pizza, for Design Review approval for a restaurant exterior renovation, which includes two new openings in the exterior wall facing the alley and replacing an existing door in the rear wall facing the Plaza. The property is located at 111 S. 7th Avenue in the C-C (city center) zoning district.

Jerome Mapp, 621 Cleveland Boulevard, gave the staff report. He explained that the purpose of the city center district (C-C) is to protect, enhance, and revitalize the historical city center in accordance with the Caldwell comprehensive plan. The applicant is requesting design review approval for exterior renovations by creating two new openings in the exterior wall facing the alley and replacing an existing door in the rear wall facing the Plaza. On the exterior wall facing the alley, two new openings are proposed. One opening will accommodate a new door, the second opening will provide a roll-up overhead window. The roll-up window dimensions will be 5'H x 12'L with the top of the sill located 42 "above the finished floor. The roll-up window will allow the space to be opened to the exterior, as weather permits. (See Exhibits A and B.) On the exterior rear wall facing the Plaza, a new Dutch-style door is proposed to replace the existing door. The material for the new

door, frames and windows will match the color of the existing doors and storefront on the building. Infill, patch, and repair around the new work will match existing brick. The proposed restaurant is within an existing structure that borders 7th Street and the alley that leads into the Indian Creek Plaza. The applicant has been issued a building permit for interior renovations were proposed to be made. There was no exterior remodeling. Staff issued a staff level design review approval for a sign permit for three signs. (See Exhibits C, D, and E). Two wall signs were located on the structure. One sign in the alley and another on the front of the building. In addition, a blade sign was approved on 7th Street. These three signs were determined as staff level design review based upon criteria established under staff level design review process.

Mr. Mapp further explained that in Section 10-12-05 (8) City Center Design Requirements states: Pedestrian amenities shall be provided in one of three (3) ways as set forth in this subsection. For every twenty-five feet (25') of frontage along the front facade, one type of pedestrian amenities shall be provided.

Mr. Mapp gave the Fire Marshalls report stating that Andrew Cater met with the Planning Director, Jerome Mapp, at the site to discuss the proposed application. After the discussion, Mr. Cater stated that the proposed roll-up overhead window opening in the alley could not have a counter that extends into alley. No outdoor seating shall be located in the alley and no obstructions in the alley.

Nicole Dovel-Moore, Applicants Representative at 344 Holland Drive, Nampa, Idaho and stated that she was speaking on behalf of Robert Mora for exterior work of his building located at 111 S. 7th Avenue. Ms. Dovel-Moore explained what the roll up garage window would look like, it will have a counter that will project into the interior for interior seating and the window will operate to connect those that go through the alley to the restaurants interior and to those that are in the restaurant to the plaza. The owner thinks it will help connect his business to community. That counter will not project into the alley and will comply with the requirement. The owner knows that the alley is deemed as a fire lane and cannot have seating or tables in the alley even though it was presented early on to the owner that he could utilize the alley. Since that time and discussions with the city, it has been made apparent that he cannot and will comply with conditions 8.3, 8.4 and 8.5. In regards to condition 8.2, the exterior plans do meet the design guideline for both the city center and the design review checklist. Condition 8.6 the owner is reviewing the types of amenities that are required in section 10-12-05 and will make sure that he provides one of the amenities.

Ms. Dovel-Moore asked the commission what mechanism the commission needs in place to ensure that the amenity is installed.

Commissioner Dodge responded that the applicant would submit the plan to the Planning and Zoning Department and will not need to have another design review hearing.

Mr. Mapp responded that the Planning Department would work with the applicant.

Matt Sapp, 1798 Iron Stallion Drive, Middleton, ID signed in favor of the application but did not wish to speak.

MOTION to close the public testimony made by Commissioner Weston SECOND made by Commissioner Morgan **Passed: unanimous voice vote.**

FINDING OF FACT:

The Design Review Commission accepts the general facts as outlined in the staff report, public testimony, and the evidence list. MOTION: Commissioner Morgan SECOND: Commissioner Weston. Passed: unanimous voice vote.

CONCLUSIONS OF LAW:

The Design Review Commission accepts the Conclusions of Law as outlined in the staff report. MOTION: Commissioner Morgan SECOND: Commissioner Weston. Passed: unanimous voice vote.

ORDER OF DECISION FOR DR-20-08 (Design Review) MOTION: Commissioner Morgan that Case Number DR-20-08 be approved with the following conditions: 8.2 through 8.6.

SECOND: Commissioner Weston. APPROVED by unanimous roll call vote.

ACTION ITEM: PUBLIC HEARING:

Case Number DR-20-09: A request by Matt Brookshier to construct up to 23 unit Multi-family housing development. The property is located at 421 S. 11th Avenue and 1109 Dearborn Avenue in the C-C (city center) zoning district.

Jerome Mapp, 621 Cleveland Boulevard, gave the staff report. He explained that the applicant is requesting design review approval to construct a new 3 to 4 story building with up to 23 residential units (market study underway to determine appropriate mix of bedrooms/sizes) at 421 S. 11st and 1109 Dearborn St. in the City Center District. The site is located on the edge of the downtown core, in-between downtown and the College of Idaho. To the southwest is a public park, a library and a school. Services supporting residential are in the immediate area, as are easily accessible transportation options including easy access to 10th and I-84. The site is elevated by roughly 3' to 4' on the 11th Ave end allowing the building to be slightly above the sidewalk achieving the effect outlined on several design options including The "Stoop" and "Dooryard" designs. The project is designed to face and activate the corner of 11th and Dearborn. Residential units utilize the existing site topography to lift 3-feet above the sidewalk, but the central portion drops down to sidewalk level providing a community-oriented space that can be utilized for multiple purposes. The central corner will have an additional floor, providing varied height to the project and creating a focal point on the intersection. The ground floor will be recessed on the corner by roughly 3 feet, providing further visual appeal and allowing for a larger outdoor gathering space on the corner. The applicant proposes average 2/2 bedroom unit with approx. 900-975 sf, all units will have private outdoor patio/deck as well as washers/dryers in each unit, 1st floor corner space to provide inside, locking bike storage for residents as well as potential space for storage of extra items. The applicant is proposing one parking space per unit. Parking is not required in the City Center District. All parking will be tucked in back, screened from the street. Access is from the alley. Access to residential units will be from the side with pedestrian access to/from the street located in the corner of the building. The central corner of the project acts as a forecourt, utilizing a setback from the lot line to "extend" the public area into the central portion of the site. The residential "wings" of the building are lifted approximately 3-feet above the exterior sidewalk grade, providing the same separation and effect as in both the Dooryard and Stoop design guides. Parts of the building are pushed back from the lot line and will be landscaped, providing a buffer for the residents and a pleasing landscape area for pedestrians. By recessing the area directly at sidewalk grade and

cantilevering the residents above, the design follows the feel of both the Arcade and Gallery styles (without the full sidewalk overhang or necessary pillars). Placing metal trellises in the setback areas of both sides of the building, this will provide visual interest on the street front to pedestrians. Public bike racks near the corner, bike storage and lockers in the interior 1st floor area for residents. If allowed, decorative pavement will be brought out from the building to the far edge of the sidewalk to create a visual gathering space, which approx. 700 – 800 sf. The applicant is targeting residents who commute to downtown, the hospital, College of Idaho, etc. via bicycle.

Mr. Mapp reviewed the City Center District Requirements relating to this request being, balconies, bay windows, eaves, cornices, overhangs, and cantilevered rooms on upper floors may encroach into the public right of way to within twenty-four (24) to thirty inches (30") of the curb face. The applicant proposes balconies and patios. If the applicant wishes to have awnings, they may encroach into the public right of way to within twenty-four inches (24") to thirty inches (30") of the curb face if a street or completely to the far edge of the alley if an alley. All such encroachments must be a minimum of fourteen feet six inches (14'6") above sidewalk grade or alley grade, whichever is applicable. Maximum building height is three (3) stories or forty-five feet (45'). The applicant proposes 3 to 4 stories, not to exceed 45 ft. Standards for Materials, Colors, Wall Openings And Projecting Elements: Primary Building Facades: Primary building facades shall be constructed of high quality materials of brick and stucco. Secondary trim materials containing no more than twenty percent (20%) of building facade shall be constructed of high quality materials of painted brick, stained and sealed wood, metal panel, terra cotta cladding, and tile. The applicant proposes dark brown façade, western states metal side, walnut wood and 8" Kilim beige siding. Colors Allowed: A variety of natural colors, light colors, and muted neutrals are allowed. Colors shall be substantially in compliance with the "Plaza Facade Design Handbook" adopted by the Caldwell City Council. The applicant proposes earth tones. Wall Materials: Two (2) or more wall materials may be combined on one facade only with one above the other; lighter materials above those more substantial (e.g., wood above stucco or masonry, or stucco above masonry). The applicant proposes that both sides of the project will have articulation by setting back portions of the building from the lot line. This will create the setbacks at ground level outlined in the design guidelines and will provide visual appeal. All units will have private balconies looking toward the street. A mix of colors will be used to create visual interest, but tones will be in muted earth tones to ensure a long-lasting "classic" appeal to the design. ADA Regulations: ADA regulations shall be met in the accessing of the buildings. In addition, the applicant proposes up to one parking space per unit. At least one parking shall be a disable parking space. Projecting Elements: The applicant proposes balconies and patios. All rooftop mechanical equipment shall be screened to the height of the unit as viewed from the property line. The Roof design shall demonstrate two (2) or more of the following: 1) overhanging eaves; 2) sloped roofs; 3) two (2) or more roof planes; 4) varying parapet heights; and 5) cornices. Standards for Building Form, Scale and Style Precedents: The applicant proposes to done so. Changes In Pattern: At least two (2) changes in pattern of one or a combination of the following building components shall be incorporated into the building design: color, texture and/or materials. Middle Floor: The middle floor of any three-story building shall be distinctive through a change in materials or color, windows or setback. Wall Surface Relief: Buildings with more than thirty (30) linear feet of exterior wall without a window or door shall relieve the wall surface with a change in the wall plane of at least one inch (1"). Style Precedents: All new construction or alteration shall incorporate a minimum of two (2) elements. The applicant proposes to done so. Section 10-12-05 (8) City Center Design Requirements states: Pedestrian amenities shall be

provided in one of three (3) ways as set forth in this subsection. For every twenty-five feet (25') of frontage along the front facade, one of the following types of pedestrian amenities shall be provided: Pedestrian Weather Protection; Pedestrian Convenience Features; Public Space; Building Elements That Incorporate Landscaping; Building Ornamentation; Artwork or Murals; Decorative Clock; Water Feature; Bicycle Racks; Bicycle Storage Lockers; Public Restrooms; Bollards; or Railings. Bicycle racks, bicycle lockers and railings are being provided. The applicant will need to identify others. Surface Parking: Preliminary site design shows compliance. Streetlights may be required. The applicant has reviewed the design review handbook.

Mr. Mapp stated that the applicant does not have the detailed elevations showing the samples, the commission will have to make a determination if the commission wants to see the elevations at a later date or give staff the authority to review and make the decision.

Commissioner Weston asked staff if it will be 3 or 4 levels, code says max 3 levels.

Mr. Mapp responded the way he reads the code, it says 3 but not more than 45 feet in height so the applicant complies with the code.

Matt Brookshire, 1639 S. River Grove Way, Eagle, ID reviewed other projects they are currently working on to give a sense of what they have built in the past. He reviewed the plan before the commission sharing that they are working with an empty lot on a corner and is about 3-4 ½ feet above the sidewalk level and propose to use that height to allow some separation between the sidewalk and the residences. They will try and push everything to the front so the buildings themselves goes out to the streets, the parking is in back off the alley, and the goal for the corner is to create a focal point so they will do so by adding height at the corner. That corner and only that corner will have the 4th level and should be within the 45 foot height limit. The materials will be a light colored siding with a brown metal, two different color choices but also a change in materials to give it that extra quality of look as well as the durability for a long-term project. The goal for the bottom section is to take the first floor on the corner, drop it all the way down to the sidewalk level and push it in 3 or 4 feet so that it has the setback look and will be an amenity area for the residents, bike storage, maybe some storage lockers. From the outside, the building will have a nice commercial appearance allowing the corner to have more width. Even though even though code wants them to push everything to the lot line, that corner comes back a bit and if allowed, they would take a decorative stamp going out to the corner and including the sidewalk if approved to have a plaza type of look with pedestrian overhead cover. Just behind that corner area is where the entry would be, in trying to be consistent with the guidelines, will have steps and ramps coming in from the street. All units would access from the parking lot side, all the doors would face away from the street with porches facing the street. The parking lot will be tucked behind the building with access coming off the alley. They are trying to bring in elements that are desired from the design guidelines, first and foremost is the forecourt design; they tried to create that with the central tower, central area with its setback and having a plaza out front. On the wings that go back from the central piece, those will be the 4 feet up off the sidewalk and that will give the separation that is envisioned in the stoop and dooryard elements. The first floor area that will be the amenity for the tenants will be setback 3 or 4 feet. It is not a full arcade like it is called out in some of the design pictures, but it will have that visual element with something sticking out over towards the sidewalk to get that feel. The vertical brown color comes from the metal siding; the horizontal siding will be

in the light color. Around the roof will be a fascia in a dark brown and the fascia will service to hide the slope of the roof. All the mechanics will be shielded. He confirmed that the list of elements and additional elements they need to provide, they will go through the list with Planning and Zoning staff and identify all the elements required and will not be asking for a variance. The elements they envision are the overhang being protection for pedestrians, the plaza on the corner, and a couple of bike racks for the public. The articulation in the building where it bumps in and out, they will put trellises to give a screening of the foundation from the street giving decorative elements and the decorative metal on the walls that act as a decorative element as well.

Commissioner Weston shared that he liked the color scheme and the modulation in the front but noticed there is a lack of modulation in the back of the building and looks very flat. He looked through the code but found nothing that talk about the modulation in the back.

Commissioner Dodge asked staff about the stamped concrete area that is owned by the city. At what point will that be decided on or discussed to allow the applicant to put the plaza in the city right of way.

Mr. Mapp responded that as he reviewed the plan that information about the plaza was not available so one of the requirements will be that they have to meet with the necessary departments to review in detail the amenities.

Commissioner Morgan asked the applicant if the wrought iron railing is painted black.

Mr. Brookshire responded it would be a simple black metal railing.

Commissioner Morgan stated for the record that he seconds Commissioner Weston's thought that the back of the building appears like a barrack, instead of a residential living space and would like to see some kind of modulation or break up.

Mr. Brookshire state that the reason the rear of the building has a linier look is because all the access comes off the rear of the building. Each level will have a walkway. He stated that he liked the idea of a material change taking some of the metal elements from the front and siding to create a visual modulation.

Commissioner Weston made a suggestion of using the iron railing at the front stoop that has some articulation and makes it interesting at the rear of the building.

Mr. Brookshire responded he likes the idea; something for the eye to land on is a good idea.

Commissioner Dodge suggested having pedestrian amenities every 25 feet along the front and back of the building.

Commissioner Dodge asked staff if adding pedestrian amenities in the back of the building would be acceptable to help break up the look of the back of the building.

Mr. Mapp responded that the commission could add conditions of approval the commission feels is appropriate.

Mr. Mapp stated that he did not see or notice any outdoor walkways.

Mr. Brookshire responded that there are walkways on the backside of the building, walkways to access the units and stairs going up to the other levels. The first floor will have ADA Accessible walkway with a planter strip with plants and the parking lot.

Mr. Weston asked if there would be trees.

Mr. Brookshire responded there are no trees; there is no room for a tree. To have the parking is a space constraint; there will be planters with plantings for a nice visual look.

Mr. Mapp asked what the band around the building shown on the northeast and southeast elevations.

Mr. Brookshire responded there is a stairway in the middle in the central tower component and accesses both wings of the building. Central stair and stairs at the end of the buildings giving three access points with railings that have decorative elements. The rear of the building will have landscaping and a greenspace.

Commissioner Morgan suggested as an amenity for the rear of the building, if the building will have animal ownership having automatic water bowl features.

Mr. Mapp stated that the commission is to suggest what they want, stating that the rear portions of the buildings needs to have increased articulation and design.

Commission Weston stated the wrought iron railings is one feature that could break up the backside and the applicant stated that he would speak with the design team.

Mr. Brookshire they would bring the color into select elements, visually breaking up the one big wall creating the visual articulation.

Mr. Mapp stated that in regards to the materials the commission could ask staff to review and approve the plan or ask the applicant to come back before the commission when they have the complete design.

Michael Hon, 13601 W McMillan Road, Boise signed in favor of the application and declined the option to speak.

Darryl Dyce, 103 Palmer, Nampa signed in favor of the application and signed up to speak but had left the meeting.

MOTION to close the public testimony made by Commissioner Morgan SECOND made by Commissioner Vogt **Passed: unanimous voice vote.**

FINDING OF FACT:

The Design Review Commission accepts the general facts as outlined in the staff report, public testimony, and the evidence list. MOTION: Commissioner Morgan SECOND: Commissioner Weston. Passed: unanimous voice vote.

CONCLUSIONS OF LAW:

The Design Review Commission accepts the Conclusions of Law as outlined in the staff report. MOTION: Commissioner Morgan SECOND: Commissioner Weston. Passed: unanimous voice vote.

ORDER OF DECISION FOR DR-20-09 (Design Review) MOTION: Commissioner Morgan that Case Number DR-20-09 be approved with conditions: 8.2 through 8.13 with the addition of the following conditions:

8.14 provide some sort of articulation on the southeast and northeast walls of the structures to either include articulation in the design itself, material change to break up the shadowing and articulation of the building visually and or provide some sort of articulation in the wrought iron or powder coated railing to make it a little more ascetically visual.

8.15 applicant to discuss with staff the front main entry stamped concrete proposal provided in the application and that staff will make a decision based on the meetings with the applicant.

8.16 add a proposed design in the rear of the structure southeast and northeast walls to provided recommended dog watering feature or animal feature to coincide with the decision whether animals are accepted in the structure.

SECOND: Commissioner Weston. APPROVED by unanimous roll call vote.

IV. Adjournment

MOTION TO ADJOURN: Commissioner Morgan SECOND made by Commissioner Weston. Passed: Unanimous voice vote.

The meeting was adjourned at approximately 1:15 p.m.

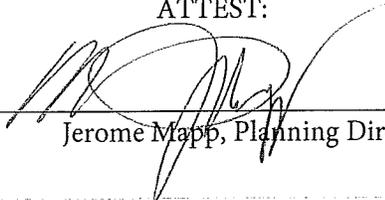
Respectfully submitted by April Cabello,

MINUTES APPROVED AND SIGNED BY THE CHAIR, ON THE DATE NOTED BELOW:


Commissioner Tressa Dodge, Chair


Date

ATTEST:


Jerome Mapp, Planning Director

MINUTES
Friends of the Caldwell Train Depot Meeting
March 12, 2020

ROLL CALL:

Present: Margaret and Jerry Langan, Mark Pemble, Dave Wilson, Mike Dittenber, and Debbie Geyer.

Absent: Tammy Dittenber, Jim Porter, Everett and Jodi Lile, Ed and Ina Adler, and Claudio and Jackie Hernandez.

Mike Dittenber, Chairman, called the meeting to order at 6:37 p.m. at the Caldwell Train Depot.

AGENDA:

MOVED by Debbie Geyer, SECONDED by Margaret Langan to approve the agenda.

MOTION CARRIED

MINUTES:

None.

FINANCE REPORT:

Debbie Geyer provided the up-to-date financial report as of October 1, 2019 and requested ratification for the purchase of a 60-inch round table for use within the depot event center to replace a broken round table in the amount of \$165.00

• Beginning Balance as of 10-1-2019:	\$7,581.82
• Revenues YTD:	\$1,748.94
• Expenditures YTD:	\$1,001.77
• Account Balance:	\$8,598.99

MOVED to Jerry Langan, SECONDED by Mike Dittenber to approve the financial report and include ratifying the \$165.00 purchase of a round table for the depot event center as reported.

MOTION CARRIED

OPEN HOUSE SCHEDULE:

April 4, 2020

Host: Norm & Debbie Geyer

Special Feature: Free Clothing Giveaway

May 2, 2020

Host: Clint & DiAnne Wilson

June 6, 2020

Host: Mark Pemble

NEW BUSINESS:

(2020 NIGHT OF HISTORY EVENT)

Discussion was held concerning the theme and ideas for an upcoming history event sponsored by the Friends of the Depot. It was recommended that a display of historical pictures during the Indian Creek Festival be organized at the Depot/Depot Plaza. Contact will be made with Valli Information regarding the use of framed historic photos located within their facility as well as photographs located within City-owned buildings.

Mike Dittenber suggested that additional archive photos be sought from the Library of Congress – Rural Farms & Community pictures. Debbie will research the site for potential community pictures.

MINUTES
Friends of the Caldwell Train Depot Meeting
September 10, 2020

ROLL CALL:

Present: Jerry Langan, Mark Pemble, Dave Wilson, Mike Dittenber, Tammy Dittenber, Jim Porter, Clint Wilson, Dianne Wilson, and Debbie Geyer.

Chairman Mike Dittenber called the meeting to order at 6:30 p.m. at the Caldwell Train Depot.

AGENDA:

MOVED by Mike Dittenber, SECONDED by Tammy Dittenber to approve the agenda was amended.

MOTION CARRIED

MINUTES:

The minutes of March 12, 2020 will be sent out for the member's review.

FINANCE REPORT:

Debbie Geyer provided an up-to-date financial report as of October 1, 2020.

- Beginning Balance as of 10-1-2019: \$7,581.82
- Revenues YTD: \$2,053.21
- Expenditures YTD: \$3,350.23
- Account Balance: \$6,554.80

MOVED to Dianne Wilson, SECONDED by Dave Wilson to approve the financial report as presented.

It was noted that the report included the reimbursement to Mike Dittenber in the amount of \$225.00 for the purchase of a handmade wooden train display for the interpretive center.

MOTION CARRIED

OPEN HOUSE SCHEDULE:

September 19, 2020

Host: Dave Wilson – Model RR Club

Special Feature: Indian Creek Festival

October 3, 2020

Host: Jim & Sharon Porter

November 20, 2020

Host: Mike & Tammy Dittenber

Special Feature: Winter Wonderland Lights – Downtown Caldwell

NEW BUSINESS:

(NEW DISPLAY ADDITIONS TO THE CALDWELL TRAIN DEPOT)

New displays at the depot include two maps (1921 Idaho Irrigation map and 1957 City of Caldwell Plat map) and a handmade wooden model train. Debbie suggested the need for a plaque for the train display. It was decided that the plaque should not exceed \$300.00. The train was purchased on 7-24-2020 from Alan Clapitt at 507 E. Roosevelt Avenue, Nampa (208) 249-5727.

ACTION: MOVED by Tammy Dittenber, SECONDED by Dave Wilson to allow the purchase of a large plaque recognizing William D. Attwood (Master Woodworker) who now resides in Hayward, California.

MOTION CARRIED

(SPENDING AUTHORITY FOR THE CHAIR - \$250 LIMIT)

ACTION: MOVED by Clint Wilson, SECONDED by Jerry Langan to allow the chair of the Friends of the Depot authority to not exceed expenditures of \$250 for discretionary train depot purchase, noting that such expenditures would be ratified at the following FOD meeting.

MOTION CARRIED

(NEW EFFORT FOR CURATION/ROTATION OF DISPLAYS)

Discussion was held regarding the need for a rotation of displays in the interpretative center. Social media posts could be posted requesting new historical items to be donated to the interpretive center.

Volunteers are needed to help with changing out the displays.

Concern was expressed about the lack of storage space for additional items since the existing storage unit is filled of tables/chairs.

Discussion was held regarding an audio museum display that could feature Chuck Randolph giving a short oratory about the importance of the train in the development of the community and other points of interest.

ACTION: Mike Dittenber to contact Elevate Academy to receive an estimate for their students to possibly construct a storage unit.

ACTION: Debbie to research such audio displays as used within other local museums.

ACTION: Debbie to contact Chuck Randolph about his interest in this project.

ACTION: All Friends of the Depot members could dress in vintage (**Civil War, WW I or WW II**) era attire for the evening to emphasize such historical periods for the Winter Wonderland Festival.

(BROWN BENCH IN THE DEPOT)

Discussion was held concerning the table-height insert currently used in the large waiting room bench. Concern was expressed about noticeable damage to the bench from the insert and the unattractive appearance of the bench due to the insert.

Mike Dittenber suggested possibly resizing the bench for additional seating areas within the event center. It was recommended to permanently remove the insert, keeping the bench in its current state, and have the bench refinished thereby making it a focal point feature in the depot.

It was suggested that when the depot event center is rented, City staff market the use of additional tables for food serving purposes.

Debbie reported that the bench is original to the train depot and is over 100 years old. UPRR left the bench in the depot when they abandoned the facility for passenger and/or freight usage in the 1980's. The bench was too large to be removed from the building at the time.

ACTION: Debbie to acquire bids for refinishing the depot waiting room bench and report back to the committee with her findings.

ACTION: Mike Dittenber to seek estimates from restaurant supply businesses for food service carts and bistro tables for rental purposes.

(WINTER WONDERLAND FESTIVAL)

- The Caldwell Free Methodist Church will bake and serve the cookies again for the WW Festival. The amount of \$600 will be paid to the church for providing this service as in previous years. Jim Porter stated that they baked over 3,000 cookies last year for the festival. This year each cookie will be placed in a paper cookie sack for distribution.

Discussion was held concerning the need to follow COVID-19 protocols as established by SWDH (if the WW Festival is held). It was suggested that a limited number of occupants be allowed in the building within phases with one entrance and one exit to assist with social distancing.

Discussion was held concerning possible historical displays in the depot that evening:

ACTION: Dave Wilson will coordinate the Caldwell Model Railroad Club bringing their miniature railroad display.

ACTION: Tammy Dittenber to contact Nathelle Oates regarding the possibility of displaying her Civil War era quilts that evening.

ACTION: Debbie Geyer to contact Sylvia Marmon regarding the possibility of her displaying vintage clothing that evening.

(DONATION OF DISPLAY ITEMS)

- Ed Adler will be donating a variety of antique clothe irons for the museum.
- Dave Wilson brought in framed posts cards of various City of Caldwell sites/historical buildings to be hung in the train depot/interpretive center.

(NEXT MEETING)

The next meeting will be held on Thursday, October 8, 2020. All assignments will be discussed and plans finalized for the Winter Wonderland Festival.

(Adjournment)

MOVED by Debbie Geyer, SECONDED by Dianne Wilson to adjourn at 7:55 p.m.

Respectfully submitted,

Mark Pemble
Friends of the Depot Secretary

**Order of Decision by the Mayor and City Council
City of Caldwell, Idaho
Public Hearing Held September 8, 2020**

SUBJECT: Staff Report - Case No. OA-20-01 (Zoning Map and Comprehensive Plan Map)

TABLE OF CONTENTS:

- I COURSE OF PROCEEDINGS**
- II GENERAL FACTS**
- III TESTIMONY**
- IV APPLICABLE LEGAL STANDARDS**
- V RECOMMENDATION**
- XI ORDER OF DECISION**

I COURSE OF PROCEEDINGS

- 1.1 The Caldwell Planning and Zoning Department issued a notice of Public Hearing on application OA-20-01 to be held before the Caldwell Planning and Zoning Commission on August 11, 2020. Public notice requirements set forth in Idaho Code, Title 67, Chapter 65, Local Planning Act, were met. On or before July 26, 2020 notice was published in the Idaho Press Tribune.
- 1.2 The Caldwell Planning and Zoning Department issued a notice of Public Hearing on application OA-20-01 to be held before the Caldwell City Council on September 8, 2020. Public notice requirements set forth in Idaho Code, Title 67, Chapter 65, Local Planning Act, were met. On or before August 23, 2020 notice was published in the Idaho Press Tribune.
- 1.3 Files and exhibits relative to this application are available for review in the Planning and Zoning Department and at applicable public hearings.

II GENERAL FACTS

- 2.1 APPLICANT: Caldwell Planning and Zoning Department, 621 Cleveland Boulevard, Caldwell, Idaho, 83605.
- 2.2 REQUEST: To adopt an amended zoning map that supersedes and replaces the zoning map adopted by Caldwell City Council on March 4, 2019 (Ordinance No. 3195). The new map includes all rezones, annexations and de-annexations that occurred between January 1, 2019 and December 31, 2019. The zone boundary changes during this period were approved by City Council at respective public hearings held pursuant to the requirements of Idaho Code, Title 67, Chapter 65, Local Planning Act.

Also requested is to adopt an amended comprehensive plan map that supersedes and replaces the comprehensive plan map adopted by Caldwell City Council on February 3, 2020. The new map includes all comprehensive plan map changes that occurred between January 1, 2019 and December 31, 2019 and not reflected on the 2040 Land Use Map adopted on February 3, 2020. The comprehensive plan map changes during this period were approved by City Council at respective public hearings held pursuant to the requirements of Idaho Code, Title 67, Chapter 65, Local Planning Act.

2.3 ZONE AND COMPREHENSIVE PLAN MAP UPDATE PURPOSE: The City last adopted an official zone map on March 4th, 2019. The intent in adopting the new zoning map is to keep the official map updated and readopted on an annual basis. The request to amend the zone map at this time is in keeping with the intent to adopt a new zone map annually.

The City last adopted an official Comprehensive Plan Map on February 3, 2020 along with the 2040 Comprehensive Plan. Comprehensive Plan Map Amendments approved by council that occurred between January 1, 2019 and December 31, 2019 may not have been reflected on the 2040 Comprehensive Plan Map. The intent in adopting the new comprehensive plan map is to keep the official map updated with approved amendments and the official map to be readopted on an annual basis. The request to amend the comprehensive plan map at this time is in keeping with the intent to adopt a new comprehensive plan map annually.

2.4 ANNEXATIONS, DE-ANNEXATIONS, ZONE CHANGES AND COMPREHENSIVE PLAN MAP CHANGES:

ANNEXATIONS: The following zone boundary changes, occurring from annexations, were approved during the year 2019 and are included in the amended zoning map:

Case Number & Name	Ordinance Number	Zone	Date of Ordinance Approval	Acreage (more or less)
ANN-19-01 Quenzer Annexation	3203	R-1	5/6/19	39.89
ANN-19-02 Covington Square Annexation	3208	R-1	7/1/19	14.88
ANN-19-03 Steve Regan (Harmsen)	3213	C-3	7/1/19	3.79
ANN-19-04 Gray Annexation	3215	M-1	8/5/19	9.57
ANN-19-05 City of Caldwell Pond Ln Annex	3218	R-2	9/16/19	37.4
ANN-19-06 City of Caldwell Ustick Rd	3219	R-1	9/16/19	5
ANN-19-07 Wolf Annexation	3224	R-3	10/21/19	2.54
ANN-19-09 Harmsen Annexation	3227	C-3	10/21/19	8.53
ANN-19-10 Hayden Homes Annexation	3232	R-2	11/4/19	26.89
ANN-19-11 Esther Rush Annexation	3233	C-3	11/18/19	3.93
ANN-19-12 Kraemer Annexation	3239	M-1	11/4/19	5.29
ANN-19-13 Ceric Annexation	3244	M-1	12/2/19	3.38
TOTAL ANNEXED				161.09

DE-ANNEXATIONS: The following zone boundary changes, occurring from de-annexations, were approved during the year 2019 and are included in the amended zoning map:

Case No. & Name	Ordinance Number	Zone	Date of Ordinance Recordation	Acreage
DAN-19-01 Nampa Paving De-Annexation	3197	county	5/6/19	0.24
TOTAL DE-ANNEXED				0.24

ZONE CHANGES: The following zones changes were approved during the year 2019:

Case No. & Name	Ordinance Number	Zone	Date of Ordinance Recordation	Acreage
ZON-18-11 Urban renewal rezone	3190	M-1	2/4/2019	20.12
ZON-19-02 Vallivue SD Rezone	3225	R-1	10/7/19	37.53
ZON-19-03 Hatch Rezone	3234	R-2	11/18/19	4.5
ZON-19-04 McDougald Rezone	3243	C-2	12/2/19	0.11
TOTAL REZONED				62.26

COMPREHENSIVE PLAN MAP CHANGES: The following comprehensive plan map changes were approved during the year 2019:

Name	Approved Comp. Plan Map Designation	Acreage
ANN-19-01 Quenzer Annexation	Low Density Residential	39.89
ANN-19-02 Covington Square Annexation	Low Density Residential	14.88
ANN-19-05 City of Caldwell Pond Ln Annex	Public Open Space	37.4
ANN-19-06 City of Caldwell Ustick Rd	Public Open Space	5
ANN-19-10 Hayden Homes Annexation	Medium Density Residential	26.89
ANN-19-13 Ceric Annexation	Industrial	3.38
TOTAL ACREAGE		127.44

III PUBLIC TESTIMONY

3.1 Testimony before the Planning & Zoning Commission, August 11, 2020:

Debbie Root, 621 Cleveland Blvd, Caldwell, Idaho stated this is a request City of Caldwell Planning and Zoning to adopt an amended zoning map that supersedes and replaces the zoning map adopted by Caldwell City Council on March 18, 2019 (Ordinance No. 3195). The new map includes all rezones, annexations and de-annexations that occurred between January 1, 2019 and December 31, 2019. The zone boundary changes during this period were approved by City Council at respective public hearings held pursuant to the requirements of Idaho Code, Title 67, Chapter 65, Local Planning Act.

MOTION TO CLOSE PUBLIC TESTIMONY: Commissioner Nelson. SECOND: Slaughter. Passed: Unanimous voice vote.

RECOMMENDATION FOR OA-20-01 MOTION: Commissioner Nelson that Case Number **OA-20-01** be approved. Commissioner Zamora. Passed: Unanimous roll call vote.

3.2 Before the Mayor and City Council, September 8, 2020:

(ACTION ITEM: PUBLIC HEARING [LEGISLATIVE] CASE NO. OA-20-01: A REQUEST BY THE CALDWELL PLANNING AND ZONING DEPARTMENT TO AMEND THE CURRENT CALDWELL ZONING MAP AND THE OFFICIAL COMPREHENSIVE PLAN MAP)

The Mayor declared the public hearing open.

Debbie Root, Senior Planner at 621 Cleveland Boulevard, outlined the contents of the staff report. She noted that tonight’s action would update the official Zoning Map and adopt/amend the Comprehensive Plan Map. This action would supersede and replace the maps for cases approved from January 1, 2019 to December 31, 2019 by City Council in accordance with the Land Use Planning Act.

MOVED by Callsen, SECONDED by Allgood to close the public hearing.

MOTION CARRIED

(ACTION ITEM: CONSIDER BILL NO. 35 [ORDINANCE NO. 3292] FOR CASE NO. OA-20-01 (ZONING MAP UPDATE) WITH A REQUEST TO WAIVE THE RULES AND PASS ON THE FIRST READING)

The Mayor read the ordinance by title only:

AN ORDINANCE ADOPTING AN AMENDED ZONING MAP THAT SUPERSEDES AND REPLACES THE OFFICIAL ZONING MAP AS ADOPTED BY THE CITY OF CALDWELL ON SEPTEMBER 8, 2020.

MOVED by Allgood, SECONDED by McGee to waive the three reading process and consider Bill No. 35 (Ordinance 3293) on its first reading by title only.

Roll call vote: Those voting yes: Allgood, Wagoner, Hopper, Callsen, and McGee. Those voting no: none. Absent and /or not voting: Pollard.

MOTION CARRIED

MOVED by Allgood, SECONDED by McGee to sponsor Bill No. 35 (Ordinance No. 3293), move for its passage by title only, and approve the summary for publication.

Roll call vote: Those voting yes: Allgood, Wagoner, Hopper, Callsen, and McGee. Those voting no: none. Absent and /or not voting: Pollard.

MOTION CARRIED

(ACTION ITEM: CONSIDER RESOLUTION NO. 238.20 FOR CASE NO. OA-20-01 [COMPREHENSIVE PLAN LAND USE MAP UPDATE])

The Mayor read the resolution by title only:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALDWELL, IDAHO, AMENDING THE CITY OF CALDWELL COMPREHENSIVE PLAN MAP IN ITS ENTIRETY.

MOVED by Allgood, SECONDED by McGee to approve Resolution 238-20 as printed.

Roll call vote: Those voting yes: Allgood, Wagoner, Hopper, Callsen, and McGee. Those voting no: none. Absent and /or not voting: Pollard.

MOTION CARRIED

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 RECOMMENDATION

- 5.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell Planning and Zoning Commission hereby recommends to the Mayor and City Council that Case No. OA-20-01, a request by the Planning and Zoning Department to amend the official zoning map as adopted by the City Council on March 4th, 2019 and to amend the official comprehensive plan map as adopted by the City Council on February 3, 2020 be **approved**.

XI ORDER OF DECISION

- 6.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell City Council hereby orders that Case No. OA-20-01, a request by the Planning and Zoning Department to amend the official zoning map as adopted by the City Council on March 4th, 2019 and to amend the official comprehensive plan map as adopted by the City Council on February 3, 2020 be **approved**.

Case Number OA-20-01 was heard by the Mayor and City Council at a public hearing held September 8, 2020.

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 October 5, 2020.

ATTEST:

Mayor Garret L. Nancolas

City Clerk

RESOLUTION NO. 286-20(A)

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, to amend the "Acknowledgement of Encroachment" agreement, first approved by Resolution 286-20, by and between said City and Donald & Sandra Hanna, residents of 2924 Hillcrest Lane. This agreement is for the continued encroachment into public right-of-way adjacent to the Hannas' front yard.

The City Clerk is hereby directed to record the amended Acknowledgement of Encroachment agreement, and to forward a copy of the recorded agreement to the Engineering Department, to the Public Works Department, and to Donald & Sandra Hanna.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this _____ day of _____, 2020.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this _____ day of _____, 2020.

Approved

By _____
Mayor

ATTEST:

By _____
City Clerk

ACKNOWLEDGEMENT OF ENCROACHMENT

THIS ACKNOWLEDGMENT OF ENCROACHMENT ("Acknowledgement") is entered into this 19 day of October, 2020, by and between the CITY OF CALDWELL, Idaho, a municipal corporation of the State of Idaho (the "City"), and SANDRA AND DONALD HANNA, individuals owning and residing at 2924 Hillcrest Lane, Caldwell, Idaho 83605 ("Hannas") (the City and the Hannas may be referred to collectively as the "Parties").

RECITALS

- A. **WHEREAS**, the Hannas are the joint owners of real property at 2924 Hillcrest Lane, Caldwell, Idaho 83605 (the "Hanna Property").
- B. **WHEREAS**, the Hannas currently reside on the Hanna Property.
- C. **WHEREAS**, the Northern boundary of the Hanna Property abuts City owned right of way, known, generally, as Hillcrest Lane.
- D. **WHEREAS**, said right of way (the "ROW") was originally part of the parcel which currently constitutes the Hanna Property.
- E. **WHEREAS**, the ROW is not presently being utilized by the City for general right of way purposes, with the exception of a single storm drain line running through said ROW.
- F. **WHEREAS**, the Hanna's have been encroaching into the ROW for personal use as a part of the front yard of their residence (the "Encroachment"), a map showing said encroachment being attached hereto as Exhibit A.
- G. **WHEREAS**, the Hannas requested that said ROW be vacated because it is not presently being used by the City for general right of way purposes, nor will it be used for general right of way purposes in the future because of the state of development in the area and because of the alignment of the Canyon Hill Lateral.
- H. **WHEREAS**, the City desired, generally, to grant said vacation and to allow the ROW to revert to the Hanna parcel.
- I. **WHEREAS**, the City determined that it would be inappropriate to grant the vacation because of the existing storm drain line.
- J. **WHEREAS**, the Hannas use of the Encroachment does not presently interfere with the City's necessary uses of the ROW.
- K. **WHEREAS**, the Hannas desire to continue using the Encroachment.
- L. **WHEREAS**, the City wishes to allow the Hannas to continue using the Encroachment.
- M. **WHEREAS**, the Parties wish to acknowledge the ownership of the ROW.

N. WHEREAS, the Parties wish to acknowledge the ownership of any and all improvements owned and maintained by the Hannas on the ROW.

O. WHEREAS, the Parties wish to acknowledge the Hannas' responsibility and liability for the Encroachment and all improvements maintained within the ROW.

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, and the above recitals hereby incorporated as terms of this Acknowledgement of Encroachment, the City and the Hannas agree as follows:

1. **Grant.** City hereby extends to the Hannas, subject to the terms and conditions contained herein, the right to continue utilizing the Encroachment in the ROW in the manner in which they had previously been using it as of the effective date of this Agreement. This right to continue utilizing the Encroachment in the ROW shall be referred to as the "License."

Any and all fencing, structures, or other property on the ROW, owned by the Hannas or placed upon the ROW by the Hannas, shall be referred to as the "Improvements."

2. **License Fee.** There shall be no fee paid or required for the License.
3. **Removal of Improvements.** The Hannas expressly acknowledge that the Improvements are being allowed to be maintained on public property, specifically, the ROW. The Hannas expressly consent to the City removing the Improvements at the unfettered and complete discretion of City, and the Hannas further agrees to affect the removal of the Improvements within sixty (30) days of receipt of written notice to do so from the City. In the event that the Hannas fail to effect said removal, the Hannas acknowledge that the Improvements would constitute a nuisance maintained by the Hannas, removable by the City pursuant to the then current Caldwell City Code provisions concerning nuisances and nuisance abatement.

- a. The Hannas hereby waive any and all claims against the City for any and all damage or injury done to the Encroachment, Improvements, and any and all other personal property located on the ROW, either by the City or any other party, during the removal described in Section 3 of this Agreement.

4. **Condition of the Premises.** At the termination of the License, the Hannas shall vacate the ROW, removing all Improvements, and returning the ROW to the condition it was in prior to the placement of the Improvements on the ROW.
5. **Liens.** The Hannas shall take all necessary steps to ensure that no liens shall attach to the ROW or any of the Improvements thereon. The Hannas shall bear the full cost of removing any liens which may attach, or which any third party attempts to attach, to the real or personal property of the Encroachment or the Improvements.

6. Indemnification and Hold Harmless.

- a. The Hannas shall assume all risks of damage to the Encroachment and the Improvements and to any other property of the Hannas, and any property under the control of the Hannas, while upon or near the ROW or the Encroachment.
- b. The Hannas further agree to indemnify and hold harmless the City, its officers, employees, agents, and invitees from any and all claims, liabilities, damages, failure to comply with any current or prospective laws, attorney's fees, loss or damage to property whether owned by City, Hannas and/or third parties to this Agreement, and/or injury to or death of any person arising out of the construction, maintenance, removal, replacement, rehabilitation, repair, or the location of the improvements or out of the Hannas' activities on or related to the ROW, the Encroachment, or the Improvements.
- c. The Hannas further acknowledge full responsibility and liability for any and all environmental cleanup that may become necessary as a result of the Hannas' use of the Encroachment in the ROW.

7. Term. This Agreement and the License granted hereunder may be terminated by the City upon written notice to Hannas at least thirty (30) days prior to the termination.

8. Notices. Any and all notices and demands required or permitted to be given hereunder, shall be in writing and shall be served either personally or by certified mail, return receipt requested, to the following addresses:

City of Caldwell
411 Blaine St.
Caldwell, Idaho 83605
Attention: Public Works Director

Sandra and Donald Hanna
2924 Hillcrest Lane
Caldwell, Idaho 83605

9. Waiver. The waiver by the City of any breach or any term, covenant, or condition herein shall not be deemed to be a waiver of such term, covenant, condition or any subsequent breach of the same, or any other term, covenant or condition herein contained.

10. Entire Agreement. This Acknowledgement of Encroachment contains the entire agreement between the parties related to the ROW, Encroachment, and Improvements.

11. Authority of Parties. Each individual executing this Agreement represents and warrants that he/she is duly authorized to execute this Agreement on behalf of the individuals or entity.

12. **Attorney's Fees.** In the event that either party is required to bring an action to enforce or interpret terms and conditions of this Agreement, the prevailing party shall be entitled to payment of its attorney's fees, as well as expert witness fees.

13. **Assigns and Successors.** This Agreement shall inure to the benefit and be binding upon each party's assigns and successors.

IN WITNESS WHEREOF, Sandra and Donald Hanna have hereunto caused their names to be subscribed, and Caldwell has hereunto caused its name to be subscribed by its officer first hereunto duly authorized by resolution of its City Council, this 19th day of October, 2020.

THE HANNAS

Sandra Hanna

SANDRA HANNA

In the County of Canyon, State of Idaho. On this 19th day of October, 2020, before me, the undersigned Notary Public personally appeared Sandra Hanna, personally known to me, proved to me through document evidence, or identified by a credible witness to be the person named in the foregoing, and executed the same.



Angela K. Point

Notary Signature

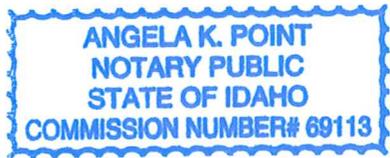
Angela K. Point

Print Name

My Commission expires: 12/22 2020.
22 akp

Donald H Hanna
DONALD HANNA

In the County of Canyon, State of Idaho. On this 13th day of October, 2020, before me, the undersigned Notary Public personally appeared Donald Hanna, personally known to me, proved to me through document evidence, or identified by a credible witness to be the person named in the foregoing, and executed the same.



Angela K. Point
Notary Signature

Angela K. Point
Print Name

My Commission expires: 12/31, 2022.

CITY OF CALDWELL

By: _____
GARRET NANCOLAS, Mayor

ATTEST:

City Clerk

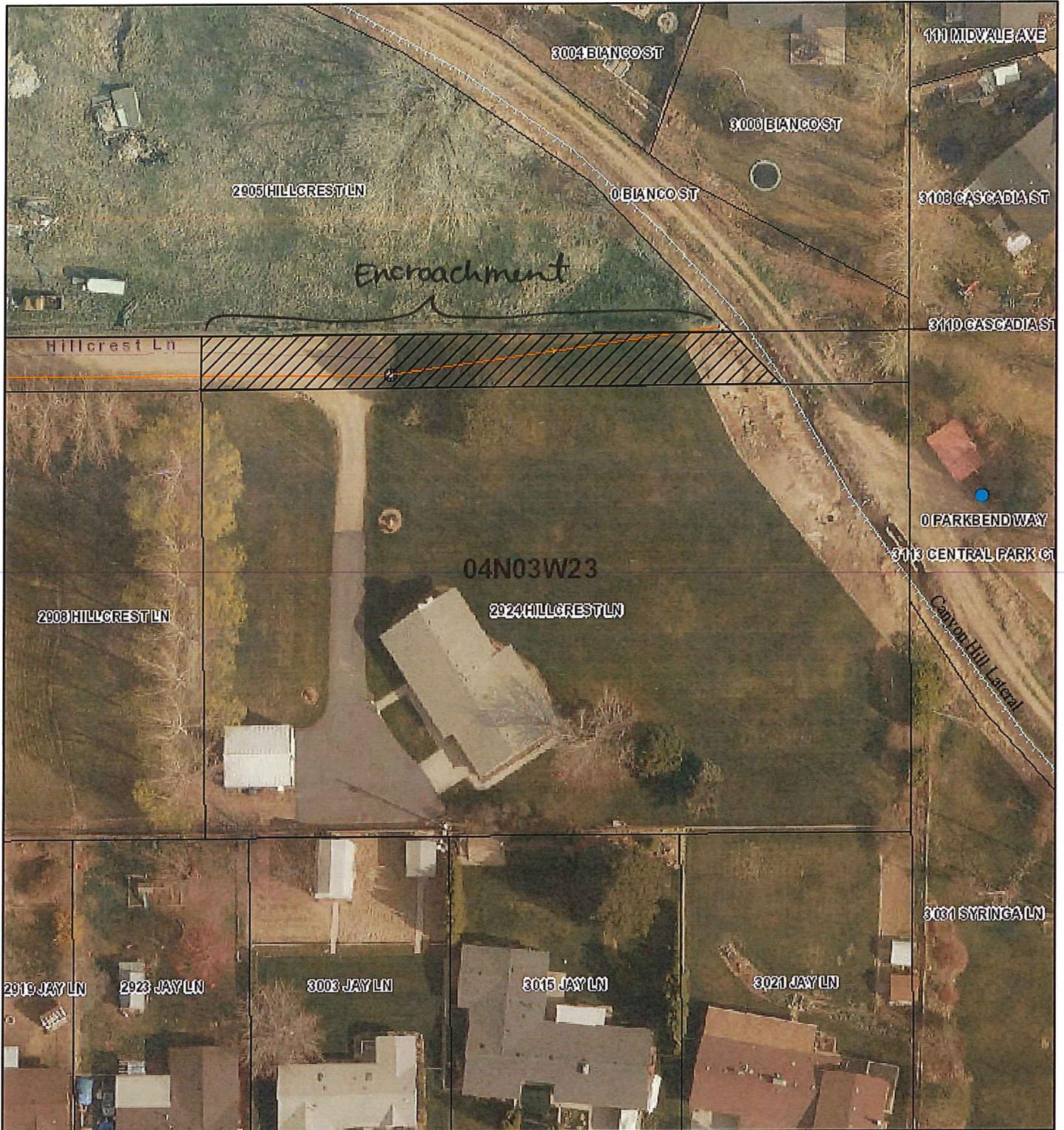
In the County of Canyon, State of Idaho. On this _____ day of _____, _____, before me, the undersigned Notary Public personally appeared Garret Nancolas, personally known to me, proved to me through document evidence, or identified by a credible witness to be the person named in the foregoing, and executed the same.

Notary Signature

Print Name

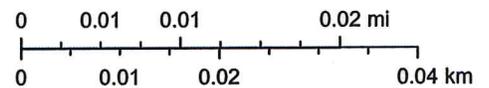
My Commission expires: _____, 20____.

2924 Hillcrest Encroachment



October 13, 2020

1:1,045



- | | |
|----------------------|-----------------------|
| Tax Parcels - labels | ☉ Storm Drain Manhole |
| Tax Parcels - labels | ■ Irrigation Box |
| ☐ Tax Parcels | ★ Outfalls |
| Catch Basin | ● Storm Drain Inlet |
| ■ Syphon | ☒ Outlets |
| ☐ Catch Basin | |

MEMORANDUM

TO: Caldwell City Council
Meeting Date October 19, 2020



AGENDA ITEM INFORMATION

SUBJECT:		<i>Department Submittals</i>	<i>X to mark</i>	<i>Initials</i>
Easement from Challenger Development Inc.		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works		
		Street Department		
		Water Department		
		WWTP		
		Engineering	TJE	X
		Mapping		
COST IMPACT:	\$0.00	Parks and Recreation		
FUNDING SOURCE:		Airport		
		Information Systems		
TIMELINE:		Golf Course		
		OTHER:		

SUMMARY STATEMENT:

Acceptance of an easement for Avigation and Noise from Challenger Development Inc.
 Challenger Development Inc. has agreed to provide an easement for avigation and noise across their property, Delaware Park Subdivision 2 phase No.7. This easement is to allow aircraft using the airport the right of flight and the right to cause noise, light and other effects associated with the operation of aircraft at and around the airport.

The original easement is attached:

- Easement:
Avigation and Noise

RECOMMENDED ACTION:

It is the recommendation of the Engineering Department that Council approves the easement as submitted.

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO ACCEPTING AN EASEMENT BETWEEN THE CITY OF CALDWELL AND CHALLENGER DEVELOPMENT INC. FOR THE PURPOSE OF ALLOWING AIRCRAFT USING THE AIRPORT THE RIGHT OF FLIGHT AND THE RIGHT TO CAUSE NOISE, LIGHT AND OTHER EFFECTS ASSOCIATED WITH THE OPERATION OF AIRCRAFT AT AND AROUND THE AIRPORT.

Be it Resolved that the City of Caldwell, Idaho hereby accepts and approves an "Easement" between the City of Caldwell and Challenger Development Inc. Said easement is for avigation and noise across Challenger Development Inc.'s property and grants rights to aircraft to operate in the airspace above Delaware Park 2 Subdivision phase No. 7.

The City Clerk of the City of Caldwell is hereby directed to record the easement described above, and forward a copy to the Engineering Department of said City of Caldwell for preservation in an index of easements.

PASSED BY COUNCIL of the City of Caldwell, Idaho, this the 19th day of October, 2020.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 19th day of October, 2020.

Approved By:

Attest:

Garret L. Nancolas, Mayor

Debbie Geyer, City Clerk

AVIGATION AND NOISE EASEMENT

WHEREAS Challenger Development Inc., herinafter called Grantor, is the owner of a certain Parcel of land located in Caldwell, Idaho, and more particularly described and identified in **Exhibits "A" and "B"** attached hereto and made apart hereof, hereinafter called "Parcel," which Parcel is within the APO-1 and/or APO-2 Airport Overlay zoning designation; and

WHEREAS the CITY OF CALDWELL, a Idaho municipal corporation, of 621 Cleveland Blvd., Caldwell, Idaho 83605, hereafter called Grantee, is the owner of a certain property upon which the Caldwell Industrial Airport, a municipal airport is located, said property lying within Canyon County, Idaho, and being close proximity to said Parcel; and

WHEREAS Grantor(s) is obligated by Caldwell Municipal Code Chapter 10, Article 7 to provide an avigation easement to allow aircraft using the airport the right of flight and the right to cause noise, light and other effects associated with the operation of aircraft at and around the airport and in the airspace over and above said Parcel;

NOW, THEREFORE, Grantor, for its heirs, executors, administrators, successors and assigns, for and in consideration of the issuance of building permit by the Grantee, hereby grants and conveys to Grantee, its successors and assigns forever;

1. A perpetual public-use avigation/noise easement subject to termination as expressly provided herein, and right-of-way for the free and unobstructed passage and flight of aircraft, of any and all kind now known or hereafter invented, used or designed for navigation or flight in the air, of the class, size and category operationally compatible with the airport as new now existing of hereafter expanded. Said easement shall be in, through, over and across the airspace of the Parcel.
2. The rights herein granted shall include the right in such airspace to allow, make and emit such noise, light, vibrations, fumes, exhaust, smoke, air currents, dust, fuel particles, radio, television and other electromagnetic interferences, and all other effects as may be inherent to the operation of aircraft for navigation or flight in the air.
3. Grantor, individually and for his heirs, administrators, executors, successor and assigns, hereby fully waives and releases any right or cause of action that it may now have or that it may have in the future against Grantee, its successors and assigns, and covenants not to sue due to such noise, light, vibrations, fumes, exhaust, smoke air currents, dust, fuel particles, radio, television and other electromagnetic interferences, and all other effects that may be caused or may have been caused by the operation of the aircraft landing at, taking off from or operating at or on the airport or within or over the airspace of the Parcel. Said release and covenant shall include, but not be limited to claims, known or unknown, for damages for physical or emotional injuries, discomfort, inconvenience, property damage, death, interference with use and

enjoyment of property, diminution of property values, nuisance or inverse condemnation or for injunctive or other extraordinary or equitable relief.

4. It is further agreed that Grantee, its heirs or assigns shall have no duty to avoid or mitigate such damages by, without limitation, setting aside or condemning buffer lands, requiring noise abatement flight operation procedures, rerouting air traffic, erecting sound or other barriers, establishing curfews, noise or other regulations, except to the extent, if any, that such actions are validly required by state or federal authorities. Grantor reserves such use, rights and privileges in said Parcel and may be exercised and enjoyed without interference with or abridgment of the rights hereby granted.

5. This grant of aviation/noise easement shall not operate to deprive the Grantor, his successors or assigns, of any rights that it may from time to time have against any individual or private operator for negligent or unlawful operation of aircraft.

6. For and on behalf of itself, its successors and assigns, Grantor hereby covenants that, for the direct benefit of the real property constituting said airport, neither Grantor nor its successors in interest or assigns shall hereafter construct or permit the construction or growth of any structure, tree, and/or other object that penetrates an approved transitional, horizontal, or control surface or that constitutes an obstruction to air navigation under FAA Part 77 and amendments thereto, or that obstructs or interferes with the use of the flight easement and rights-of-way herein granted or that cause electrical interference with radio communication between any installation upon said airport and airport, or as to make it difficult for pilots to distinguish between airport lights and other lights, or as to impair visibility in the vicinity of the airport, or as otherwise to endanger the landing, take off, or maneuvering of aircraft. Without detracting from the obligations of the Grantor set forth herein, Grantee shall have the right to mark and light as obstructions to air navigation any such building, structure, tree or other object now upon, or that in the future may be upon Grantor's property, together with the right of ingress to, egress from, and passage over Grantor's property for the above purpose.

7. All promises, covenants, conditions, and restrictions contained in this document are made and entered into for the benefit of the CITY OF CALDWELL. These promises, covenants, conditions and reservations shall run with the Parcel, described and identified on Exhibit A attached, and bind Grantor's heirs, administrators, executors, successors and assigns to the maximum extent now or hereafter permitted by statute or case law. The real property described as the Parcel is the servient tenement and said airport is the dominant tenement. "Successors and assigns" as used herein includes without limitation invitees, licensees, permittees, tenants, lessees and others who may use easement rights reserved herein or use or be upon said Parcel, and/or their respective officers, agents and employees.

8. The aviation/noise easement, covenants and agreements described herein shall continue in effect until the airport shall be abandoned and shall cease to be used for public airport purposes.

[Signature page follows]

Challenger Development Inc.
Company Name

[Signature]
Signature

Corey Barton, President
Printed Name and Title

STATE OF IDAHO)
) ss.
County of Ada)

On this 30th day of July, in the year 2020, before me the undersigned, a Notary Public in and for said State personally appeared, _____
Corey Barton, known or identified to me to be the
President of the company that executed the foregoing instrument, or the person who executed the instrument on behalf of said company, and acknowledged to me that such company executed the same.



Adair L
Notary Public
Residing at Nampa, ID
My Commission Expires 6-05-22



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

**Delaware Park Subdivision No. 2, Unit No. 7 at the Colonies
Boundary Description**

Project No. 10-19-016 January 22, 2020

A tract of land situate in Government Lot 2 of Section 30, Township 4 North, Range 2 West, Boise Meridian, City of Caldwell, County of Canyon, State of Idaho, and being more particularly described as follows:

Commencing at the west quarter corner of said Section 30; thence from said Point of Commencement the following three (3) consecutive courses and distances:

1. North 00°37'09" East, coincident with the west line of said Government Lot 2, a distance of 1,324.93 feet to a 5/8-inch rebar with a plastic cap stamped "PLS 11334" marking the northwest corner of said Government Lot 2, from which, the northwest corner of said Section 30 bears North 00°37'17" East, coincident with the west line of Government Lot 1 of said Section 30, a distance of 1,324.99 feet,
2. South 89°48'29" East, coincident with the north line of said Government 2, a distance of 40.00 feet to a 5/8-inch rebar with a plastic cap stamped "PLS 11334" marking the northwest corner of Delaware Park Subdivision No. 2, Unit No. 4 at the Colonies (Book 46 of Plats, Page 17, Canyon County Records), hereinafter referred to as Delaware Park 2-4, said corner also being a point on the easterly right-of-way line of KCID Road (Instrument No. 2018-039544, Official Records of Canyon County), and
3. South 00°37'09" West, coincident with the westerly line of said Delaware Park 2-4, and coincident with said easterly right-of-way line, a distance of 34.04 feet to the **Point of Beginning** of this description;

thence from said **Point of Beginning**, leaving the westerly line of said Delaware Park 2-4, continuing South 00°37'09" West, coincident with said easterly right-of-way line, a distance of 565.89 feet to a 5/8-inch rebar marked "PLS 11118" marking the northwest corner of the tract of land described in the Warranty Deed to the City of Caldwell recorded in Instrument No. 200469468, Official Records of Canyon County, hereinafter referred to as the City of Caldwell Parcel; thence coincident with the respective northerly, easterly, and southerly lines of said City of Caldwell Parcel, the following five (5) consecutive courses and distances:

1. South 89°22'51" East, a distance of 112.21 feet to a 5/8-inch rebar marked "PLS 11118" marking the northeast corner of said City of Caldwell Parcel,
2. South 19°10'19" East, a distance of 22.11 feet to a 5/8-inch rebar marking a point on the easterly line of said City of Caldwell Parcel,
3. along the arc of a non-tangent curve to the left, concave easterly, having a radius of 153.00 feet, through a central angle of 20°28'45", an arc length of 54.69 feet, and a chord bearing South 10°51'32" West, a distance of 54.40 feet to a 5/8-inch rebar marking a point on the easterly line of said City of Caldwell Parcel,

4. South $00^{\circ}37'09''$ West, a distance of 75.80 feet to a 5/8-inch rebar marking the southeast corner of said City of Caldwell Parcel, and
5. North $89^{\circ}22'51''$ West, a distance of 110.03 feet to a 5/8-inch rebar marked "PLS 11118" marking the southwest corner of said City of Caldwell Parcel, said corner being a point on the easterly right-of-way line of said KCID Road;

thence coincident with said easterly right-of-way line and the northerly right-of-way line of Skyway Street (Instrument No. 2018-039544, Official Records of Canyon County), the following seven (7) consecutive courses and distances:

1. South $00^{\circ}37'09''$ West, a distance of 500.47 feet,
2. South $44^{\circ}34'51''$ East, a distance of 55.54 feet,
3. South $89^{\circ}46'40''$ East, a distance of 46.43 feet,
4. along the arc of a tangent curve to the left, concave northerly, having a radius of 390.00 feet, through a central angle of $19^{\circ}45'00''$, an arc length of 134.43 feet, and a chord bearing North $80^{\circ}20'50''$ East, a distance of 133.77 feet,
5. along the arc of a reverse curve to the right, concave southerly, having a radius of 460.00 feet, through a central angle of $39^{\circ}30'00''$, an arc length of 317.13 feet, and a chord bearing South $89^{\circ}46'40''$ East, a distance of 310.88 feet,
6. along the arc of a reverse curve to the left, concave northerly having a radius of 390.00 feet, through a central angle of $19^{\circ}45'00''$, an arc length of 134.43 feet, and a chord bearing South $79^{\circ}54'10''$ East, a distance of 133.77 feet, and
7. South $89^{\circ}46'40''$ East, a distance of 54.63 feet to a 5/8-inch rebar with a plastic cap stamped "PLS 8077" marking the southwesterly corner of Delaware Park Subdivision No. 2, Unit No. 5 at the Colonies (Book 49 of Plats, Page 12, Canyon County Records), hereinafter referred to as Delaware Park 2-5,

thence leaving said northerly right-of-way line, coincident with the westerly line of said Delaware Park 2-5, the following two (2) consecutive courses and distances:

1. North $35^{\circ}26'51''$ West, a distance of 321.86 feet, and
2. North $35^{\circ}31'42''$ West, a distance of 155.64 feet to the southwesterly corner of the aforesaid Delaware Park 2-4;

thence coincident with the westerly line of said Delaware Park 2-4 the following five (5) consecutive courses:

1. continuing North $35^{\circ}31'42''$ West, a distance of 508.02 feet,
2. along the arc of a tangent curve to the right, concave easterly, having a radius of 235.00 feet, through a central angle of $25^{\circ}49'05''$, an arc length of 105.89 feet and a chord bearing North $22^{\circ}37'10''$ West, a distance of 105.00 feet,
3. North $09^{\circ}42'37''$ West, a distance of 196.05 feet,
4. North $00^{\circ}57'19''$ West, a distance of 52.80 feet, and

5. along the arc of a tangent curve to the left, concave westerly, having a radius of 150.00 feet, through a central angle of $49^{\circ}36'34''$, an arc length of 129.88 feet, and a chord bearing North $25^{\circ}45'36''$ West, a distance of 125.86 feet to the **Point of Beginning**.

Containing an area of 7.80 acres of land, more or less.

The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

End of Description.

J-U-B ENGINEERS, Inc.

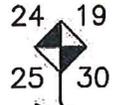
This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Timothy Harrigan, PLS, all professional liability associated with this document is hereby declared null and void.


Timothy Harrigan, PLS 17665
1/22/2020
Date



F:\Projects\JUB\10-19-016-Delaware Park 2-7\CAD\Survey\Legal Desc\Wdg\10-19-016-Delaware 2-7 - Exh B.dwg, 01/22/20 11:20:34am, tharrigan

S. LINDER RD.



N00°37'17"E
1324.99'

NORTHWEST
CORNER
GOVERNMENT
LOT 2

S89°48'29"E 40.00'

L1

POB

C6

N00°57'19"W 52.80'

N09°42'37"W 196.05'

C5

SEE SHEET 2

N00°37'09"E 1324.93'

S00°37'09"W 565.89'

25

30

SEE SHEET 2

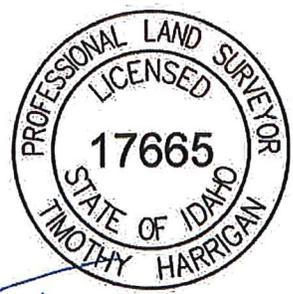
POC

CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	153.00'	20°28'45"	54.69'	S10°51'32"W	54.40'
C2	390.00'	19°45'00"	134.43'	N80°20'50"E	133.77'
C3	460.00'	39°30'00"	317.13'	S89°46'40"E	310.88'
C4	390.00'	19°45'00"	134.43'	S79°54'10"E	133.77'
C5	235.00'	25°49'05"	105.89'	N22°37'10"W	105.00'
C6	150.00'	49°36'34"	129.88'	N25°45'36"W	125.86'

LINE TABLE		
NO.	BEARING	DIST.
L1	S00°37'09"W	34.04'
L2	S89°22'51"E	112.21'
L3	S19°10'19"E	22.11'
L4	S00°37'09"W	75.80'

LEGEND

- SECTION LINE
- BOUNDARY LINE—AREA: 7.80± ACRES OF LAND
- SECTION CORNER
- QUARTER CORNER
- DIMENSION POINT
- FOUND 5/8-INCH REBAR
- POINT OF COMMENCEMENT
- POINT OF BEGINNING



Timothy Harrigan
1/22/2020

EXHIBIT "B"



DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 7 AT THE COLONIES
BOUNDARY DESCRIPTION
SITUATE IN THE SW 1/4 OF THE NW 1/4 OF SEC. 30, T4N, R2W, BM
CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO

SHEET
1 OF 2

F:\Projects\JUB\10-19-016-Delaware Park 2-7\CAD\Survey\Legal Desc\Dwg\10-19-016-Delaware 2-7 - Exh B.dwg, 01/22/20 11:20:40am, tharrigan

SEE SHEET 1

SEE SHEET 1

S. LINDER RD.

L2

C1

L4

N89°22'51"W 110.03'

S00°37'09"W 500.47'

S44°34'51"E 55.54'

S89°46'40"E 46.43'

C2

C3

C4

N35°31'42"W 155.64'

N35°31'42"W 508.02'

S89°46'40"E 54.63'

N35°26'51"W 321.86'



SEE SHEET 1
FOR LEGEND AND
LINE/CURVE TABLES



Timothy Harrigan
1/22/2020

SKYWAY STREET

EXHIBIT "B"

DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 7 AT THE COLONIES
BOUNDARY DESCRIPTION

SITUATE IN THE SW 1/4 OF THE NW 1/4 OF SEC. 30, T4N, R2W, BM
CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO

SHEET

2 OF 2



PRJ NO: 10-19-016

MEMORANDUM

TO: Caldwell City Council

Meeting Date: October 19, 2020



AGENDA ITEM INFORMATION

SUBJECT:		<i>Department Submittals</i>	<i>X to mark</i>	<i>Initials</i>
Amendment No. 1 to a Local Professional Services Agreement with Six Mile Engineering for the 10 th Ave. ITS & Overlay project.		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works		
		Street Department		
		Water Department		
		WWTP		
		Engineering	X	
		Mapping		
COST IMPACT:	\$6,511.00	Parks and Recreation		
FUNDING SOURCE:	05840210-67500	Airport		
		Information Systems		
TIMELINE:		Golf Course		
		OTHER:		

SUMMARY STATEMENT:

Upon starting the design of the 10th Avenue ITS & Overlay project it was determined that a thorough examination of the existing storm water infrastructure within the project design limits needs completed. Completion of this work will allow the design consultant and the City Engineering Department to make informed decisions concerning the rehabilitation or replacement of the existing storm drain infrastructure and how to best incorporate the existing storm water infrastructure into the design plans for this project.

Amendment No. 1 is for the amount of \$6,511.00, increasing the total contract amount from \$204,529.00 to \$211,040.00.

RECOMMENDED ACTION:

Approve the attached Amendment as recommend by the Caldwell Engineering Department.

RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, that the Mayor of said City is hereby authorized to execute Supplemental Agreement No. 1 to the existing 10th Ave. ITS & Overlay Professional Services Agreement, previously approved by Council as Resolution 304-19,; by and between the City of Caldwell and Six Mile Engineering and which agreement is for Six Mile Engineering to conduct a survey of existing storm water infrastructure and provide appropriate design to incorporate said infrastructure into the proposed 10th Avenue ITS & Overlay project drawings; and which agreement is attached hereto and made a part hereof as is set forth in full

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 19th day of October, 2020.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 19th day of October, 2020.

Approved

By _____

Mayor

ATTEST:

By _____

Clerk

July 6, 2020

T.J. Frans
Project Manager
City of Caldwell
621 Cleveland Blvd
Caldwell, ID 83605

Subject: **Supplemental No. 1**
N 10th Ave ITS & Overlay, Caldwell
Project No. A013(905), Key No. 13905
ITD Agreement No. 95358

Dear T.J.:

As discussed, this supplemental request is for the following services not included in our original professional services agreement:

- Develop designs to bring five curb return radii into compliance with the City of Caldwell's standard 20' radius. Modifications will include developing grading, storm drain modifications, and plan revisions to accommodate the new curb return radii at each of the following locations.
 - Northwest corner of Belmont and 10th Avenue
 - Northeast corner of Belmont and 10th Avenue
 - Southeast corner of Denver and 10th Avenue
 - Northeast corner of Denver and 10th Avenue
 - Southwest corner of Freeport and 10th Avenue

- Land Solutions will perform additional survey to increase the limits of their survey at each of the above locations to capture curb radii revisions. They will also survey the existing storm drain trunk lines and laterals between Belmont and Denver, on the east side of 10th Avenue, to facilitate drainage modifications needed for the curb return modifications.

The estimated budget for this work is attached.

Thank you for the opportunity to provide our services.

Sincerely,



Jeff W. Jones, P.E., PTOE

SUMMARY OF ESTIMATED LABOR AND EXPENSES
N 10th Ave ITS & Overlay, Caldwell - Supplemental No. 1
July 6, 2020

ESTIMATED LABOR	LABOR HOURS	HOURLY RATE	TOTAL
L. White - Principal	2	\$ 53.00	\$ 106
J. Jones - Project Manager	8	\$ 51.00	\$ 408
B. Blankenship - Engineer	16	\$ 35.00	\$ 560
M. Larrea - Engineer Intern	24	\$ 33.00	\$ 792
Total Raw Labor Costs	50		\$ 1,866
Agreement Overhead Rate		141.13%	\$ 2,633
Fee		12.00%	\$ 540
TOTAL ESTIMATED LABOR			\$ 5,039
ESTIMATED EXPENSES	TOTAL		
Land Solutions			\$ 1,472
TOTAL ESTIMATED EXPENSES			\$ 1,472
TOTAL ESTIMATED BUDGET			\$ 6,511

LAND SOLUTIONS
10TH AVE ITS & OVERLAY, CALDWELL
PROJECT NUMBER. A013(905)
KEY NO.: 13905
SUPPLEMENTAL 1

A. SUMMARY ESTIMATED MAN-DAY COSTS

		Man-Days	=	Man-Hours	Hrly Rate	=	Raw Labor Cost
1	SURVEYOR I	0.5	=	4	@ \$36.00	=	\$ 144.00
2	SURVEY TECH I	0.75	=	6	@ \$28.50	=	\$ 171.00
3	SURVEY TECH II	0.75	=	6	@ \$22.50	=	\$ 135.00
4	CLERICAL	0	=	0	@ \$20.00	=	\$ -
TOTAL		2	=	16			
						TOTAL RAW LABOR COST	= \$450.00

B. PAYROLL, FRINGE BENEFIT COSTS & OVERHEAD

Total Raw Labor Cost		Approved Overhead Rate	
\$450.00	X	157.62%	= \$709.29

C. NET FEE

Total Raw Labor & Overhead		NET FEE***	
\$1,159.29	X	13%	= \$150.71

D. FCCM

Total Raw Labor Cost		Approved FCCM Rate	
\$450.00	X	2.58%	\$11.61

TOTAL LABOR \$1,321.61

E. OUT-OF-POCKET EXPENSE SUMMARY

	Estimated Amount	Unit Cost	=	Estimated Expense
1 GPS EQUIPMENT	6	@ \$ 25.00	=	\$ 150.00
TOTAL ESTIMATED EXPENSE				= \$ 150.00

TOTAL = \$1,471.61

MEMORANDUM

TO: Caldwell City Council
Meeting Date: October 19, 2020



AGENDA ITEM INFORMATION

SUBJECT:		<i>Department Submittals</i>	<i>X to mark</i>	<i>Initials</i>
Dedication of Sewer, Water, Storm Drain, Pressure Irrigation and Street Light Facilities in Sienna Hills Subdivision Phase No. 10		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works		
		Street Department		
		Water Department		
		WWTP		
		Engineering	<i>TJF</i>	X
COST IMPACT: \$0.00		Mapping		
		Parks and Recreation		
FUNDING SOURCE:		Airport		
		Information Systems		
TIMELINE:		Golf Course		
		OTHER:		

SUMMARY STATEMENT:

In accordance with the requirement that sewer, water, pressure irrigation and street light improvements, along with certain storm drain conveyance facilities in the right-of-way in the Sienna Hills Subdivision Phase No. 10, be public facilities, the developer has requested the dedication of these facilities to the City of Caldwell. Attached to this memorandum are the following documents.

- A. Letter from Sienna Hills Development Corp. requesting the dedication of sewer, water, storm drain, and street light facilities in the Sienna Hills Subdivision Phase No. 10
- B. Engineer's certificate from Mason and Associates Engineers affirming that the facilities were constructed according to approved plans.
- C. Letter from the City of Caldwell to the State Division of the Environmental Quality indicating City's approval of proposed improvement plans.

Also attached to this memorandum is a proposed resolution of City Council accepting the dedication of certain facilities to the City.

RECOMMENDED ACTION:

It is the recommendation of the Engineering Department that the Council favorably consider this request for dedication of the facilities and approve the resolution as submitted.

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO ACCEPTING DEDICATION OF SEWER MAIN, WATER MAIN, PRESSURE IRRIGATION MAIN LINES, STREET LIGHTS AND CERTAIN STORM DRAIN CONVEYANCE FACILITIES LOCATED IN THE RIGHT-OF-WAY IN THE SIENNA HILLS SUBDIVISION PHASE NO. 10 TO SAID CITY BY. IN ACCORDANCE WITH PROCEDURES ESTABLISHED IN CITY RESOLUTION NO. 4-94

Be It Resolved that the City of Caldwell, Idaho hereby accepts from Sienna Hills Subdivision Phase No. 10, the dedication of sewer main lines, water main lines, pressure irrigation main lines, storm drain lines and street lights within the Sienna Hills Subdivision Phase No. 10, and which facilities include the following appurtenances exclusive of service lines:

DESCRIPTION

Sienna Hills Subdivision Phase No. 10

- | | |
|--------------------------------|---|
| 1. 2,203 LF 8" PVC Water Main | 8. 1,894 LF 4" PVC Pressure Irrigation Main |
| 2. 52 LF 6" PVC Water Main | 9. 24 EA Pressure Irrigation Services |
| 3. 10 EA 8" Water Valves | 10. 1,839 LF Sewer Main |
| 4. 4 EA 6" Water Valves | 11. 7 EA 48" Sewer Manholes |
| 5. 4 EA 6" Fire Hydrants | 12. 579 LF 15" Storm Drain Main |
| 6. 13 EA Double Water Services | 13. 75 LF 18" Storm Drain Main |
| 7. 3 EA Single Water Services | 14. 5 EA Storm Drain Manholes |
| | 15. 5 EA Street Lights |

Be It Also Resolved That the City of Caldwell's acceptance of said facilities is subject to cancellation if said improvements are found to be defective. Said improvements are considered to be defective if it is found that construction is not in accordance with Idaho Standards for Public Works Construction (2015) and City of Caldwell Supplemental Specifications. This cancellation will occur if said lines are determined defective within one year after the effective date of this resolution and Sienna Hills Development Corp. or their assigns do not correct the defective work.

The Clerk of the City of Caldwell is hereby directed to submit this resolution to the County recorder of Canyon County, Idaho for recordation, and that a copy of said recorded document be forwarded by the City Clerk to the Engineering Department of said City of Caldwell for preservation in an index of Dedications.

PASSED BY COUNCIL of the City of Caldwell, Idaho, this the _____ day of _____, 2020.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the _____ day of _____, 2020.

Approved By:

Attest:

Garret L. Nancolas, Mayor

Debbie Geyer, City Clerk

Sienna Hills Development Corporation
c/o Bruce Murdoch, President
P.O. Box 140697
Boise, ID 83714

August 7, 2020

Chad Butler
City of Caldwell
P.O. Box 1177
Caldwell, ID 83606-1177

Re: Sienna Hills No. 10 Subdivision

Dear Mr. Butler:

Sienna Hills Development Corporation hereby respectfully request that the City of Caldwell, Idaho accept dedication of all public facilities within Sienna Hills No. 10 Subdivision, including, but not limited to: Sanitary Sewer System, Domestic Water System, Paved Streets, and Concrete Curb, Gutter & Sidewalk.

Sincerely,
Sienna Hills Development Corporation



R. Bruce Murdoch
President



Professional Engineers, Land Surveyors and Planners

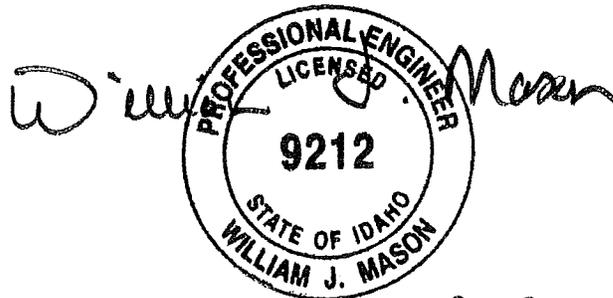
924 3rd St. So., Suite B, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-1630

ENGINEER'S CERTIFICATE

Sienna Hills Subdivision No. 10

We hereby certify the following:

1. Construction practices and materials observed during construction were in compliance with the approved plans and specifications. Construction was performed substantially to the lines and grades shown on the record drawings. The storm drainage seepage bed excavation verified expected subsurface conditions. It is reflected on the record drawings.
2. All potable water and sanitary sewer pipe lines were cleaned and tested in accordance with Idaho Standards for Public Works Construction (ISPWC). This statement is based upon review of samples and testing as observed by City.
3. Pressure irrigation system was pressure tested in accordance with Idaho Standards for Public Works Construction (ISPWC).
4. Potable water mains were flushed and sanitized in substantial accordance with the Idaho Standards for Public Works Construction. Passing laboratory results are attached.
5. Geotechnical testing for trench backfill, sub-base compaction, and asphalt paving was not performed under our direct supervision. The compaction results were provided to the City inspector as requested prior to paving. The pavement test results were also provided directly to the city.



September 30, 2020



QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REVIEW AND APPROVAL CHECKLIST

About this form

- This checklist is optional to use and is guidance from DEQ to qualified licensed professional engineers (QLPE). This checklist describes the required elements of a QLPE project transmittal letter and is intended to assist DEQ in the tracking of drinking water and wastewater projects, as well as assist the QLPE in reviewing and approving certain types of Plans and Specifications.
- This checklist should be filled out by the qualified licensed professional engineer (QLPE) when the QLPE is reviewing and approving a project for construction under Idaho Code § 39-118(2)(d). If the project requires DEQ approval prior to construction, the QLPE shall direct the Design Engineer to submit the plans and specifications through the normal DEQ review process.
- This checklist may be used in place of a transmittal letter from the QLPE.
- This and other design checklists are available at any DEQ regional office or online at http://www.deq.state.id.us/water/assist_business/engineers/checklists.cfm.
- **The other checklists include additional information about submitting a package of plans and specifications for DEQ review.**

I. GENERAL PROJECT INFORMATION

1 Project Name: Sienna Hills Subdivision

2 Approving Authority*: City of Caldwell

3 Qualified Licensed Professional Engineer:

Name: Robb MacDonald

Employer: City of Caldwell

4 This approval is for:

Public drinking water system simple water main extension

Public sewer system simple wastewater main extension

5 Design Engineer _____

Name: William J. Mason

Employer: Mason and Associates

6 Project Owner or Developer: (Please provide exact name of owner or authorized representative)

Name: Gary Lee

Firm: Kevin Howell Construction

Address: 4822 N. Rosepoint Way, Ste. C

City: Boise State: Idaho ZIP: 83713

* Approving Authority refers to the City, County, Quasi-Municipal Corporation, or Regulated Public Utility that is approving the plans and specifications per Idaho Code 39-118(2)(d).

QLPE CHECKLIST

II. REQUIRED CERTIFICATIONS

Checklist Item	Yes
A) I am the QLPE representing the Approving Authority.	<input checked="" type="checkbox"/>
B) This project consists of simple wastewater main extension(s), simple water main extension(s), or both. It complies with the current facility plan or preliminary engineering report. The water or wastewater system has adequate capacity for the project. (If required, please include declining balance spreadsheet to demonstrate capacity)	<input checked="" type="checkbox"/>
C) The Approving Authority has committed to serve this project and has reserved capacity for it. (Attach separate will serve letter or other documentation if needed.)	<input checked="" type="checkbox"/>
D) The Approving Authority will own and operate the project upon completion of construction. (Attach separate letter or other documentation if needed.)	<input checked="" type="checkbox"/>
E) I have reviewed the plans and specifications and verified that they comply with the facility and design standards (IDAPA 58.01.08 and IDAPA 58.01.16) and engineering standards of care.	<input checked="" type="checkbox"/>

III. PLAN & SPECIFICATION APPROVAL

Checklist Item	Yes
A) As the QLPE for the Approving Authority, I have approved the plans and specifications for construction. I am not the design engineer, nor was I otherwise involved in the design.	<input checked="" type="checkbox"/>
B) The plans and specifications have been marked as "Approved for Construction", and a copy of the approved plans were transmitted to DEQ with this checklist.	<input checked="" type="checkbox"/>
C) The plans are for simple wastewater main extension(s), simple water main extension(s), or both. No mechanical systems such as drinking water sources, treatment facilities, booster stations, storage facilities, or wastewater systems such as lift stations or treatment works are included with this project. **	<input checked="" type="checkbox"/>
D) This extension project will connect to: 1) Existing drinking water and/or wastewater mains owned by the Approving Authority.	<input checked="" type="checkbox"/>

OR

2) A future main(s) not existing at the time of approval. The future main(s) will be owned by the Approving Authority. In such cases, sanitary restrictions will remain in force.	<input type="checkbox"/>
---	--------------------------

** Portions of a project that require DEQ approval must be approved by DEQ prior to the QLPE approval of the drinking water or wastewater extensions. Alternatively, the drinking water and/or wastewater extensions may be submitted to DEQ for approval of the entire project.

QLPE CHECKLIST

IV. SANITARY RESTRICTIONS

If the project includes drinking water and wastewater main extensions that will be reviewed and approved separately, the two Approving Agencies must coordinate the review and approval as it pertains to the lifting of sanitary restrictions.

Recommendation

Yes

I have reviewed and approved all drinking water and wastewater improvements included in this project, and I recommend that the district health department release sanitary restrictions.

OR

I have reviewed and approved only the drinking water wastewater (check one) improvements included in this project, and I recommend that the district health department release sanitary restrictions once they receive the approval from the other Approving Authority.

OR

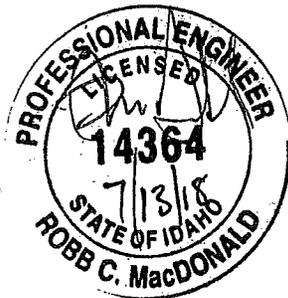
I recommend that the district health department leave sanitary restrictions in place.

V. NOTE ON RULES AND STANDARDS

This checklist addresses the majority of common items from the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08), the Wastewater Rules (IDAPA 58.01.16, for QLPE approval of projects. However, this checklist is not all-inclusive, and users are expected to fully understand the rules and standards, apply them where necessary, and request interpretations from DEQ if there are any questions. DEQ regional offices may have additional written information that will assist in the design/approval process.

VI. QLPE CERTIFICATION

All responses indicated on the checklist above are accurately reflected in the attached Plans and Specifications.



QLPE's, Signature, Date and Seal

MEMORANDUM

TO: Caldwell City Council

Meeting Date: October 19, 2020



AGENDA ITEM INFORMATION

SUBJECT:		<i>Department Submittals</i>	<i>X to mark</i>	<i>Initials</i>
Reimbursement to Brighton Development, Inc. for a portion of the pressure irrigation pump station constructed as part of the Arbor Subdivision		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works		
		Street Department		
		Water Department		
		WWTP		
		Engineering	X	TJF
COST IMPACT: \$227,585.83		Mapping		
		Parks and Recreation		
FUNDING SOURCE:		Airport		
		Information Systems		
TIMELINE: Payment to be made upon passage of the attached resolution.		Golf Course		
		OTHER:		

SUMMARY STATEMENT:

Brighton Development Inc., as part of the Arbor Subdivision, constructed a pressure irrigation pump station to provide pressurized irrigation water to their development. At the request of the City Arbor oversized their pump station so the City of Caldwell could serve more acreage for future development.

Included in the attached resolution is the authorization to pay Brighton Development Inc. \$227,585.83 for the City's portion of the pressure irrigation pump station.

RECOMMENDED ACTION:

The Engineering Department has reviewed the attached documents and recommends that the City Council accept this right-of-way and approve the attached resolution.

RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, that the Mayor and Council of said city hereby approve reimbursement to Brighton Development Inc. in the amount of Two hundred twenty-seven thousand five hundred eighty-five and 83/100 dollars (\$227,585.83) as reimbursement for the City of Caldwell's cost share portion for the construction of a regional pressure irrigation pump station constructed by Brighton Development Inc. as part of the Arbor Subdivision, which will provide the necessary pressurized irrigation services for approximately 237 acres of land outside the Arbor Subdivision boundary; hereby direct the City Engineer to process said payment.

PASSED BY THE CITY COUNCIL, this 19th day of October, 2020.

APPROVED BY THE MAYOR, this 19th day of October, 2020.

Mayor

Attest: _____

Clerk

Brighton Development, Inc.

2929 W. Navigator Dr., Suite 400
Meridian, ID 83642
Phone: (208) 378-4000 * Fax: (208) 377-8962

INVOICE

Invoice Date: August 12, 2020
Invoice Number: 12313739
Due Date: 08/12/2020

Bill To:

City of Caldwell

Amount Enclosed: _____

Please make all checks payable to:

Brighton Development, Inc.

(Please return this portion with your payment to ensure proper processing)

(Please retain this portion for your records)

Brighton Development, Inc.

2929 W. Navigator Dr., Suite 400
Meridian, ID 83642
Phone: (208) 378-4000 * Fax: (208) 377-8962

Invoice Date: August 12, 2020

Invoice Number: 12313739

Due Date: 08/12/2020

Amount Enclosed: _____

Item	Description	Units	Rate	Amount
1	Shared Costs Arbor Pump Station Progress Billing #1 PAYMENT AUTHORIZATION Supervisor Signature: _____ Division Account #: _____ Project #: <u>N/A</u> Amount to Pay: <u>227,585.83</u> Date Approved: _____ Project Description: <u>PUMP STATION</u> <u>Reimbursement</u>			227,585.83
Total Invoice Amount			\$	227,585.83

Thank you !

Make all checks payable to:

Brighton Development, Inc.

If you have any questions concerning this invoice, contact:
Property Management at 208-378-4000

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE DISPOSITION OF EXCESS CITY-OWNED SURPLUS EQUIPMENT FROM THE CALDWELL FIRE DEPARTMENT (STATION #2).

WHEREAS THE following equipment is deemed as surplus with the recommendation for disposition as follows:

Type of Equipment/Vehicle	Description (vin number, model, serial number, odometer reading)	Disposition (scrap, trade-in, donation to other gov't agency, public auction)
Floor Polisher	No information available	Donate to non-profit organization – Idaho Youth Ranch

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, that the Caldwell City Council has approved the request to declare the listed items as excess and donate or transfer as requested.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 19th day of October, 2020.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 19th day of October, 2020.

Approved:

By _____
Mayor

ATTEST:

By _____
City Clerk



MEMORANDUM

TO: Caldwell City Council
Meeting Date: October 19, 2020



AGENDA ITEM INFORMATION

SUBJECT:		<i>Department Submittals</i>	<i>X to mark</i>	<i>Initials</i>
Approve a Resolution accepting a Quitclaim Deed from the Estate of LoReena Billie Kemp for right-of-way along the north side of Lincoln Street and the south side of Nixon Street.		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works		
		Street Department		
		Water Department		
		WWTP		
		Engineering		
	Mapping	X	PM	
COST IMPACT:		Parks and Recreation		
FUNDING SOURCE:		Airport		
		Information Systems		
TIMELINE:		Golf Course		
		OTHER:		

SUMMARY STATEMENT:

This deed is for an approximately 30' x 109' half right-of-way along the north side of Lincoln Street and an approximately 25' x 156' half right-of-way along the south side of Nixon Street associated with Parcels R3480201100, R3480200000, and R3480201000.

The following are attached:

1. Resolution approving deed
2. Quitclaim Deed from the Estate of LoReena Billie Kemp to the City of Caldwell
3. Map depicting the subject rights-of-way

RECOMMENDED ACTION:

It is the recommendation of the Mapping Department that Council approve the deed as submitted.

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO APPROVING A QUITCLAIM DEED FROM THE ESTATE OF LOREENA BILLIE KEMP

Be it Resolved that the City of Caldwell, Idaho hereby accepts and approves a "QUITCLAIM DEED" from Pamela Jean Hedge, as Personal Representative of the Estate of LoReena Billie Kemp, Probate Case No. CV-14-20-07560. This deed conveys 0.075 acres of right-of-way along the north side of Lincoln Street and 0.090 acres of right-of-way along the south side of Nixon Street.

The City Clerk of the City of Caldwell is hereby directed to forward a copy of the above described deed to the Mapping Department of said City of Caldwell for preservation in an index of deeds.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho, this 19th day of **October, 2020**.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this 19th day of **October, 2020**.

Approved By:

Attest:

Garret L. Nancolas, Mayor

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

QUITCLAIM DEED

For Value Received

Pamela Jean Hedge, as Personal Representative of the Estate of LoReena Billie Kemp, Probate Case No. CV-14-20-07560

do hereby convey, release, remise and forever quit claim unto

The City of Caldwell, Idaho, an Idaho municipal corporation

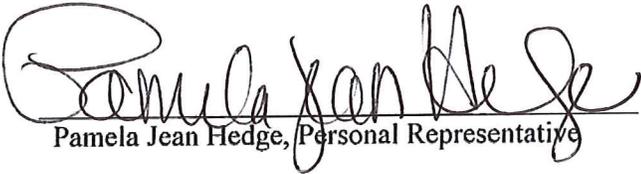
whose address is **411 Blaine Street, Caldwell, Idaho 83605**

the following described premises, to-wit:

Fee simple conveyance of public right of way known as Lincoln and Nixon more particularly described as follows: See Exhibit A and Exhibit B attached hereto and made a part hereof.

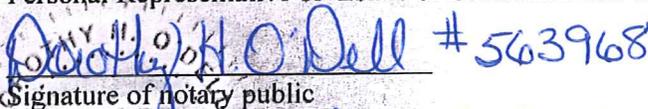
together with their appurtenances.

Dated: September 21, 2020


Pamela Jean Hedge, Personal Representative

State of Idaho, County of Canyon

This record was acknowledged before me on 9-24-20 by Pamela Jean Hedge as Personal Representative of Estate of LoReena Billie Kemp .

 #563968
Signature of notary public

NOTARY PUBLIC
STATE OF IDAHO

Commission expires 9-26-20



Thomas J. Wellard, PLS
Rodney Clark, PE

Exhibit "A"

November 6, 2017

Legal Description for
Loreena Kemp
Job No. OC1017

Lincoln Right of Way

This parcel is a portion of the S $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 14 in Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

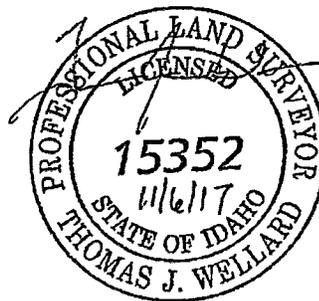
BEGINNING at the Southwest corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, (W1/16S Corner, Section 14), a found brass cap monument;

thence North 00° 25' 33" West along the West boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 30.00 feet to a $\frac{1}{2}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89° 38' 49" East, parallel with the South boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, a distance of 109.19 feet to a $\frac{1}{2}$ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00° 31' 25" East a distance of 30.00 feet to a point on the South boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$;

thence South 89° 38' 49" West along said South boundary a distance of 109.24 feet to the **POINT OF BEGINNING**, containing 0.075 acres, more or less and subject to any and all easements and rights-of-way of record or implied.





Thomas J. Wellard, PLS
Rodney Clark, PE

Exhibit "B"

November 6, 2017

Legal Description for
Loreena Kemp
Job No. OC1017

Nixon Right of Way

This parcel is a portion of the S ½ SE ¼ SW ¼ of Section 14 in Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of the SE ¼ SW ¼, (W1/16S Corner, Section 14), a found brass cap monument;

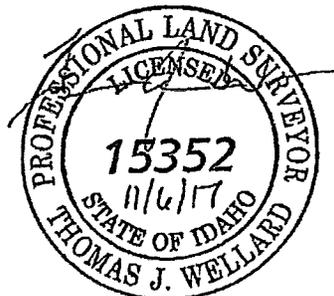
thence North 00° 25' 33" West along the West boundary of the SE ¼ SW ¼ a distance of 661.14 feet to the Northwest corner of the S ½ SE ¼ SW ¼, the **TRUE POINT OF BEGINNING**, a found 5/8 inch diameter rebar;

thence North 89° 42' 25" East along the North boundary of the S ½ SE ¼ SW ¼ a distance of 155.50 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 06° 42' 01" East a distance of 25.16 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 89° 42' 25" West, parallel with the North boundary of the S ½ SE ¼ SW ¼, a distance of 158.25 feet to a point on the West boundary of the SE ¼ SW ¼, a found ½ inch diameter rebar;

thence North 00° 25' 33" West along said West boundary a distance of 25.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.090 acres, more or less and subject to any and all easements and rights-of-way of record or implied.



MEMORANDUM

To: Mayor Nancolas and Members of Council
From: Brent Orton, PE, Public Works Director
Robb MacDonald, PE, City Engineer
Re: Water Fee Corrections
Date: October 5, 2020 for the 19 October 2020 City Council Meeting

The recently adopted Water Fees & Policies document omitted the increased usage fees described in the memorandum and proposed. The new fees for tampering hydrants were appropriately included previously. This resolution, if adopted, would correct the water usage and base charge fees to be as described previously and restated below.

1. **Water User Charges** - *The proposed revised resolution adds a handful of user fees intended to be increased as stated below but omitted.* It maintains the present fee structure but incorporates user fee increases of 4.9%. (¹The average water use per household in Caldwell is approximately 800 CCF/ month). The monthly user charge for the average residential connection will increase from \$16.41 per month to \$17.21 per month.

The attached resolution would modify the fee schedule as proposed with an October 1, 2020 effective date.

**City of Caldwell, Idaho
Water System Fees and Policies**

RESOLUTION NO. ____

WHEREAS, Section 3-3A-16(c) authorizes the City of Caldwell, Idaho to charge water main extension fees for new connections within corporate limits by resolution of City Council; and

WHEREAS, Section 3-3A-17(d) authorizes the City of Caldwell, Idaho to charge water main extension fees for new connections outside corporate limits by resolution of City Council; and

WHEREAS, Section 3-3A-23 authorizes the City to charge fees for operation, maintenance and replacement of water supply, storage, transmission lines and other improvements by resolution of City Council; and

WHEREAS, Section 3-3A-24 of the City Code authorizes the City to charge service connection fees as set by resolution of the City Council; and

WHEREAS, Sections 3-3A-27(A) of the City Code authorizes the establishment of water user charges and fees to cover operation and maintenance costs of the City water system, and to provide a fund to pay for capital improvement costs; and

WHEREAS, Section 3-3A-27(B) of the City Code authorizes the establishment of charges for shut off and turn on of customer accounts in accordance with a rate schedule adopted by resolution of City Council;

I. WATER CONNECTION FEES

NOW THEREFORE BE IT RESOLVED, that the charge(s) for connecting to the City Water System shall be determined as follows:

A) Water Main Extension Fees: Each property to be connected to an existing water main shall be assessed a "front foot" cost of fourteen dollars and sixty-eight and six tenths cents (\$14.686) per foot. The "foot frontage" is the longest street, alley or utility easement frontage having a water main without regard to where the service is actually connected. The total property frontage length is used in instances where the water main is only partially extended along the property frontage. For large lots in which only a portion of the lot is being built on, and which could reasonably be split in the future, the City Engineer may reduce the frontage by the amount that could be split off. The minimum frontage for purposes of computing this fee is sixty (60) feet, resulting in a minimum Extension Fee of eight hundred eighty-one dollars and sixteen cents (\$881.160) for all properties except as noted below.

In instances where the City directs the property owner or developer to install the City main lines at owner expense or where lines are provided through a Local Improvement District, the Main Extension Fee may in whole or in part be waived as may equitably be determined by the City Engineer. In instances

where property can obtain water service without a water main in the frontage, it shall be the responsibility of the City Engineer to assign a frontage for purposes of computing this fee of seventy-five percent of the square root of the property area. In instances where the connection is for a private hangar at which no fixed base operation or commercial operation shall be stationed, the frontage shall be taken as the width of the hangar front and a fifty (50) foot minimum shall apply.

B) Well Development Fee: Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment) to be connected to the City water system requiring water for domestic use only shall be assessed five hundred forty-four dollars and forty-three and one tenths cents (\$544.431) per unit.

Each dwelling unit on property of up to ten thousand eight hundred and ninety (10,890) square feet, to be connected to the City water system for irrigation uses, shall be assessed seven hundred and twenty-nine dollars and five and five tenths cents (\$729.055) per dwelling unit (*and must comply with 10-07-12 of Caldwell City Code for such connections*).

Each Industrial, commercial or non-typical residential development to be *connected to the City water system for irrigation uses* during and outside irrigation season shall be assessed three thousand seven hundred one dollars and ninety-two and one tenths cents (\$3,701.921) per landscaped acre. Each Industrial, commercial or non-typical residential development to be connected to the City water system for irrigation uses outside irrigation season only (shoulder water) shall be assessed one thousand eight hundred and fifty dollars and forty-three and six tenths cents (\$1,850.436) per landscaped acre. *This fee element is independent of and in addition to the fee below for users desiring potable water.*

Each industrial, commercial or non-typical residential development to be connected to the City potable water system, for purposes exclusive of irrigation, shall be assessed a one-time well development fee of sixty-six and nine tenths cents (\$.669) per gallon per day based on peak usage at full capacity. The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY, pages 101-103, and published in "Technical Guidance Manual For Individual And Subsurface Sewage Disposal Systems" except that peak flows from schools, restaurants, grocery stores, and self-serve laundries shall be calculated in accordance with Exhibit A to this resolution. For uses not specifically addressed in the aforementioned charts, it shall be the responsibility of the City Engineer to equitably estimate peak usage at full capacity based on predictive equations, comparative usage, or historical usage as approved by the City Engineer. The minimum charge for non-irrigated property shall be five hundred forty-four dollars and forty-three and one tenths

cents (\$544.431) *as would be the minimum well development fee for residential use.* The minimum charge for irrigated property (with potable irrigation use) shall be the sum of the residential well development fee and the ¼ acre and less well development fee for a total of one thousand two hundred seventy-three dollars and forty-eight and six tenths cents (\$1,273.486) except that for a private hangar on the Caldwell Industrial Airport (at which no fixed base operation or commercial operation shall be stationed), the minimum well development fee shall be forty dollars and fifteen and six tenths cents (\$40.156) based on a peak flow of sixty (60) gallons per day.

C) Trunk Line Fee: Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment) to be connected to the city water system shall be assessed three hundred eleven dollars and fifty-five and three tenths cents (\$311.553) per unit to reimburse the cost of providing trunk lines to serve the dwelling unit. Similarly, each industrial or commercial development shall be assessed one thousand two hundred forty-six dollars and twenty-one and two tenths cents (\$1,246.212) per acre with a minimum trunk line fee of three hundred eleven dollars and fifty-five and three tenths cents (\$311.553) per development regardless of size.

In instances where the City directs the property owner or developer to install the City trunk lines at owner expense or where lines are provided through a Local Improvement District, the Trunk Line Fee may, in whole or in part, be waived as may equitably be determined by the City Engineer.

D) Fire Line Connection Fee: Each residential, commercial, industrial or other development site connecting a separate fire line shall be assessed seven hundred five dollars and ninety-seven and seven tenths cents (\$705.977) for each connection. The city, and only the City, shall provide the tap, but all other costs, including labor and materials, shall be provided by the development. Other costs shall include fire line extension fees if applicable.

E) Water Connection Fees: Each water connection shall be assessed charges for completing services and connections in accordance with the following schedule:

3/4" x 3/4"	Meter & Service	\$1,108.793/ea
1" x 1"	Meter & Service	\$1,637.489/ea
2" x 1 1/2"	Meter & Service	\$2,363.397/ea
2" x 2"	Meter & Service	\$3,037.904 /ea
3" & larger	Meter & Service	Time & Material
3/4"	Meter Only	\$ 180.428/ea
1"	Meter Only	\$ 274.838/ea
1 1/2"	Meter Only	\$ 650.380/ea
2"	Meter Only	\$ 804.583/ea

Radio Read Add	\$ 143.713/ea
Fire Line	\$ 29.068/LF + Fittings + Connection Fee
1/2 Street Asphalt Patch (<1/2)	\$ 333.582
Full Street Asphalt Patch (>1/2)	\$ 443.727
Tapping Fee (Except Fire Lines)	\$67.136/ea
Traffic Control	At Cost

In parcels or lots existing as of the date of September 6, 2005, in or out of platted subdivisions, each service connection shall consist of a meter and service at a minimum. For lots in subdivisions created after said date, each service connection shall consist of meter, service and radio read attachment. In instances where the meter box is provided by others, to city standards, the “meter and service” charge may be replaced by a “meter only” charge.

F) Previous Connections: In instances where an improvement on a property has previously been connected to the water system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system, then the connection is subject to these fees for the amount of the increase only.

G) Capital Improvements Fund: All funds collected from connection fees (Main Extension, Well Development) shall be placed in a separate Capital Improvements Fund. Expenditures from this fund may be used only for construction, upsizing, and replacement of Water System Facilities. This does not prohibit the use of user fees for such especially as may need replacement or upsizing. A combination of the funds may be used for new construction or upsizing.

H) Significant Industrial Users: Connection and User Fees for Significant Industrial users and/or users with waste strengths above Category V, are to be calculated by the City Engineer and Public Works Director in consultation with the Water and Wastewater Superintendents and negotiated with the User to establish equitable charges for said connection and user fees.

II. WATER USE FEES

BE IT FURTHER RESOLVED that fees for water usage and other charges shall be determined as follows:

A) Customer Water Use Charges:

1. Base Charge - Each service connection shall be assessed a monthly charge of seven dollars twelve and nine tenths cents (\$7.129) for each connection, for each and every month, and prorated for fractions thereof, in which a connection is in service, irrespective of service status, and in addition to any water usage. This Base Charge includes twenty-five cents

(\$0.25) per connection charge from the Idaho State Department of Environmental Quality.

2. **Water Use Fee** - Metered water usage shall be billed at the rate of one dollar and thirty-three and one tenth cents (\$1.331) per one hundred cubic feet (CCF). In the event the meter fails between monthly readings, the customer shall be charged at the same consumption rate as the same month in the previous year, subject to review of the Utility Board in extenuating circumstances.

3. **Water Use Fee**- (Outside City Limits) - Connections who have paid Impact Fees detailed in Section II.C.1 of this Resolution, shall be billed as indicated in Sections II. A.1 and II.A.2 above. Connections, who have not paid Impact Fees, shall be billed at double the rate indicated in Sections II. A.1 and II. A.2.

4. **Bulk Water Charges** - All bulk sales shall be approved by the Water Superintendent or his designated representative prior to delivery, and be obtained from designated sources only. The rate for bulk sales shall be one dollar and thirty-three and one tenth cents (\$1.331) per CCF plus the Base Charge.

B) Customer Services Charges:

1. **New Service Accounts** - Requests for new service can be made in person at the Water Department Office located at City Hall or online at www.cityofcaldwell.org . When an account is established after 4:00 pm, Service will be started (water turned on) the next business day. Customers will be billed fifteen dollars (\$15.00) for start-up on their next scheduled water bill.

2. **Service Disconnect of Delinquent Residential Account** - Delinquent residential accounts are considered terminated on the scheduled termination date which is on or after the 10th day of the month following the due date of the bill. Service will be reconnected as Water Department staff are available, if delinquent and current amounts are paid, and a twenty dollar (\$20.00) reconnect charge will be added to the next scheduled water bill. Requests for reconnection after 4:00 p.m. will be served the next business day. (Payments received at City Hall before 5:00 pm *on the day when a shut-off occurs* will be turned-on the same day. Online or phone system payments made before 4:00 pm will be reconnected the same day).

3. **Service Disconnect of Delinquent Commercial Account** - Delinquent commercial accounts are considered terminated on the scheduled termination date. A letter, by regular post, will be forwarded to the billing address notifying the account of the delinquency and of the City's intent to disconnect the water service seven calendar days after the date of

delinquency if the account is not brought current. A twenty dollar (\$20.00) delinquency charge will be added to the next scheduled water bill in each cycle where the account is delinquent. When service is disconnected it will be reconnected as Water Department staffs are available and when delinquent and current amounts are paid in full. Requests for reconnection after 4:00 p.m. will be filled the next business day.

4. **Extensions In Time To Pay** - Any customer, prior to the time an account becomes delinquent, may request an extension in time to make payment. The request may be made in person at a regularly scheduled Utility Board meeting, or by letter addressed to City Hall. No more than three requests may be approved in any consecutive twelve-month period. No charge will be assessed or added to the next scheduled water bill for each approved request. The Utility Board may grant an extension in time to make payment for a period not to exceed fourteen calendar days beyond the date of account delinquency.

5. **Customer Requested Shut-off** - The Caldwell Water Department will allow one shut-off and turn-on per day during normal working hours for maintenance and repairs at no charge. Additional shut-off/turn-on requests and all after hour's service calls will be billed at the rate of twenty-five dollars (\$25.00) per turn-off (including subsequent turn-on).

6. **Unauthorized Connection or Reconnection** - The receipt of water is a privilege granted only with prior payment of appropriate connection fees, timely payment of usage fees and general compliance with City policies related to water usage. The unauthorized operation of meter box valves is prohibited. Such unauthorized operation will result in the removal of the water meter and a charge of thirty-five dollars (\$35.00) for reinstallation payable prior to the time of reinstallation.

The unauthorized direct connection to City water mains without routing through a City water meter is prohibited. Such unauthorized activities will result disconnection and in a charge of one hundred dollars (\$100.00) payable prior to the time of reconnection. A letter, by regular post, will be forwarded to the billing address and owners address outlining the infraction, the charges attached thereto, and the consequences of the infraction. The second unauthorized connection will result in removal of the meter box and associated equipment. Reinstallation of the meter box and service will be at the rates outlined in part I.C of this resolution. In addition to any actions and charges outlined herein, person or persons may, upon conviction for unauthorized activities, be subject to misdemeanor fines and imprisonment as indicated in Section 04-01-31 of the City Code. It is the responsibility of the account holder and owner to maintain accurate mailing address information with the Water Department for the purposes of

notices and mailing.

C) Other Charges:

1. **Connection Fees (Outside City Limits)** - Any customer outside the corporate limits of the City requesting water service, who is legally able to annex to the City, must do so to connect to the City Water System. Any customer outside City corporate limits requesting sewer service, who is not legally able to annex, is required to obtain Council approval, enter into an agreement that shall run with the land to voluntarily annex to the City when legally able to do so (Municipal Service Agreement), and pay those fees as at that time constituted to the Planning and Zoning Department normal for processing an application to annex. Approval for connection is solely at the option of City Council. If approved by the Council, connection fees and rates shall be charged at the same rates as for customers within the incorporated City Limits.

2. **Charges To Other Government Entities** - Upon the written request of an authorized member of another government entity, and with the approval of the Mayor, certain work activities may be performed by the Water Department. All labor, equipment and materials shall, at the option of the City, be billed for services performed.

3. **Damage Repair Costs** - Damages to Water Department facilities by other utilities, excavators or others will be repaired by Water Department Personnel. All direct and indirect costs incurred in the repair will be billed to the party causing the damage.

4. **Short Notice Line Location Charges** - The City of Caldwell, as required by law, participates in the Dig Line system. Forty-Eight hours notification is required prior to excavation by any party. Line locations without forty-eight hours notice will be billed at the rate of ten dollars (\$10.00) to the requesting party. There will be no charge for line locations during times of individual hazard or public emergency.

5. **Tampering, Illicit Use, Inappropriate use of Fire Hydrants** – Tampering with a fire hydrant, using a hydrant without issuance of training and a use card to be presented upon request from the Water Superintendent, or inappropriate use with or without a card (such as use without an approved backflow prevention device), shall result in a fine of Five Hundred Dollars (\$500.00) for each offence recurring every day of such an offence. Backflow used for connection to a fire hydrant must be inspected and approved by the Water Department representative so authorized by the Water Superintendent.

III. NEW CONSTRUCTION

BE IT FURTHER RESOLVED, that in connection with new development, the assumed water

main size is a minimum nominal diameter of eight (8") inches. When, in conformance with the needs of the City Water System, a larger line is requested of the developer than this minimum nominal diameter, and the larger line is beyond the developer's flow needs, the developer shall be reimbursed the added material costs of providing the larger line in place of the nominal eight inch (8") line or the minimum standard diameter larger than eight inches (8") required to meet the developer's flow needs. Material costs shall not include contractor mark-up and shall be based on the material supplier's invoice(s).

BE IT FURTHER RESOLVED, that fees and policies herein shall take effect beginning October 1, 2020 and all similar fees and policies established by earlier resolution(s) are hereby repealed.

PASSED BY THE COUNCIL of the City of Caldwell, this 19th day of October, 2020.

APPROVED BY THE MAYOR of the City of Caldwell, this 19th day of October, 2020.

Mayor

ATTEST:

City Clerk

Exhibit A

Gallons Per Day By Categories

<u>Use</u>	<u>Gallons Per Day</u>	
<u>Restaurants</u>		
Full Service (per square foot of customer service area)	1.29	
Fast Food (per square foot of customer service area)	1.08	
Take-out Pizza Only (per square foot of customer service area)	0.84	
Sandwich Shop (per square foot of customer service area)	0.82	
<u>Schools</u>		
Base/Elementary (per classroom)	445	
Middle/High School (per classroom add to "Base" GPD)	140	
With a cafeteria (per classroom add to "Base" GPD)	84	
With showers (per classroom add to "Base" GPD)	140	
Grocery stores (per square foot)	0.09	
<u>Sub Uses*</u>		
Bakery (per square foot)	0.84	
Deli (per square foot)	0.84	
Butcher (per square foot)	0.84	
<hr/>		
<u>Self-service laundries</u>		
First 10 washing machines	2800	Each
additional washing machine	175	

All other uses shall be computed on an individual basis where peak daily water usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY, pages 101-103, and published in the "Technical Guidance Manual For Individual And Subsurface Sewage Disposal Systems".

*The sub uses may be used to calculate those categories for standalone uses.

RESOLUTION NO. _____

RESOLUTION ACCEPTING THE DONATION OF A 1987 UTILITY TRAILER AND 24' X 24' BOXING RING FROM THE CALDWELL OPTIMIST CLUB LTD.

WHEREAS the following equipment has been donated by Caldwell Optimist Club LTD to the City of Caldwell Recreation Department;

AND WHEREAS the Caldwell Recreation Department has need for the said equipment within the City of Caldwell C-Town Boxing Program;

Type of Equipment/Vehicle	Description (vin number, model, serial number, odometer reading)	Donation accepted for City of Caldwell Department
Utility Trailer	1987 28' Utility Trailer VIN ID006478	Caldwell Recreation Dept
Boxing Ring	24'x24'	Caldwell Recreation Dept

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, that the Caldwell City Council has approved the request to accept the listed items as requested.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 19th, day of October 2020.

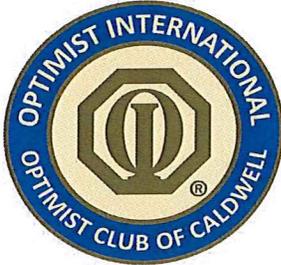
APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 19th, day of October, 2020.

Approved:

Mayor

ATTEST:

City Clerk



August 17, 2020

To Whom It May Concern,

The Caldwell Optimist Club LTD has donated their boxing ring and trailer to the City of Caldwell's Park and Recreation Department. The Value of this ring and trailer is \$10,000.00.

The trailer is an enclosed cargo trailer that houses the boxing ring. Enclosed in the trailer is the beams, flooring, hardware, side wires, 2 stools, a step to get into ring and pads to construct a regulation boxing ring that is 24 foot by 24 foot.

VIN: ID006478

TITLE NUMBER: 87093527

YEAR: 1987

MAKE AND MODEL: Utility Trailer

WEIGHT: 2350#

LENGTH: 28'

WIDTH 7'

Best Regards

Diane Crookham

Secretary/Treasurer

Caldwell Optimist Club LTD



CALDWELL OPTIMIST, LTD
BOARD OF DIRECTORS MEETING

March 4, 2020

The March Board Meeting was called to order by President Casey Crookham at 7:03 a.m.

In attendance were: Diane Crookham, Rick Matkin, Lynn Viner, Carol Mitchell, Bob Kafka, Ellie Epperson, Ivy Hunt, Lacey Welt and Chris Allgood.

Ivy Hunt made a motion to accept the minutes as written. Lynn Viner 2nd. Minutes accepted as written with no dissenting vote.

Chris Allgood made a motion to donate \$500.00 to the Caldwell Public Library to purchase books for the teen reading program. Lynn Viner 2nd. Motion passed with no dissenting votes.

Chris Allgood made a motion to donate the Boxing ring and trailer to City of Caldwell for use with the boxing program at the City Recreation. Bob Kafka 2nd. Motion passes with no dissenting vote.

Later that morning Chris made a motion to amended his original motion by email to state The Caldwell Optimist Club is donating the Optimist box ring and accompanying trailer to the City of Caldwell. Recreation department effective Aril 1, 2020. This is done with the singular purpose of promoting the Caldwell Recreation Boxing program. If for any reason the Recreation Department discontinues the boxing program within 3 years of April 1 2020, the ring and trailer will return to the ownership of the Caldwell Optimist Club. After three years, if the boxing program is still active, the Caldwell Optimist club will relinquish all interest in the ring and trailer. The members approved that amendment by email.

Meeting adjourned at 8:00 a.m.



**Your Safety • Your Mobility
Your Economic Opportunity**

Bill of Sale

Idaho Transportation Department

ITD 3738 (Rev. 10-17)
Supply # 019677178

Vehicle or Hull Identification Number (1 st) ID006478			Title Number 87093527		
Vehicle Identification Number (2 nd) See Note*			Weight 2350	Full Length and Width 28' 7'	
Vehicle Year 1987	Vehicle Make SPEN	Vehicle Model UT TL Pull	Description Pull		

*Note: Second VIN should be provided for most motor homes and must be entered for double-wide mobile and manufactured homes.

Brands: Rebuilt Salvage Previous Brand Reconstruct Repaired Other _____

Odometer Reading (No Tenths) Actual Miles Not Actual Exceeds Mechanical Limits
 Exempt No Odometer

Seller's Full Legal Printed Name Caldwell Optimist Club LTD			Buyer's Full Legal Printed Name		
Physical Address 20593 Midland Blvd			Idaho Driver's License Number or SSN / EIN if Business		
City Caldwell	State ID	Zip Code 83605	Physical Address		
Mailing Address (If different than physical address) P.O. Box 1325			City	State	Zip Code
City Caldwell	State ID	Zip Code 83606	Mailing Address (If different than physical address)		
Daytime Phone Number 208 880-7811			City	State	Zip Code
True Selling Price \$ 0	Sale Date		Daytime Phone Number		

New Lienholder Name or "None"		Address			
City				State	Zip Code

Seller

I hereby sell the vehicle described above for the selling price indicated. I certify that the odometer reading given is accurate to the best of my knowledge. I also certify that I have disclosed to the buyer all known brands associated with this vehicle. I understand that I must file a release of liability statement within five days of delivering the vehicle to the buyer. I also understand that listing a false selling price, name, or address on this form is a felony under Section 49-518(5), Idaho Code.

Seller's Signature X Deane Cookham		Sec/Trea Caldwell Optimist Club LTD	
--	--	--	--

Buyer

I am aware of the odometer certification made by the seller, and understand the seller must disclose any brands that have been placed on this vehicle. I also understand that I must apply for title within 30 days to avoid a penalty whether the vehicle is registered or not.

Buyer's Signature X

CALDWELL CITY COUNCIL

Meeting Date 19 October, 2020

AGENDA ITEM INFORMATION				
SUBJECT: Approve a resolution ratifying the purchase of two Autoscope Vision Video Detection Systems from Econolite Control Products, Inc. for use by the Caldwell Street Department		<i>Department Submittals</i>	<i>X to mark</i>	<i>Initials</i>
		Finance		
		CDBG		
		Clerk		
		City Attorney		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works		
		Street Department	X	
		Water Department		
		WWTP		
		Engineering		
		COST IMPACT: \$37,020.00		Mapping
Parks and Recreation				
FUNDING SOURCE: F05 Street Fund		Airport		
		Information Systems		
TIMELINE: Items have been ordered. Payment is expected in 2020.		Golf Course		
		OTHER: Street Lights		
SUMMARY STATEMENT: The attached resolution will ratify the purchase of two Autoscope Vision Video Detection Systems in the amount of \$37,020.00. This purchase has already been made to keep the intersections functioning. The Street Department and Public Works Director have reviewed the attached documents and recommend that this purchase be approved.				
RECOMMENDED ACTION: Approve a resolution ratifying the purchase of two Autoscope Vision Video Detection Systems for use by the Caldwell Street Department				

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CALDWELL, IDAHO to ratify the purchase of an Autoscope Vision Video Detection System for use by the Caldwell Street Department.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, to ratify the purchase of two Autoscope Vision Video Detection Systems in the amount of \$37,020.00 (Thirty-Seven Thousand Twenty Dollars and Zero Cents) from Econolite Control Products, Inc pursuant to Idaho Code 67-2803. This purchase will be accommodated within the Fiscal Year 2020-2021 Budget.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 19th day of October, 2020.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 19th day of October, 2020.

Approved

By _____

Mayor

ATTEST:

By _____

City Clerk

MEMORANDUM

TO: Caldwell City Council

Meeting Date October 19th, 2020



AGENDA ITEM INFORMATION

<i>SUBJECT:</i>	<i>Department Submittals</i>	<i>X to mark</i>	<i>Initials</i>
RESOLUTION AUTHORIZING THE PURCHASE OF AUTOMATIC TRANSFER SWITCH IN THE AMOUNT OF \$24,696.00 TO BE USED BY THE CALDWELL POLICE DEPARTMENT	Building Department		
	CDBG		
	Clerk		
	City Attorney		
	Finance Department		
	Human Resources		
	Planning & Zoning		
	Fire Department		
	Police Department	XXX	FW
	Public Works		
	Street Department		
	Water Department		
	WWTP		
	Engineering		
Mapping			
<i>COST IMPACT:</i> \$24,696.00	Parks and Recreation		
<i>FUNDING SOURCE:</i> Budget	Airport		
<i>TIMELINE:</i> current year budget	Information Systems		
	Golf Course		
	OTHER:		
<i>SUMMARY STATEMENT:</i>			
Requesting authorization to purchase automatic power transfer switch approved in this years current department budget, previously approved by by the Mayor and City Council			
<i>RECOMMENDED ACTION:</i>			

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING THE PURCHASE OF
AUTOMATIC TRANSFER SWITCH IN THE AMOUNT OF \$24,696.00 TO BE
USED BY THE CALDWELL POLICE DEPARTMENT.**

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, that the Caldwell City Council has approved this purchase of Automatic Transfer Switch in the FY-2021 Budget effective October 1, 2020 for use by the Police Department.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this _____ day of _____, 2020.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this _____ day of _____, 2020.

Approved

By _____
Mayor

ATTEST:

By _____
City Clerk



Proposal

Project: Caldwell Police

Date: 10/06/2020

Quote: CSQ #custom

Attn: Dave Wright

Valid: 30 days

From: Andrew Erickson

Automatic Transfer Switch:

ATS Number: ATS-1 **Manufacturer:** Thomson Technologies **Model:** TS870 **Amperage:** 1200 **Poles:** 4 **Enclosure:** Nema 1
Voltage: 120/208 3 ph 4 w **Type:** Open Transition **SUSE Rated:** Yes **Control Panel:** TSC900 **Exerciser:** 7 day programmable **KAIC Rating:**
ATS Standard KAIC Cycle: 3 **Quantity:** 1 **Misc Items:** Work to be performed afterhours, includes a portable generator to power UPS during replacement, Removal of existing ATS, Installation and startup of new ATS

Total price for above package: \$24,696.00

Included:

Startup: included
Maintenance Program: Available
Spare parts kit: No
Warranty Genset: n/a
Warranty ATS: 24 month standby (parts labor & travel)

Freight: Included to first destination
Site Load test: 100% available building load
Factory Test: 100% load at 0.8 pF
Owner training: Yes

Not included:

Anchor Calculations:
Taxes / Any engineering

Any fuel or fuel piping

Notes and clarifications:

- ***Work to be performed afterhours
- ***includes a portable generator to power UPS during replacement of ATS
- ***Proposal includes removal of existing ATS, Installation and startup of new ATS
- ***Proposal does not include any fees from Idaho Power to disconnect/reconnect power to/from building***

Terms:

100% of payment is required prior to startup and testing on the jobsite.
Additional trips to jobsite due to installation items beyond our control will be additional. A pre-startup check off list is required to be sent to WSECO project manager prior to startup date.
Payment terms are in accordance with WSECO Standard terms upon approved account
No retainer is allowed unless specifically agreed to in writing prior to order placement.
Cancellation charges minimum of 25% once released. No return on manual transfer switches

Thank you for the opportunity to quote quality Caterpillar products and services. Please let me know how we can be of assistance.

Sincerely,

Accepted By:

Signature:

Page 1 of 3

Andrew Erickson

Power System Sales

Meridian:

208-947-4596

FRANK WYANT

Printed Name:

CITY OF CARAWAY POLICE DEPT.

Company:

1. **METHODS OF ACCEPTANCE and TERMS OF AGREEMENT:** This Machine Sales Order ("MSO") is an offer for the sale of the equipment and attachments described on the face hereof (referred to herein generally as "equipment" and "goods" interchangeably) to Customer under the terms and conditions specified herein. This offer may be accepted by (1) the execution of this MSO by a representative of Customer or (2) Customer's verbal or written authorization or conduct consistent with prior course of dealing between the parts authorizing WSECO to take action to fulfill this order, or (3) the commencement of manufacture or shipment of the goods or services specified in this Order, whichever of the foregoing first occurs. **Acceptance of this offer is limited to the express terms stated in this Order.** Any proposal in Buyer's acceptance for additional or different terms or any attempt by Customer to vary in any degree any of the terms or any attempt by Customer to vary in any degree any of the terms of this offer is objected to and hereby rejected, but such proposals shall not operate as a rejection of this offer, unless such variances are in the terms of the description, quantity, price or delivery schedule of the goods or services, but shall be deemed a material alteration of this Order and this offer shall be deemed accepted by Seller without said additional or different terms. Once accepted, this Order shall constitute the entire agreement between WSECO and Customer with regard to the good and services specified in this Order, and exclusively determines the rights and obligations of the parties, prior course of dealing, customer, usage of trade or course of performance notwithstanding. WSECO is not bound by any representation or agreements, express or implied, oral or otherwise, which are not stated within this agreement or contained in a separate writing supplementing this agreement and signed by authorized agents of both WSECO and Customer.
2. **TIME OF DELIVERY and SHIPPING.** Orders for equipment are processed in the order of their acceptance by WSECO and WSECO will use its reasonable efforts to deliver the equipment to You on the scheduled delivery date on the face hereof. However, shipping and delivery dates are acknowledged to be estimates only and dependent upon many factors outside of WSECO's control including, but not limited to, the manufacturer's production schedule, material and labor shortages, shipping delays and various other unrelated factors. WSECO is not liable for delays or damages caused by delays in delivery or shipment of the equipment, unless stated on the face of this order to the contrary. You are responsible for all freight, shipping, loading and unloading costs.
3. To secure Customer's obligations under this agreement and to secure all of Customer's present or future debts, obligations or liabilities of whatever nature to WSECO, Customer grants to WSECO a security interest in the goods described on the reverse side hereof, together with any attachments or accessions thereto and proceeds from the sale or lease thereof. Customer agrees to deliver to WSECO, properly executed, any certificate of title or other document or instrument required by WSECO to perfect WSECO's security interest as created in this paragraph. Customer also authorizes WSECO to file financing statement(s) with respect to the security interest granted herein.
4. Risk of loss of the goods shall pass to Customer as soon as the goods are properly loaded on the carrier. WSECO's responsibility for shipment ceases upon delivery of the goods to a transportation company. Customer shall carry such fire and other insurance as necessary to protect its interest and the interest of WSECO. Any claim by Customer for shortage in shipment shall be made within fifteen (15) days after receipt of the shipment. It is specifically agreed that the risk of loss shall not be altered by the fact that the conduct of either party hereto may constitute a default or breach. The shortage in shipment notice must be in writing within fifteen (15) days and further, short age in shipment is not deemed to constitute a nonconformity.
5. Any notices pertaining to rejection or claims of nonconformity must be made in writing specifying in detail Customer's objections and such notices must be delivered within ten (10) days after delivery of the goods. It is agreed that in the event of rejection, Customer may in no event resell the goods, even in the absence of instructions from WSECO, and Customer will store the goods or reship the goods to WSECO. Should Customer sell the goods, such sale shall be deemed an unequivocal acceptance of the goods. If Customer accepts goods tendered under this agreement, such acceptance shall be final and irrevocable; no attempted revocation shall have any effect whatsoever.
6. No right or interest in this agreement shall be assigned by Customer without the written permission of WSECO, and no delegation of any obligation owed or of the performance of any obligation by Customer shall be made without written permission of WSECO. Any attempted assignment or delegation by Customer shall be wholly void and totally ineffective for all purposes unless made in conformity with this paragraph.
7. WSECO shall have all rights and remedies provided in the Uniform Commercial Code and in any other documents executed in connection with this agreement. Customer agrees to pay all costs incurred by WSECO in enforcing this agreement or any of its provisions, including without limitation reasonable attorney's fees and costs and all costs of reclaiming the goods, whether or not legal action is commenced. In the event the goods are reclaimed, Customer agrees that WSECO may bid on the goods and that a commercially reasonable price for said reclaimed goods, at a public sale, may be determined by WSECO based upon current national auction values, market trends relating to supply and demand, and related factors, for goods of similar type and condition.
8. **CANCELLATION/TERMINATION:** This Order may be canceled by Customer only with WSECO's written consent and then only upon such terms as will protect Seller from any loss. This Order may be cancelled by WSECO in the event of any default by Customer or in the event Customer fails, upon WSECO's request, to provide reasonable assurances of future performance.

9. **PERMISSIBLE VARIATIONS:** All goods shall be subject to the standard manufacturing and commercial variation and practices of the Manufacturer of the goods or of WSECO. In the event of shipment of non-conforming goods, WSECO shall be given a reasonable opportunity to replace the goods with those which conform to this order.

10. **FORCE MAJEURE:** (a) WSECO shall not be responsible or liable for any delay or failure to delivery any or all of the goods and/or performance of the services if such delay or failure is caused by any act of God, fire, flood, inclement weather, explosion, war, insurrection, riot, embargo, statute, ordinance, regulation or order of any government or agent thereof, shortage of labor, material, fuel, supplies or transportation, strike or other labor dispute, or any other cause, contingency, occurrence or circumstance of any nature, whether or not similar to those herein before specified beyond WSECO's control, which prevents, hinders or interferes with manufacture, assembly, or delivery of the goods or performance of the services. Any such cause, contingency, occurrence or circumstances shall release WSECO from performance of its obligations hereunder.

11. **VENUE:** Venue for any disputes between the parties will be in Ada County, Idaho and in state court for legal proceedings. Purchaser waives right to remove any legal action from the court originally acquiring jurisdiction.

MEMORANDUM

TO: Caldwell City Council

Meeting Date 19 October, 2020



AGENDA ITEM INFORMATION

SUBJECT:		<i>Department Submittals</i>	<i>X to mark</i>	<i>Initials</i>								
Approve the attached resolution awarding the informal bid of the following items for use by the Caldwell Street Department: <table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>PRICE</th> </tr> </thead> <tbody> <tr> <td>ONE (1) NEW 5' x 3/8" INITIAL PINCH PLATE ROLL</td> <td>\$26,120.00</td> </tr> <tr> <td>ONE (1) NEW 88 TON x 8' HYDRAULIC PRESS BRAKE</td> <td>\$42,925.00</td> </tr> <tr> <td>ONE (1) NEW 8' x 1/4" HYDRAULIC SHEAR</td> <td>\$30,935.00</td> </tr> </tbody> </table>		DESCRIPTION	PRICE	ONE (1) NEW 5' x 3/8" INITIAL PINCH PLATE ROLL	\$26,120.00	ONE (1) NEW 88 TON x 8' HYDRAULIC PRESS BRAKE	\$42,925.00	ONE (1) NEW 8' x 1/4" HYDRAULIC SHEAR	\$30,935.00	Building Department		
		DESCRIPTION	PRICE									
		ONE (1) NEW 5' x 3/8" INITIAL PINCH PLATE ROLL	\$26,120.00									
		ONE (1) NEW 88 TON x 8' HYDRAULIC PRESS BRAKE	\$42,925.00									
		ONE (1) NEW 8' x 1/4" HYDRAULIC SHEAR	\$30,935.00									
		CDBG										
		Clerk										
		City Attorney										
		Finance Department										
		Human Resources										
		Planning & Zoning										
		Fire Department										
		Police Department										
		Public Works										
		Street Department	X	SO								
Water Department												
WWTP												
Engineering												
Mapping												
COST IMPACT:	\$99,980.00	Parks and Recreation										
FUNDING SOURCE:	F05 Street Fund	Airport										
		Information Systems										
TIMELINE:	Expected arrival and Payment in 2021	Golf Course										
		OTHER:										

SUMMARY STATEMENT:

Approve the award of informal bid of the above stated items for use by the Caldwell Street Department pursuant to Idaho Code 67-2806(a). The total price is \$99,980.00.

Pursuant to Idaho Code 67-2806(a), the Street Department solicited Informal Bids for the same model of the above stated items from three vendors. The Informal Bid results are:

Global Industrial: Unresponsive to bid
 Grainger: Unresponsive to bid
 USA Bluebook: Unresponsive to bid
 Applied Industrial Technologies: Unresponsive to bid
 US Industrial Machinery: \$99,980.00

These items have been duly budgeted within the approved 2021 Budget and are needed for making sweeper parts.

The Street Department and Public Works Director have reviewed the attached documents and recommend that this purchase be approved.

RECOMMENDED ACTION:

Approve the award of Informal Bid of the above stated items for use by the Caldwell Street Department to the apparent low Informal Bidder, US Industrial Machinery.

RESOLUTION NO. _____

WHEREAS the procurement of the following items are desired in compliance with Idaho Code 67-2806(a):

DESCRIPTION	PRICE
ONE (1) NEW 5' x 3/8" INITIAL PINCH PLATE ROLL	\$26,120.00
ONE (1) NEW 88 TON x 8' HYDRAULIC PRESS BRAKE	\$42,925.00
ONE (1) NEW 8' x 1/4" HYDRAULIC SHEAR	\$30,935.00

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, to award the Informal Bid of the above stated items to the apparent low bidder, US Industrial Machinery, in the amount of \$99,980.00, pursuant to Idaho Code 67-2806(a).

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 19th day of October, 2020.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 19th day of October, 2020.

Approved

By _____

Mayor

ATTEST:

By _____

City Clerk

U.S. INDUSTRIAL MACHINERY

P.O. BOX 2098 MEMPHIS, TN 38101
PHONE: (800) 860-1850 FAX: (901) 526-2339
Visit Our Website at www.usindustrial.com

Mr. Steven Tracy
City of Caldwell
Caldwell, ID

October 7, 2020

We are pleased to offer for your consideration:

ONE (1) NEW U.S. INDUSTRIAL 5' x 3/8" INITIAL PINCH PLATE ROLL

Model Number: USR5375

STANDARD EQUIPMENT: (All of the following comes with the machine)

- Powered Roll Adjustment and Manual Precision Pinch Roll Adjustment
- Top Roll Manual Swingout
- Emergency Trip Line
- Pedestal Control
- Quick Roll Adjustment
- Roll Position Indicators
- Crowned Rolls
- Low Voltage Push Button Controls

SPECIFICATIONS:

- Capacity: 5' x 3/8" Mild Steel @ 65000 PSI
- Pre-Bend Capacity: 3/8" Mild Steel @ 65000 PSI
- Roll Diameter: 6.7" On All 3 Rolls
- Speed: 12.5 FPM
- Main Drive Motor: 5.5 HP Reduction Gear Drive
- Adjustment Motor: 3 HP
- Machine Length: 127"
- Machine Width: 54"
- Machine Height: 44"
- Net Weight: 4,150 lbs.
- Voltage: 220/440 Volts, 3 Phase

*specifications are subject to change without notice

PRICE.....	F.O.B. MEMPHIS.....	\$16,990.00
Hardened Rolls.....		995.00
Cone Rolling Attachment.....		995.00
LED Readout With Memory.....		1,995.00
Hydraulic Top Roll Swing-Out.....		2,495.00
Dedicated Freight to Caldwell, ID.....		<u>2,650.00</u>
PRICE.....	F.O.B. CALDWELL.....	\$ 26,120.00

Terms: Net 30 days.

Delivery: Allow 5-7 business days prep time after receipt of order, then truck time. This machine is subject to prior sales, so please check delivery at time of order.

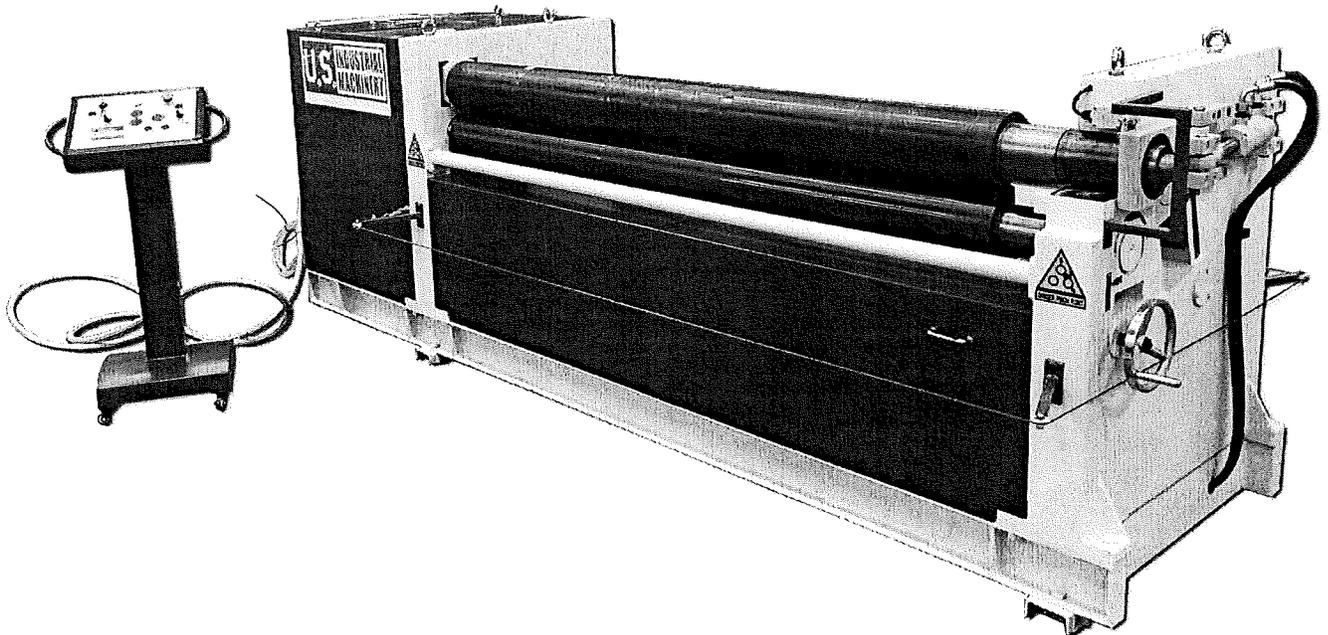
AVAILABLE OPTIONS:

- Hardened Rolls: \$ 995.00
- Cone Rolling Attachment: \$ 995.00
- LED Readout With Memory: \$1,995.00
- Hydraulic Top Roll Swing-Out: \$2,495.00

We await your reply and thank you for this opportunity to quote.

U.S. INDUSTRIAL MACHINERY

Sean Eastman, Sales



U.S. INDUSTRIAL MACHINERY

P.O. BOX 2098 MEMPHIS, TN 38101

PHONE: (800) 860-1850 FAX: (901) 526-2339

Visit Our Website at www.usindustrial.com

Mr. Steven Tracy
City of Caldwell
Caldwell, ID

October 7, 2020

We are pleased to offer for your consideration:

ONE (1) NEW U.S. INDUSTRIAL 88 TON X 8' HYDRAULIC PRESS BRAKE

Model Number: USHB88-8

STANDARD EQUIPMENT: (All of the following comes with the machine)

- Ram Deflection Adjustment
- Mechanical Ram Depth Control
- Massive Torsion Bar for Parallelism
- Forged Heavy Duty Cylinder and Cylinder Body
- Three Speed Ram
- Rapid Approach, Bending Cycle and Rapid Retreat
- Bottom Time Delay
- All Steel Construction
- Inching, Single Cycle and Continuous Operation
- Ram takes standard American Tang Tooling (1/2" x 5/8")
- Space between Ram Tool Clamps allows for deep box bending
- Bed has slot for standard American tang tooling
- Bed also holds tooling with capture clamps
- Free Gooseneck Punch and multi-opening Die for up to 90° forming in 10 gauge mild steel
- (see note on page 2)

SPECIFICATIONS:

• Working Pressure:	88 Tons	• Pressing Speed:	Dependent on Tool Load
• Length of Working Table:	98.4"	• Hydraulic Oil Capacity:	60 Gal.
• Distance Between Housings:	81.8"	• Motor Horsepower:	10 HP
• Throat Depth:	9.8"	• Net Weight:	12,127 lbs.
• Stroke Adjustment of Ram:	1.96"	• Length:	120"
• Ram Travel:	3.93"	• Width:	64"
• Open Height:	13.7"	• Height:	90"
• Rapid Ram Travel Speed:	2.4"/sec.		
• Rapid Ram Retreat Speed:	2.0"/sec.		
• Backgauge Travel:	24"		

*specifications are subject to change without notice

*** Continued on Page 2 ***

PRICE.....F.O.B. MEMPHIS.....	\$ 29,990.00
CNC 2-axis Color Graphic Computer Control.....	4,995.00
Sick 4000 Light Curtain.....	4,990.00
Dedicated Freight to Caldwell, ID.....	<u>2,950.00</u>
TOTAL – Normal stock or short delivery configuration.....F.O.B. CALDWELL.....	\$ 42,925.00

Terms: Net 30 days.

Delivery: Allow 5-7 business days prep time after receipt of order, then truck time. This machine is subject to prior sales, so please check delivery at time of order.

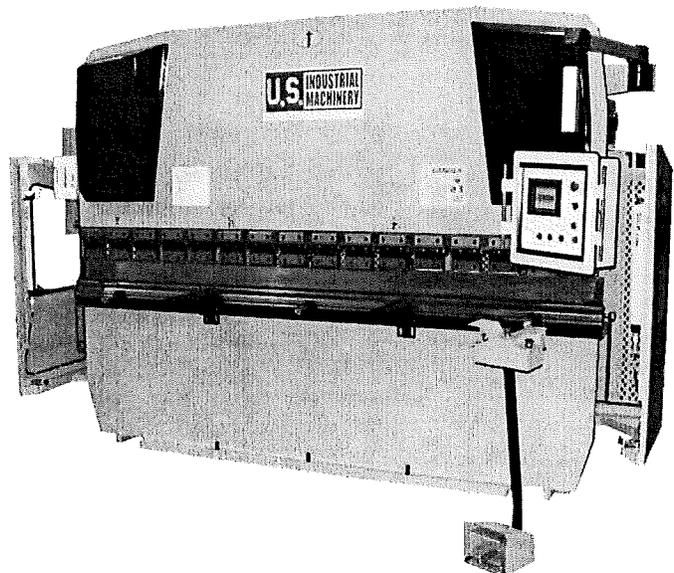
AVAILABLE OPTIONS:

- CNC 2-Axis Color Graphic Control: \$4,995.00
 Controls BOTH Bend Angle and Backgauge Position. Comes with 6" LCD touch screen. Code And Graphic programming included. Graphic allows 10 bends per program/cross-section. Controls features a tool library, Metric/inch switchable, Auto bend sequence, Auto retract of Backgauge, Spread length, Interference bend alert, Calculated bend allowance, Programmable ram dwell and much more. Control stores thousands of programs with USB Port, Ethernet and RS232 for program backup.
 - Sick Model 4000 Light Curtain System: \$4,990.00
 - Fiessler Akas II Laser Guarding: \$7,995.00
 - Pilz PSEnvip LED Safety Guarding: \$8,495.00
 - Third Axis (Back Gauge Height): \$4,995.00
 - CNC Controlled Mechanical Auto Crown: \$9,995.00
 - High Speed Servo Back Gauge: \$4,995.00
 - Training in our Memphis, TN Facility No Charge
 - Training at customer site, less than 300 miles from Memphis: \$2,995.00
 - Training at customer site, more than 300 miles from Memphis: \$3,995.00
- (If outside continental USA, please call for quote.)

• **Special Note:** The Gooseneck Punch and multi-opening Die included are general purpose tools to be used for training only. Precision tooling should be purchased to meet your specific needs. The punch is segmented and it is up to the customer to calibrate these if they want to use them for a particular purpose. **There is NO warranty on these items.**

We await your reply and thank you for this opportunity to quote.

U.S. INDUSTRIAL MACHINERY
Sean Eastman, Sales



U.S. INDUSTRIAL MACHINERY

P.O. BOX 2098 MEMPHIS, TN 38101

PHONE: (800) 860-1850 FAX: (901) 526-2339

Visit Our Website at www.usindustrial.com

Mr. Steven Tracy
City of Caldwell
Caldwell, ID

October 7, 2020

We are pleased to offer for your consideration:

ONE (1) NEW U.S. INDUSTRIAL 8' X 1/4" HYDRAULIC SHEAR

Model Number: US825

STANDARD EQUIPMENT: (All of the following comes with the machine)

- Squaring Arm
- High Carbon, High Chrome Shear Blades
- Ball Transfers on Each Table Segment
- Manual Quick Change Blade Gap Adj.
- Squaring Arm, 39.5" from blade to end
- Stroke Counter
- Front-controlled Power Back Gauge
- Blade Guard, Micro Switch Protected
- Hydraulic, Electrical Overload Protection
- Automatic Swing-up on Back Gauge
- Bolt on table segments...quantity of 3
- Hold-downs faced w/anti-mar neoprene
- Swing Beam Design
- Pressure Sensing Hold Downs
- Electric Stroke Adjustment
- Operator Control Console
- Shadow Lighting
- Low Noise Gear Pump
- Support Arms Included

SPECIFICATIONS:

- Sheet Size: 98"
- Shearing Capacity: 1/4" Mild Steel @ 65,000 PSI
- Shear Angle: 1 Degree 30'
- No Load Strokes: 18
- Throat Depth: 4.7"
- Adjustment Range of Back Gauge: 0.75" - 36"
- Hydraulic Oil Capacity: 56 Gal.
- Main Motor: 15 HP
- Net Weight: 13,227 lbs.
- Dimensions (L x W x H): 123" x 63" x 63"

*specifications are subject to change without notice

Continued on Page 2

PRICE.....F.O.B. MEMPHIS.....	\$ 26,990.00
Front operated power Backgauge with digital readout.....	Included
Squaring Arm – 3'.....	Included
Support Arms, Ball Transfer tables.....	Included
Quick blade gap adjustment.....	Included
Material drop support chute (option from below).....	995.00
Dedicated Freight to Caldwell, ID.....	<u>2,950.00</u>
TOTAL – Normal stock or short delivery configuration...F.O.B. CALDWELL...	\$ 30,935.00

Terms: Net 30 days.

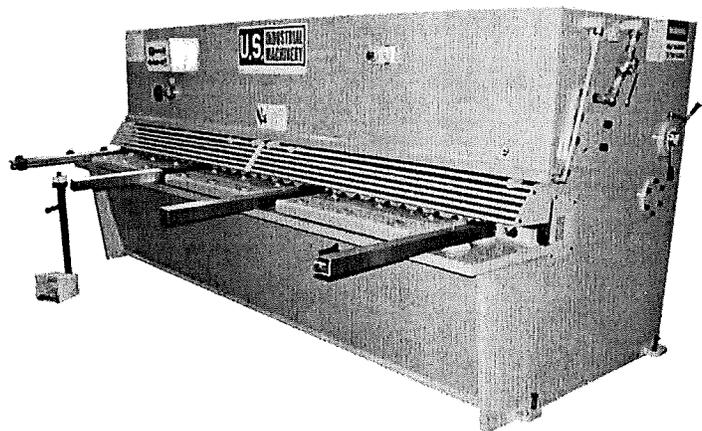
Delivery: 2-3 weeks. This machine is subject to prior sales, so please check delivery at time of order.

AVAILABLE OPTIONS:

- 3-Axis CNC Programmable Back Gauge \$4,990.00
 *Touch-screen operated. Controls back gauge depth, blade gap and stroke length. It has a 200 program storage capacity, each program up to 20 steps, and it can be operated in manual or automatic mode.
- Pneumatic Sheet Support \$4,990.00
- Material Support/Drop Chute \$ 995.00
- 6-Foot Squaring Arm \$1,995.00
- 8-Foot Squaring Arm \$2,295.00
- 10-Foot Squaring Arm \$2,495.00
- 48" Back Gauge; no swing up \$1,950.00
- Training in our Memphis, TN Showroom No Charge
- Training at customer site, less than 300 miles from Memphis: \$2,995.00
- Training at customer site, more than 300 miles from Memphis: \$3,995.00
 (If outside continental USA, please call for quote.)

We await your reply and thank you for this opportunity to quote.

U.S. INDUSTRIAL MACHINERY
Sean Eastman, Sales



MEMORANDUM

TO: Caldwell City Council

Meeting Date October 19, 2020



AGENDA ITEM INFORMATION

		<i>Department Submittals</i>	<i>X to mark</i>	<i>Initials</i>
SUBJECT: Accept Security Gate Systems Quote and Authorize Payment to Security Gate Systems in the amount of \$23,260.00		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works	X	BO
		Street Department		
		Water Department		
		WWTP		
		Engineering		
		Mapping		
COST IMPACT:	\$23,260.00	Parks and Recreation		
FUNDING SOURCE:	72	Airport		
		Information Systems		
TIMELINE:	On Approval of quote.	Golf Course		
		OTHER:		

SUMMARY STATEMENT: This will provide the gate portion of the keyless gate system needed at the WWTP. The keyless system will provide security as well as a log of who and when people are coming and going.

RECOMMENDED ACTION: It is the recommendation of the Public Works Director that Council accept this quote and approve payment to Security Gate Systems in the amount of \$23,260.

RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, to accept a quote from Security Gate Systems to provide a gate as part of the keyless entry gate at the Caldwell Wastewater Treatment Plant, and to authorize payment to Security Gate Systems in the amount \$23,260.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 2nd day of October 19, 2020.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 2nd day of October 19, 2020.

Approved

By _____

Mayor

ATTEST:

By _____

Clerk

SECURITY GATE SYSTEMS, LLC

September 28, 2020

Brent Orton
Public Works Director
City Of Caldwell
borton@cityofcaldwell.org

RE: Sewer treatment entrance system bid.

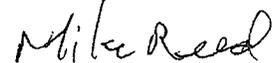
1 Hy-Security 30F commercial slide gate operator.	\$ 12,270.00
3 Sections Hy-Security aluminum drive rail @ 390.00.	1,170.00
1 Free exit traffic loop with detector.	850.00
1 Safety traffic loop with detector.	850.00
2 Omron infrared safety eyes @ 450.00.	900.00
1 Knox 3502 fire switch.	220.00
Concrete and misc. supplies.	500.00
1 25 Ft. cantilever gate installed by Cascade Fence.	6,500.00
20 Hours install @ 75.00.	<u>1,500.00</u>
	\$ 23,260.00

Electrical power and conduits to be by others.

All factory warranties apply. I provide a 1 year limited labor warranty on all systems I install.

Please contact me with any questions I can answer for you.

Sincerely,



Mike Reed

MEMORANDUM

TO: Caldwell City Council

Meeting Date October 19, 2020



AGENDA ITEM INFORMATION

		AGENDA ITEM INFORMATION		
		<i>Department Submittals</i>	<i>X to mark</i>	<i>Initials</i>
SUBJECT: Accept Integrated Security Resources Quote and Authorize Payment to Integrated Security Resources in the amount of \$ 8,242.93.		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works	X	BB
		Street Department		
		Water Department		
		WWTP		
		Engineering		
		Mapping		
	Parks and Recreation			
COST IMPACT:	\$8,242.93	Airport		
FUNDING SOURCE:	72	Information Systems		
TIMELINE:	On Approval of quote.	Golf Course		
		OTHER:		

SUMMARY STATEMENT: This will provide the keyless security system of the keyless entry gate needed at the WWTP. The keyless system will provide security as well as a log of who and when people are coming and going.

RECOMMENDED ACTION: It is the recommendation of the Public Works Director that Council accept this quote and approve payment to Integrated Security Resources in the amount of \$ 8,242.93.

RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, to accept a quote from Security Gate Systems to provide a keyless entry gate at the Caldwell Wastewater Treatment Plant, and to authorize payment to Security Gate Systems in the amount \$23,260.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 2nd day of October 19, 2020.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 2nd day of October 19, 2020.

Approved

By _____

Mayor

ATTEST:

By _____

Clerk



Submitted By: Brent Hanson
 Estimate #: 81658

Estimate Date: 10/13/20
 Quote Type: Quote

PROJECT ESTIMATE

SUBMITTED TO:

Customer: City of Caldwell
 310 S. 7th Avenue
 Caldwell, Idaho 83605

Customer Contact: Brent Orton
 borton@cityofcaldwell.org
 208 455 4734

PROJECT INFORMATION:

Contractor: Integrated Security Resources Inc.
 1403 N. Meridian Road
 Meridian Id, 83642

Project Name: Caldwell Waste Water Treatment
 504 Johnson Lane
 Caldwell ID 83605

**Caldwell Waste Water Treatment Plant
 Install Millennium Access Control on customer provided vehicle gate. Includes Pedestal with Card Reader/Keypad Combo and
 20 remote Weigand Transmitters.**

INCLUSIONS:

- Material and Installation Labor
- Freight charges
- Installation Monday - Friday 8AM - 5PM
- Cable and Installation Labor
- State and local Material/Cable/Labor taxes
- 1 Year material, cable & Labor Warranty

EXCLUSIONS:

- 120 VAC Power requirements
- Utility charges
- All Cutting, Patching & Painting
- Removal & dump fees
- Hidden conditions
- Any additional work required by Local AHJ

The described scope of work will be completed as designed and on schedule for the lump sum of:

Integrated Security Resources Quote

	Charges / Credits
Material	\$5,642.93
Mat. Labor	\$2,600.00
Quote Total:	\$8,242.93

Thank you for considering Integrated Security Resources. We look forward to the opportunity to work with you on the above referenced project.

I have reviewed, understand and accept the above prices, and below terms and conditions.

Approved by: _____ Title: _____ Date: _____

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above

1403 Main Street, Meridian Idaho 83642, Office 208-884-8562 / Fax 208-884-8563, www.isr1.com



MATERIAL / CABLE

DATE: Tuesday, October 13, 2020

Caldwell Waste Water Treatment Plant
Install Millennium Access Control on customer provided vehicle gate. Includes Pedestal with Card Reader/Keypad Combo and 20 remote Wiegand Transmitters.

QUOTE TYPE: Quote
 ESTIMATE NUMBER: 81658
 1403 Main Street, Meridian Idaho 83642, Office 208-884-8562 / Fax 208-884-8563, www.isr1.com

QUOTED MATERIALS				Sell Each	Sell Total
Qty.	Mfg.	Model	Description		
1.0	149-101992	ESCU	Enhanced Site Control Unit	\$540.52	\$540.52
1.0	ADI	FPO75-E1	75w Power Supply 6a/12v Or 3a/24v, E1 Enclosure	\$265.89	\$265.89
1.0	Millennium	149-102002	NetDCD1 Single IP Door Control Device	\$671.37	\$671.37
1.0	PSA	DS004-WIEGAND	Sure-Fi Wiegand Wireless Bridge	\$585.71	\$585.71
20.0	Transmitter Solutions	TRAMON433TSPW1 K w/ HID Coil	Wiegand Wireless Transmitters -	\$20.91	\$418.30
1.0	Transmitter Solutions	RECTSWE1433	Wiegand Wireless Receiver	\$104.19	\$104.19
1.0	Pedestal Pro	42-9C-BLK	42" Gooseneck Pedestal	\$139.93	\$139.93
1.0	Pedestal Pro	HOOD-CS-04.5x6	4.5" x 6" Steel Hood, Weather Shroud	\$73.07	\$73.07
1.0	ISR	Misc. Trenching and Concrete for pedestal	Misc. Materials and trenching for pedestal. 25' max.	\$1,555.00	\$1,555.00
1.0	ADI	921PTNNEK00000	Hid Rpk40 Multiclass Se Reader With Keypad	\$394.95	\$394.95
1.0	ISR	Misc. Conduit/Wire	Necessary Conduit and Wire	\$388.75	\$388.75
1.0	ISR	PRG	Programming	\$5.05	\$505.26
100.0	PSA	7510	Proximity Card, ISO Glossy White, HID Compatible, Composite M		\$5,642.93

Charges / Credits	
Material	\$5,642.93
Mat. Labor	\$2,600.00
Quote Total:	\$8,242.93

MEMORANDUM

TO: Caldwell City Council

Meeting Date 19 October, 2020



AGENDA ITEM INFORMATION

SUBJECT:		Department Submittals	X to mark	Initials
Approve the attached resolution authorizing the purchase of a 2021 Weiler Asphalt Paver for use by the Caldwell Street Department.		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works		
		Street Department	X	
		Water Department		
		WWTP		
		Engineering		
COST IMPACT: \$232,943.00		Mapping		
		Parks and Recreation		
FUNDING SOURCE: F05 Street Fund		Airport		
		Information Systems		
TIMELINE: Expected arrival and Payment in 2021		Golf Course		
		OTHER:		

SUMMARY STATEMENT:

Approve the purchase of a 2021 Weiler Asphalt Paver for use by the Caldwell Street Department pursuant to Idaho Code 67-2807. The total price is \$232,943.00.

The item has been duly budgeted within the approved 2021 Budget.

This paver is needed to replace an old paver.

The Street Department and Public Works Director have reviewed the attached documents and recommend that this purchase be approved.

RECOMMENDED ACTION:

Approve the purchase of a 2021 Weiler Asphalt Paver for use by the Caldwell Street Department.

RESOLUTION NO. _____

WHEREAS the procurement of a 2021 Weiler Asphalt Paver is desired in compliance with Idaho Code 67-2807.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, to approve the purchase of a 2021 Weiler Asphalt Paver for \$232,943.00. This item will be purchased pursuant to Idaho Code 67-2807 and has been duly budgeted within the approved 2021 Budget.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 19th day of October, 2020.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 19th day of October, 2020.

Approved

By _____

Mayor

ATTEST:

By _____

City Clerk

MEMORANDUM

TO: Caldwell City Council

Meeting Date 19 October, 2020



AGENDA ITEM INFORMATION

SUBJECT:		<i>Department Submittals</i>	<i>X to mark</i>	<i>Initials</i>
Approve the attached resolution authorizing the purchase of a 2021 Elgin Whirlwind Sweeper for use by the Caldwell Street Department.		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works		
		Street Department	X	
		Water Department		
		WWTP		
		Engineering		
		Mapping		
		COST IMPACT:	\$308,183.70	Parks and Recreation
FUNDING SOURCE:	F05 Street Fund	Airport		
		Information Systems		
TIMELINE:	Expected arrival and Payment in 2021	Golf Course		
		OTHER:		

SUMMARY STATEMENT:

Approve the purchase of a 2021 Elgin Whirlwind Sweeper for use by the Caldwell Street Department pursuant to Idaho Code 67-2807. The total price is \$308,183.70.

The item is duly budgeted within the approved 2021 Budget.

This Sweeper is needed to replace an old sweeper.

The Street Department and Public Works Director have reviewed the attached documents and recommend that this purchase be approved.

RECOMMENDED ACTION:

Approve the purchase of a 2021 Elgin Whirlwind Sweeper for use by the Caldwell Street Department.

RESOLUTION NO. _____

WHEREAS the procurement of a 2021 Elgin Whirlwind Sweeper is desired in compliance with Idaho Code 67-2807.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, to approve the purchase of a 2021 Elgin Whirlwind Sweeper for \$308,183.70. This item will be purchased pursuant to Idaho Code 67-2807 and is duly budgeted within the approved 2021 Budget.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 19th day of October, 2020.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 19th day of October, 2020.

Approved

By _____

Mayor

ATTEST:

By _____

City Clerk

MEMORANDUM

TO: Caldwell City Council

Meeting Date _____, 20²⁰_____



AGENDA ITEM INFORMATION

SUBJECT:

2011 Ford Crown Vic 2FABP7BV9BX127815 118,000 miles
 2009 Ford Crown Vic 2FAHP71V49X136945 125,000 miles
 2010 Ford Crown Vic 2FABP7BV9AX119311 85,000 miles
 2010 Ford Crown Vic 2FABP7BV6AX119315 130,000 miles

Department Submittals

X to mark

Initials

Building Department		
CDBG		
Clerk		
City Attorney		
Finance Department		
Human Resources		
Planning & Zoning		
Fire Department		
Police Department	X	Drw
Public Works		
Street Department		
Water Department		
WWTP		
Engineering		
Mapping		
Parks and Recreation		
Airport		
Information Systems		
Golf Course		
OTHER:		

COST IMPACT:

FUNDING SOURCE:

TIMELINE:

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Approval to sell these vehicles through Musick Auction.

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE DISPOSITION OF EXCESS CITY-OWNED SURPLUS FROM THE CALDWELL CITY POLICE DEPARTMENT.

WHEREAS THE following vehicles are deemed as surplus with the recommendation for disposition as follows:

Type of Equipment/Vehicle	Description (vin number, model, serial number, odometer reading)	Disposition (scrap, trade-in at auto dealer, donation to other gov't agency, public auction)
2011 Ford Crown Vic 118,000 miles (Unit 41)	2FABP7BV9BX127815	Public auction (Musick Auction)
2009 Ford Crown Vic 125,000 miles (Unit 68)	2FAHP71V49X136945	Public auction (Musick Auction)
2010 Ford Crown Vic 85,000 miles (Unit 72)	2FABP7BV9AX119311	Public auction (Musick Auction)
2010 Ford Crown Vic 130,000 miles (Unit 76)	2FABP7BV6AX119315	Public auction (Musick Auction)

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, that the Caldwell City Council has approved the request to declare the listed items as excess and donate or transfer as requested.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this _____ day of _____, 2020.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this _____ day of _____, 2020.
Approved:

By _____
Mayor

ATTEST:

By _____
City Clerk

MEMORANDUM

TO: Caldwell City Council

Meeting Date October 19, 2020



AGENDA ITEM INFORMATION

SUBJECT:		<i>Department Submittals</i>	<i>X to mark</i>	<i>Initials</i>
Water Dept request to purchase: A new 2021 Dodge Ram 1500 Classic 4x4 Quad Cab from Mountain Home Auto Ranch.		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works		
		Street Department		
		Water Department	x	MR & GS
		WWTP		
		Engineering		
		Mapping		
		Parks and Recreation		
COST IMPACT:	\$26,589.74			
FUNDING SOURCE:	2021 budget approved by City Council	Airport		
		Information Systems		
TIMELINE:		Golf Course		
		OTHER:		

SUMMARY STATEMENT:

Requested Action: Approve the purchase of a new 2021 Dodge Ram 1500 Classic 4x4 Quad Cab truck from Mountain Home Auto Ranch.

This is pursuant to Idaho Code, Title 67, Chapter 28, Section 3 (2).

RECOMMENDED ACTION:

The Water Department and Public Works Director have reviewed the attached documents and recommend that this purchase be approved.

RESOLUTION NO. _____

WHEREAS the procurement of a new 2021 Dodge Ram 1500 Classic 4x4 Quad Cab is desired in compliance with Idaho Code Title 67, Chapter 28, section 3 (2).

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, to approve the purchase of a new 2021 Dodge Ram 1500 Classic 4x4 Quad Cab in the amount of, \$26,589.74 in compliance to Idaho Code 67-2803 (2).

This purchase will be accommodated within the approved 2021 budget approved by City Council.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 19th day of October 2020.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 19th day of October 2020.

Approved

By _____
Mayor

ATTEST:

By _____



G R O U P

FLEET

OUT THE DOOR QUOTE FROM MOUNTAIN HOME AUTO RANCH

MODEL	MAKE	YEAR
1500 CLASSIC 4X4 QUAD CAB	RAM <i>Dodge</i>	2021
FLEET BASE PRICING	\$ 22,387.00	
OPTIONS	\$ 317.00	
	\$ 3,885.74	TOOL BOXES
STATE ADMIN FEE	\$ -	
Your Price	\$ 26,589.74	

PURCHASER: CITY OF CALDWELL
PIGGYBACKED OFF OF: CITY OF BOISE CONTRACT

Vernon 'Butch' Wade

208-249-1330 Cell

Email: vernonwade@msn.com

OKAY TO ORDER PER SPECS

NUMBER OF UNTIS

CONTACT DOUG BERGSTROM

PHONE NUMBER 208-250-8794



Friends of the Caldwell Depot

City of Caldwell
Train Depot/Plaza Event Center
701 Main Street - Caldwell
Reservation Form

APPROVED
Date

Website: <http://city.cityofcaldwell.com/CaldwellTrainDepot/>

Activity Date: Oct 15, 2020 Type of Activity: Census Bureau Collection point

Time that set-up begins: 0800 Time of event: 0900 to 1100

Anticipated number of persons in the building (capacity 115): no more than 15 at any one time to maintain social distance

Group Name: Boise ACO

Point of Contact: Samuel Montanez

Address: 10215 Emerald Ste. 180 Boise, ID 83704

E-Mail Address: Samuel.montanez@2020.census.gov

Phone: (days) 925-246-3472 (evening) _____

I understand by renting the Caldwell Train Depot facility, I agree to the following conditions:
(Please initial)

N/A I understand that the **refundable deposit** in the amount of \$200 must be submitted with the application.

N/A I agree to pay the full amount of the rental fee no later than two weeks before the event.

Please check the appropriate boxes below.

- REFUNDABLE Key & Cleaning Deposit \$200
- Depot only (includes only the use of the interior of the Depot) \$400 + tax
- Plaza only (includes use of outside plaza area – no restrooms) \$150 + tax
- Depot Building & Plaza \$550 + tax
- Tables Rental Qty. _____ @ \$7 each + tax = \$ _____
- Chair Rental Qty. _____ @ \$1 each + tax = \$ _____

TOTAL _____

For weekend events, the key may be picked up at the City Clerk's Office at noon on the Friday prior to the event. For weekday events, the key is available the day of the event. I understand that by acknowledging the following items that I will be accepting



Caldwell Veterans Memorial Hall
Caldwell Veterans Council
1101 Cleveland Blvd.
Caldwell, ID 83605

Mayor Garrett Nancolas
and
Caldwell City Council Members

The Caldwell Veterans Council respectfully request waiving of the Caldwell City permit fees for the 2020 Veterans Day Ceremony, November 11, 2020 to be held at the Caldwell Veterans Memorial Hall, 1101 Cleveland Blvd., Caldwell, ID.

A handwritten signature in cursive script, appearing to read "Randy Jensen".

Randy A. Jensen, Caldwell Veterans Council Chairman

10-1-2020

Date



Application for Special Events Permit

Submit completed applications to the City Clerk's Office,
P.O. Box 1179, 411 Blaine St.; Caldwell, ID 83605
Call (208) 455-4656 with questions
FAX: 208-455-3003

RECEIVED BY
CALDWELL CITY CLERK

OCT 01 2020

IF YOU ARE HOLDING A PUBLIC EVENT ON CITY PROPERTY OR IN CITY PARKS, AND EXPECT MORE THAN 250 PEOPLE, OR IF YOUR EVENT REQUIRES ROAD CLOSURES, YOU MUST COMPLETE THIS APPLICATION FOR A SPECIAL EVENTS PERMIT.

Permit applications should be submitted no earlier than 1 (one) year prior to the event and no later than 30 days prior to the event.

Date received in the Office of Caldwell City Clerk

\$75.00

Special Event Permit Application Fee *Please waive*

\$500.00

Refundable Cleaning/Damage Deposit (all public plazas/buildings/parks)

Application fee and refundable deposit must be submitted with the Special Event Permit Application.

A. GENERAL INFORMATION

Event Name: Veteran's Day Ceremony

Date(s) of event: Nov 11 2020

Beginning and ending time(s) of event: 11:00 am to 12:01 pm

Location of Event: 1101 Cleveland Blvd Caldwell Veterans Hall

Set-up date and time: 11-11-20 9:30 am Dismantle date and time: 1:00 pm

Estimated attendance: 150 Basis on which estimate is made: Last years event

B. BRIEF DESCRIPTION AND PURPOSE OF EVENT (attach additional page if necessary)

Celebration and ceremony honoring the service of our Veterans - Features the Elk high school and Veteran Hall. with 3 main speakers

C. APPLICANT AND SPONSORING ORGANIZATION INFORMATION

Sponsoring organization name: Caldwell Veterans Council

Event coordinator name: Randy Jensen Title: Chairman

Address: 1101 Cleveland City: Caldwell State: Id Zip: 83605

Phone: 208-870-5689 Fax: NA Email: Caldwellveterans@gmail.com

Alternate contact: Kelly Powell Title: Vice Chairman

Address: 1101 Cleveland City: Caldwell State: Id Zip: 83605

Phone: _____ Cell #: 907-841-9894 Email: Caldwellveterans@gmail.com

MEMORANDUM

TO: Caldwell City Council

Meeting Date: October 19, 2020



AGENDA ITEM INFORMATION

SUBJECT:		Department Submittals	X to mark	Initials
<p>Approve Change Order No.2 to the City of Caldwell Cemetery Building contract for the construction of additional parking lot and site improvements.</p>		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works		
		Street Department		
		Water Department		
		WWTP		
		Engineering	X	T. King
		Mapping		
COST IMPACT:	\$79,750.00	Parks and Recreation		
		Airport		
FUNDING SOURCE:		Information Systems		
		Golf Course		
TIMELINE:		OTHER:		
<p>SUMMARY STATEMENT: In view of the upcoming cold weather and in the sake of time and efficiency, the Engineering Department would like to amend the original contract it has executed with the general contractor for the administration building, Excelsior Construction, to include additional parking lot and sidewalk improvements. The Engineering Department feels that Excelsior Construction's proposal to do the work is comparable to what is expected for this type of work and that they will provide the City with a good product that is delivered in a timely manner.</p>				
<p>RECOMMENDED ACTION:</p> <p>It is the recommendation of the Engineering Department that the Council approve attached resolution and sign attached Addendum.</p>				
<p> </p>				

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF CALDWELL, IDAHO, AUTHORIZING THE MAYOR TO EXECUTE A CHANGE ORDER WITH EXCELSIOR CONSTRUCTION COMPANY FOR CONSTRUCTION OF PARKING LOT AND SIDEWALK IMPROVEMENTS AT THE CANYON HILL CEMETERY ADMINISTRATION BUILDING.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, County of Canyon, State of Idaho:

1. That the Mayor is hereby authorized to enter into the Addendum with Excelsior Construction Company, a copy of which is attached hereto.

PASSED BY COUNCIL of the City of Caldwell, Idaho, this ____ day of _____ 2020.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this ____ day of _____ 2020.

Approved By:

Attest:

Garret L. Nancolas, Mayor

Debbie Geyer, City Clerk

ADDENDUM

No. 2

DATE OF ISSUANCE: October 13, 2020

EFFECTIVE: October 13, 2020

OWNER City of Caldwell
CONTRACTOR Excelsior Construction Company
Contract: City of Caldwell Cemetery Building
Project: Canyon Hill Cemetery Administration Building
OWNER's Contract No. _____ ENGINEER's Contract No. _____
ENGINEER City of Caldwell

You are directed to make the following additional to the Contract Documents: **Provide materials and workmanship to construct sidewalk and parking lot improvements at the new building site, pursuant to the terms of the site improvement plan sheet and contractor's bid schedule attached hereto.**

Reason for Addendum: **Additional improvements were needed.**

Attachments: (List documents supporting change) **1.Site improvement plan sheet. 2. Contractor's Bid Schedule.**

CHANGE IN CONTRACT PRICE:
Original Contract Price \$ <u>169,800.00</u>
Net increase of this Addendum: \$ <u>79,950.00</u>
Contract Price with approved Addendum: \$ <u>249,750.00</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>120 Days</u> Ready for final payment: <u>210 days</u> (days or dates)
Net increase of this Addendum: Substantial Completion: <u>0 Days</u> Ready for final payment: <u>0 Days</u> (days)
Contract Times with approved Addendums: Substantial Completion: <u>120 Days</u> Ready for final payment: <u>210 Days</u> (days or dates)

RECOMMENDED:

APPROVED:

ACCEPTED:

By _____ By: _____ By: _____
ENGINEER (Authorized Signature) OWNER (Authorized Signature) CONTRACTOR (Authorized Signature)

Date: _____ Date: _____ Date: _____

**Before the Mayor and City Council
City of Caldwell, Idaho
Public Hearing Held September 21, 2020**

Subject: Case No. CMP-20-05/ANN-20-03/SUB-20-06 (project name—North Ranch Business Park)

The following land use action is the primary feature of this application:

- Amend the Comprehensive Plan from Commercial and Service to Manufacturing & Production
- Annex 115 acres approximately 25± acres of frontage on Hwy 20/26 is proposed as C-3 (Service Commercial) Zone and 90± acres is requested to be zoned M-1 (Light Industrial)
- Construct a 33 lot Commercial/Industrial Subdivision

TABLE OF CONTENTS:

I	COURSE OF PROCEEDINGS
II	GENERAL FACTS
III	PUBLIC TESTIMONY
IV	APPLICABLE LEGAL STANDARDS
V	COMPREHENSIVE PLAN ANALYSIS
VI	FINDINGS OF FACT - CMP-20-05
VII	CONCLUSIONS OF LAW
VIII	RECOMMENDATION
IX	ORDER OF DECISION
X	FINDINGS OF FACT- ANN-20-03
XI	CONCLUSIONS OF LAW
XII	RECOMMENDATION
XIII	ORDER OF DECISION
XIV	FINDINGS OF FACT - SUB-20-06
XV	CONCLUSIONS OF LAW
XVI	RECOMMENDATION
XVII	ORDER OF DECISION

I COURSE OF PROCEEDINGS

1.1 The Caldwell Planning and Zoning Department issued a notice of Public Hearing on application **CMP-20-05/ ANN-20-03/SUB-20-06** to be held before the Caldwell Hearing Examiner on August 18, 2020. Public notice requirements set forth in Idaho Code, Chapter 65, Local Planning Act, were met. On, or before, August 2, 2020, notice was published in the Idaho Press Tribune, and on, or before, July 21, 2020 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 7, 2020 notice was posted on the site.

1.2 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: BVA North Ranch LLC, 901 Pier View Drive, Suite 201, Idaho Falls, Idaho 83402

2.2 REPRESENTATIVE: Roberta Stewart, 2775 W. Navigator, Suite 250, Meridian, Idaho 83402

2.3 REQUEST: The applicant is requesting to annex a 115 acres on the northwest corner of Hwy 20/26 and Smeed Parkway (parcel R35276) located in Canyon County. Approximately 25± acres of frontage on Hwy 20/26 is proposed as C-3 (Service Commercial) Zone and 90± acres is requested to be zoned M-1 (Light Industrial) requiring a Comprehensive Plan amendment from Commercial and Service to Manufacturing & Production. The applicant is also requesting approval of a preliminary plat for North Ranch Business Park Subdivision containing 33 total commercial/industrial lots. Within the C-3 zone, the applicant proposes the construction of a gas station/convenience store, large medical office building with urgent care, bank with drive through, attractive office flex buildings, and various retail and office buildings. Within the M-1 Zone, the applicant is proposing nine or more light industrial buildings ranging from 55,000 sf to 273,000 sf. The buildings will support typical light industrial activity such as warehousing, distribution, light assembly/packing, office, and educational/laboratory space.

2.4 COMPREHENSIVE PLAN DESIGNATION: The 2040 Caldwell Comprehensive Plan Map designation for the North Ranch property is Service Commercial. The applicant is proposing that 25± acres fronting Hwy 20/26 to remain as a "Commercial and Service" designation, but change the remaining 90± acres to "Manufacturing & Production".

- **Commercial & Service** – This category includes land that is suitable for a wide range of retail, service, professional businesses and more intense commercial uses, such as those that require large amounts of land for sales, storage or parking, light production or repair of consumer goods, and which may be less compatible with residential uses due to traffic, noise and other impacts.
- **Manufacturing & Production** – This category includes land that is suitable for the manufacturing, processing, assembling, packaging or fabricating of previously prepared materials, research and development activities and warehousing. Manufacturing and production uses shall be unobtrusive and not detrimental to surrounding residential and commercial uses. Commercial and service activities that have frontage on collector and arterial roadways or are within a platted industrial park may be permitted.

The applicant has stated the "Project, therefore, will be a natural extension of the light industrial activity found in Sky Ranch. Finally, the "Manufacturing & Production" designation will bring a desirable mixed-use component to the area that allows light industrial activity to intersect with intensive commercial services like a gas station/service store and bank with drive-through. All are intensive uses that will work well with the high traffic pattern of Hwy 20/26."

2.5 ANNEXATION: the applicant is requesting approximately 25± acres fronting Hwy 20-26 be zoned C-3 Service Commercial and the applicant proposes a gas station/convenience store, medical offices with urgent care, bank with drive through, flex building, office building, and retail buildings. The remaining 90± acres would be zoned M-1 (Light Industrial) will be used for light industrial activity such as warehousing, distribution, and packaging/assembly, which is a total of 115 acres.

2.6 INFRASTRUCTURE: In the Development Agreement of the Urban Renewal Agency (INST #2020-031452), the agency agreed to construct certain "Public Elements", including roadways. Construction of those Public Elements is scheduled to begin in late July 2020, and the work should be completed during the Fall of 2020.

2.7 PROJECT DESIGN: The overall size and shape of a new building(s) can have a huge impact on the surrounding area and on how a development is perceived by the community. Quality building

design can contribute to livability, improved aesthetics and the sense of community identity. Therefore, the City should promote building design that is visually compatible with surrounding development and enhances the community in order to create and retain attractive neighborhoods and business districts.

Features to consider of commercial properties include:

- a. Richness of surfaces and texture;
- b. Use of durable, low maintenance materials;
- c. Significant wall articulation (insets, canopies, wing-walls, trellises, porches, balconies);
- d. Pitched roofs and shed roofs;
- e. Roof overhangs;
- f. Traditional window rhythm;
- g. Articulated mass and scale;
- h. Significant landscape and hardscape elements;
- i. Landscaped and screened parking;
- j. Comprehensive and appealing monument signs;
- k. Clear visibility of entrances and retail signage;
- l. Clustering of buildings to provide pedestrian courtyards and common areas and;
- m. Step-down of buildings scale along pedestrian routes and buildings entrances.
- n. Exterior lighting shall not impact neighboring properties.

The design issues facing industrial land use may not be based as much on building scale, massing, or entry issues, but more on the visual impacts to adjacent properties and issues such as: noise, vibration and odors. These issues would have a significant impact to adjacent and nearby properties. Features to consider of industrial properties include:

- a. Take caution when planning to build new industrial development near residential properties;
- b. Create design criteria for industrial development, which is adjacent to or near residential development;
- c. Create landscaped and screened parking areas;
- d. Develop guidelines for landscape and hardscape elements along public right-of-ways;
- e. Provide pedestrian access on the site;
- f. Provide employee courtyards;
- g. Create clear visibility of entrances; and
- h. Create comprehensive and appealing monument signs.
- i. Exterior lighting shall not impact neighboring properties.

Because of the proximity to single family homes, the applicant is proposing buildings for the M-1 zone containing more design features which would enhance their appearance and attract higher caliber users. The buildings will include modulations in the facades and will use materials such as EFIS, metal accents, concrete forms or other texture changes to give the buildings a more modern and interesting appearance.

- 2.8 **LANDSCAPING:** The project abuts single family homes on its west and north boundaries. During preliminary review of this application, staff requested that a 30 ft. landscaping buffer be provided along the north, east and west boundaries of the property. The applicant proposes a bermed landscape buffer that is 30' wide and 5' high at all locations contiguous to residential homes. According to the applicant, the berm would obscure the view of the industrial buildings, as well as, further mitigate any light spillage or noise that may emanate from the perimeter of the Project.

The development shall be required to comply with Article 7 Caldwell City Landscaping Ordinance.

As per Section 10-07-08 (11) of City Code, buffers along Hwy 20/26 City Code requires that have frontage along Highway 20/26 shall install a thirty foot (30') wide street landscape buffer that shall contain a detached sidewalk and accompanying sidewalk landscaping, upon development. The applicant should be required to provide 1 Class II tree for every 35 feet of linear frontage along Hwy 20/26 and 1 shrub for every 7 linear feet of frontage along this street, as well.

Staff proposes to increase the landscaping along the gateway corridor of Hwy 20/26.

2.9 COMPREHENSIVE PLAN COMPONENTS APPLICABLE TO THE REQUEST:

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

<u>Direction</u>	<u>Zone</u>	<u>Comprehensive Map</u>	<u>Current Use</u>
Site	County/ Commercial w/APO-2 zone	Commercial	Agricultural
North	R2	Medium Density Residential	Single Family Dwelling Units Agricultural/Vacant
South	C-3 C-4	Service Commercial Freeway Commercial	Sky Ranch Business Park
East	M-1 R-1 C-3	Light Industrial Low Density Residential Service Commercial	Future Vallivue elementary school- and middle school/ RV Ambassador Resort and retail space
West	R-2 C-3	Medium Density Residential Service Commercial	Single Family Dwelling Units (Voyage Crossing and Marble Front West

2.10 TRANSPORTATION/CONNECTIVITY: The subject property's primary frontage is onto Highway 20/26, a major arterial roadway. As stated, the Urban Renewal Agency (Resolution No. 110-20), agreed to design and install, at its own expense, public roads, utilities, and irrigation facilities for the Project. Engineering Department will place all standard improvement requirements per Federal, State and local standards, policies and specifications when the applicant submits civil plans or building permits. This project is under construction. These proposed roadway will provide interior access throughout the site. Major access will continue to come from Hwy 20/26, while the secondary access will come from Smeed Parkway.

2.11 PUBLIC SERVICES, UTILITIES AND FACILITIES: The engineering department, fire marshal, building department, police department, Vallivue School District, Pioneer and Black Canyon Irrigation Districts, Boise Project Board of Control, ITD, Caldwell Transportation, Brown Bus Company, Valley Regional Transit, COMPASS, Idaho Power, Intermountain Gas, Southwest District Health, Caldwell Airport, and Bureau of Reclamation were all sent a request for comment on July 28, 2020. Pioneer Irrigation District stated that the project may impact to the "A" Drain.

Engineering Report (PA-1)

The Engineering Department provides the following comments for BVA North Ranch LLC who is requesting to annex 115 acres on the northwest corner of State Hwy 20/26 and Smeed Parkway,

a.k.a. parcel R35276. The approximate 25± acres of frontage on Hwy 20/26 is proposed as C-3 (commercial service) zone and 90± acres is requested to be zoned M-1 (light industrial) requiring a Comprehensive Plan amendment from Commercial and Service to Light Industrial. The applicant is also requesting approval of a preliminary plat for North Ranch Business Park Subdivision containing 33 total commercial and industrial lots.

Development Plans

1. Development Plans – Prior to commencing construction, plans must be prepared by the developer's engineer and approved by the City Engineering Department which shall include the following items:
 - a. Street section and alignment (including curb and gutter) if applicable;
 - b. 10 foot Sidewalk along Hwy 20/26.;
 - c. Sanitary sewer (per City and DEQ requirements);
 - d. Potable water (per City and DEQ requirements);
 - e. Stormwater facilities (per City requirements/manual);
 - f. Street lighting (per City standards);
 - g. Street signage (per City and MUTCD requirements);
 - h. Vertical Datum based on NAVD 88 Datum.

General

1. Easements for Utilities shall be 10 feet wide minimum along all front and rear lot lines. A minimum 10 feet wide easement along select interior lot lines shall be provided to facilitate pressure irrigation.
2. Appropriate easements for emergency access, transmission lines and/or other utilities shall be clearly indicated, with recorded instrument numbers provided for said easements, on the face of the final plat (visually and in writing).
3. All utilities on and within the boundaries of the subdivision shall be located and/or relocated underground.
4. All street, sewer, water, fire protection, and street light facilities must be dedicated to the City. Some conveyance facilities for stormwater drainage may be eligible for dedication to the City.
5. Construction of facilities to be dedicated and/or within public right-of-way shall be performed by an appropriately licensed public works contractor and constructed to City of Caldwell specifications.
6. Prior to commencement of construction in any dedicated right-of-way, or construction of any improvement intended for dedication to the City or connected to a City facility, the City Engineering staff is to be notified. This preferably will take place in a pre-construction conference scheduled by the engineer of record in which all appropriate personnel and utilities are present. Appropriate City personnel are to be notified in advance of all testing (including compaction, pressure and coliform, etc.) and given opportunity to be present during conduct of the testing. The engineer of record or his designated representative is to witness all tests and a log of inspection visits and testing results is to be kept by the engineer of record or his representative.
7. The developer is to employ a responsible design professional, preferably the engineer of record, to oversee and inspect construction, to perform and/or observe all requisite testing of completed

facilities, and to certify that improvements have been constructed according to approved plans and in compliance with applicable City, State, and Federal standards.

8. The engineer of record shall be held responsible to ensure that subdivision improvements are in substantial compliance with said engineer's design. Following the construction of the subdivision improvements, the developers engineer shall provide the City of Caldwell Engineering Department with electronic (.dwg) format record drawings spatially referenced to the Idaho State Plane Coordinate System-West Zone, North America Datum (NAD) 83. Vertical control shall be referenced to the North America Datum (NAVD) 88 for future reference and to establish that the engineer of record has caused construction to occur in substantial compliance with the design of said engineer of record.
9. Any note, item or drawing element on the plats, construction drawings, engineering drawings and/or design drawings related to the property inconsistent with City Codes, Policies and/or Ordinances shall not be construed as approved unless specifically addressed and granted by City Council.

Rights-of-Way

1. Highway 20/26 is a State Highway controlled by Idaho Transportation Department (ITD). Per the Traffic Impact Study (TIS) conducted on July 14, 2020 by CR Engineers, right hand turn lanes may be required for both 20/26 access points. This would necessitate additional right of way to accommodate these turn lanes and coordination with the City and ITD.
2. Smeed Parkway is classified as a Collector, however, the traffic impact study conducted by CR Engineers has recommended a 5 lane section between Highway 20/26 and Muller Lane. This section of roadway will require additional right-of-way to be dedicated by said development, totaling a full road width of up to ninety-eight (98) feet.
3. Muller Lane, West Street and East Street have had the appropriate Rights-of-way already dedicated and meet the City Standards.
4. A note shall be placed on the Final Plat indicating that all rights-of-way are to be dedicated to the public.

Street

1. Highway 20/26 is currently built out, however, west bound right hand turn lanes may be required for one or both access points on Highway 20/26. Development requirements also include a 10 foot sidewalk, street lighting and/or any other frontage improvement required by City Code along the Highway 20/26. Additional Improvements may be required of the applicant at the time of construction.
2. Smeed Parkway, Muller Lane, West Street and East Street are proposed for development as an internal public road system funded by the Caldwell Urban Renewal Agency. Those improvements shall include potable water, sewer, sleeves under the aforementioned roadways for dry utilities (gas, power, communications, etc), roadways, curb, gutter, sidewalk, storm drain, and street lights.
3. Any approaches on Smeed Parkway shall meet requirements as specified in the Caldwell Access Control Standards for State Administered Highways and City Administered Surface Streets Ordinance and recommendations of the traffic Impact Study conducted for the site. No public access points will be permitted into the site from Smeed Parkway, North of Muller Lane (to avoid

conflicts with the Schools on the east side of the road). Access points proposed into the site from Smeed Parkway between Highway 20/26 and Muller shall be reviewed by the City Engineering Department for compliance with access standards in place at the time the request for access is made.

Traffic Mitigation

The following are the required traffic related mitigation measures for the North Ranch Subdivision resulting from the traffic impact study pursuant to City Code Chapter 10, Article 10 conducted by CR Engineers on July 14th, 2020.

1. Provide a cross-access easement allowing use of approaches and cross-access of the site by both onsite and adjacent development, where applicable. This requirement shall be noted on the final plat.
2. The North Ranch Subdivision is expected to generate 1,625 trips in the critical (A.M.) peak hour. Community Planning Association of Southwest Idaho has computed the average trip length in Canyon County to be 7.3 mi. Traffic impact mitigation should presumably occur at both trip ends so ½ of the trip length should be attributed to each end. It is estimated that trips will encounter a major intersection every half mile along any given path. The capacity of an average fully improved intersection (assumed to be the intersection of a collector and an arterial road) is estimated to be 5,080 vehicles/hour. **This amounts to 233% of one fully improved and signalized intersection.** This percentage represents the total capacity utilized from each intersection (once fully improved and signalized) encountered by trips generated over the development's half of the generated trip length.
 - a) The owner/developer/applicant shall design and construct roughly 233% of the signalization improvements needed for an average intersection, as defined, at one or more nearby (within 3.5 miles of the site) deficient locations to be determined by Engineering staff. The Engineering staff shall have reasonable discretion to determine the sites of construction and what design and construction equals roughly 233% of the signalization improvements needed for an average intersection. Engineering staff can provide information about applications with whose mitigation efforts the owner/developer/applicant can combine to achieve even units of 100%.
 - i) The owner/developer/applicant may be allowed, at his option, to contribute monies in lieu of construction to the City of Caldwell Roadway Trust Fund, but the basis for the obligation is for construction. Monetary contributions must be made at a level commensurate with costs to construct the same by the City and as estimated by the City. This alternate provision for payment of money is not a requirement, is for the benefit and convenience of the owner/developer/applicant only and does not constitute an Impact Fee.
 - ii) Improvements needed at and near the intersection of US 20/26 with Aviation, which have not been required as part of the projects obligation of standard frontage improvements, may be considered in lieu of some part or all traffic mitigation requirements. Measures that may qualify for this purpose include:
 - (1) Added right-of-way and widening to accommodate the receiving lane for the eastbound dual left turn from US 20/26 onto Smeed Parkway.
 - (a) Right-of-way provided for this purpose should be credited toward signal mitigation at raw land value.
 - (b) Added Asphalt above the minimum required shall be credited based on actual cost or contract bid.

- iii) The average cost of intersection is estimated at \$425,000 for procurement of design services, construction, and associated costs by the City, of which 233% of that cost is what needs to be covered by this subdivision.
- 3. The owner/developer/applicant shall keep the City informed of and comply with any additional requirements Idaho Transportation Department has the final authority to impose. Requirements of ITD shall be met independent of requirements of the City. ITD standards shall be followed for roadway section depth on Highway 20/26. The more strict of City or State requirements shall be followed for roadway width and traffic mitigation measures on Highway 20/26.

Water

- 1. All on site water mains will need to be looped into existing mains for fire flow and water quality purposes. Internal main sizing and construction plan approval, will be dependent upon the availability of fire flow.
- 2. Each buildable lot shall be supplied with potable water. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately.
- 3. The location of water service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans. This development will be required to comply with the Water Master Study.
- 4. Water will be available from a 12-inch line in Muller Lane, 12-inch line in Smeed Parkway, and 8-inch lines in West Street and East Street upon completion of the Urban Renewal Project.

Sanitary Sewer

- 1. It shall be the responsibility of the applicant's engineer to verify that connection to existing sewer mainlines will not exceed the functional capacity of said mainlines. Provision for connectivity by future developments shall be met in accordance with current City standards.
- 2. Sewer is available from a 12-inch line in West Street and East Street. The location of sewer service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans. This development will be required to comply with the Franklin Sewer Study as updated.
- 3. The applicant will be required (where applicable) to extend all sewer and water mainlines to the center of adjacent roadways for connectivity by future developments. Locations of said extensions will be decided during the review of the improvement plans.
- 4. Each buildable lot shall be provided with individual sewer service. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately.
- 5. Any easements for sewer lines not in the right-of-way should be at a width sufficient to construct same and not less than 20 feet in width. Easements for adjacent sewer and water lines not in the right-of-way shall be at a width sufficient to construct the same and shall be no less than 30 feet in width.

6. All weather surfaces may be required adjacent to mainlines that fall outside the public right-of-way. All weather surfaces shall be constructed sufficiently to support heavy equipment necessary to construct and maintain sewer under all seasonal weather conditions.

Irrigation

1. The developer shall maintain any existing upstream drainage rights and downstream irrigation rights across the property. During the design phase of this project, the developer or his engineer is to contact the appropriate irrigation district to help ascertain these rights. Appropriate facilities shall be provided by the developer to convey irrigation and drainage water across the property to take care of these offsite needs. There is to be no discharge of gravity irrigation return water into the subdivision storm water system.
2. The development is to include a non-potable water pressure irrigation system. The design of this pressure irrigation system is to be reviewed and approved by the Caldwell Municipal Irrigation District prior to construction plan approval or issuance of a building permit. The development shall construct a new pump station and pressure irrigation (PI) main line around the proposed site. Exact alignment of this PI line shall be determined during plan review of said system.
3. Each lot shall be provided with a pressure irrigation service.
4. All pressure irrigation mainlines shall be located on private property excepting at street crossings, and within a public utility easement of a minimum of 10 feet in width centered over said mainlines.
5. The applicant shall ensure that an adequate continuous irrigation supply flow is available to meet the pressure irrigation system requirements as outlined in the current Caldwell Municipal Irrigation District standards.
6. Supplying irrigation district shall approve the location of the delivery point.
7. The applicant shall transfer a proportionate share of any existing water right(s), except those held in trust by an irrigation district, to the City of Caldwell for both irrigation and domestic water supply for the subject development. If this should occur, The City shall assist in registering the transfer.
8. Existing and gravity irrigation facilities shall be located outside the public-right-of-way and shall be moved, adjusted and/or improved as necessary to facilitate required street improvements.

Storm Drain

1. As noted previously, provision is to be made for the disposal of stormwater drainage in accordance with the City Stormwater Management Manual and any updates adopted subsequent to this application. It is to be noted that retention designs will be denied in most instances. A copy of this policy is available upon request. The engineer of record is to provide calculations, which indicate that the assumptions in his stormwater drainage plan comply with the requirements of the stormwater manual
2. The applicant shall identify and retain all historical drainage discharge points from the property for the purpose of draining on site storm water detention facilities.

3. The final plat drawing should indicate that storm water detention basins are to be placed in common lots in accordance with the referenced Stormwater policy. A note should be placed on the final plat indicating that all areas designated as common areas are to be operated and maintained by the business owners association.

Plat

1. Prior to approval of the final plat, subdivision facilities must be completed or an appropriate construction security provided. There may be temporary restrictions to the obtaining of building permits, even with acceptable construction security, depending on fire protection, emergency service requirements, and City approval of the sanitary sewer system. A 50% temporary restriction to obtaining of building permits will be enforced until all facility construction has been completed, inspected and certified by the developers engineer including all punch list items.
2. Upon recordation of the plat, the Engineering Department is to be provided with a reproducible Mylar copy of said document, suitable for blue line reproduction.
3. An electronic (dwg.) copy of the Final Plat suitable for mapping and addressing purposes will be required with Final Plat submittal.

2.10 **RIGHT-OF-WAY/STREET IMPROVEMENTS:** The applicant should be required to provide right-of-way (ROW) dedication and street improvements as part of this request in accordance with Caldwell City Engineering requirements to be reviewed at time of development/building permit application. Curb, gutter, sidewalk and landscape buffering will be required. All local streets should be constructed in accordance with all City of Caldwell standards for local roadways and specifications. Improvements should include (but are not limited to) curb, gutter, sidewalk, asphalt, streetlights, joint trench, communication conduit, storm drainage facilities, etc.

2.11 **ALTERNATIVE TRANSPORTATION:** As the community continues to grow the need for alternation transportation opportunities have become evident. Valley Regional Transit, ComputeRide and others are beginning to be noticed as real alternatives to driving individual automobiles. Rideshare has also become an option. Another alternative to private vehicles is bicycles and e-bicycle. Bicycle racks are required within the site (Chapter 10-02-05 (6)A. Based upon the proposed site design there should be easy bicycle access to each structure from Smeed Parkway and Hwy 20/26. It should be mentioned at Electric Vehicle Charging station/s are required (10-02-05(3)E).

III PUBLIC TESTIMONY

3.1 Before the Hearing Examiner, August 18, 2020

Jerome Mapp, P&Z Director, 621 Cleveland Blvd., Caldwell, ID 83605, stated the applicant is requesting The applicant is requesting to annex a 115 acres on the northwest corner of Hwy 20/26 and Smeed Parkway (parcel R35276) located in Canyon County. Approximately 25± acres of frontage on Hwy 20/26 is proposed as C-3 (Service Commercial) Zone and 90± acres is requested to be zoned M-1 (Light Industrial) requiring a Comprehensive Plan amendment from Commercial and Service to Manufacturing & Production. The applicant is also requesting approval of a preliminary plat for North Ranch Business Park Subdivision containing 33 total commercial/industrial lots. Within the C-3 zone, the applicant proposes the construction of a gas station/convenience store, large medical office building with urgent care, bank with drive through, attractive office flex buildings, and various retail and office buildings. Within the M-1 Zone, the applicant is proposing nine or more light industrial buildings ranging from 55,000 sf to 273,000 sf. The buildings will support typical light industrial activity such as warehousing, distribution, light assembly/packing, office, and educational/laboratory space.

Mr. Eggleston stated he did receive the revised staff report and the revised Exhibit PA-2 from Robb MacDonald, Engineering Department.

Mr. Eggleston asked about the potential for increased traffic and asked if a traffic study was completed for this project.

Mr. Mapp said yes.

Mr. Eggleston asked if there was a concern for the potential of more traffic under the current comprehensive plan designation as opposed to what is on the table tonight.

Mr. MacDonald stated he estimates the traffic will about the same as the initial intended use for the site. There will be quite a bit of traffic generate but that is why this site is ideal, right along the state route here where there is easy access and it is close to the interstate. The best location to be is in a location like this where you have quick access out to the interstate.

Mr. Eggleston asked if this portion of HWY 20/26 was still a 2-lane highway.

Mr. MacDonald said no this section here has three lanes in each direction. It does narrow down as it approaches the interstate but ITD is currently in the process of expanding that as part of their expansion all the way out to Middleton within the next 2 years.

Mr. Eggleston asked if he had any comments from the school.

Mr. Mapp stated no.

Mr. Eggleston asked about the proposed development agreement that will be created after the City Council hearing. He is looking for assurance that all the conditions in the staff report will be included in the development agreement.

Mr. Mapp stated that is correct.

Mr. Tonn Peterson, 2659 W. Wolf Rapids, Meridian, Idaho (applicant) stated he is the VP of Development at BVA. They have submitted an application for a comp plan change, annexation and subdivision. They are referring to North Ranch. They are proposing a C-3 Service Commercial zone designation for the 21 acres of frontage property. Proposed uses are a gas station, convenience store, medical office building with an urgent care facility, also a credit union with drive through along with various other retail and office buildings. Along the M-1 zone, there will be light industrial buildings, small flex type buildings and some larger buildings supporting light industrial activity such as warehousing, distribution, light assembly and packing, office, research laboratory – all of those are provided for in the M-1 zone. They have worked over the past year with their architect. It is a concept stage, as each user comes in they will have the same type and façade. It will be an attractive and without a doubt top of the class light industrial business park. Façade will have accent and texture changes, which will enhance the overall appeal of the site itself. The project abuts single-family homes on the west and north boundaries. Code requires a 20 ft. landscaping buffer but they will be putting in a 30 ft. wide landscape buffer to try to mitigate the effects on the neighbors. It was mentioned that the vehicular route is designed to take trucks through and away from the residential. The bays are facing inward which further mitigates impact to the residential area are on the north and west side. Not only will the enhanced landscape, which includes berm, obscure the view of the industrial buildings but its further mitigated by the fact that they are working with the architect to make sure the light levels will be zero at the property line. It is important to note because of the proximity to the single-family homes the attractive buildings,

including those modulations in the façade, will enhance their appearance and attracts overall high caliber users.

Mr. Eggleston if they have restrictions to hours of operation or particularly hours of truck ingress/egress. That quickly becomes a point of contention having those trucks come in all hours of the night.

Mr. Peterson stated that in conversations with Mr. Mapp and others from the City regarding that exact thing he believes in a light industrial park like this as a general matter there is going to be hours of operation that are limited within an 18 hour radius. As they have looked at other industrial parks in both this area and in other jurisdictions, there is the possibility of potential 24-hour use. They are speculating a little bit but it is foreseeable that there could be a 24-hour use if its distribution type of facility. For that very purpose for what they have anticipated for truck traffic is oriented away from neighbors accompanied by a 30 ft. extended landscape buffer with berm. They are not adverse to there being some type of agreement where if it's going to be a 24 hour use that there's an enhanced requirement of notification or if such a use should come in to address that as it occurs.

Mr. Eggleston would favor at least some guidelines, particularly for truck traffic. The operation of an M-1 type business would be doable in a 24 hour time-frame. He would seek to limit the hours of operation for deliveries.

Mr. Peterson stated they are certainly agreeable and open to those types of guidelines. The difficulty is in the M-1 zoning there is no restriction on 24-hour traffic, but recognizing that there are residents there. They certainly would be agreeable to coming up with some type of guideline feature that could serve as a benchmark as they go through this process.

Mr. Eggleston asked how conceptual is the design?

Mr. Peterson said it's conceptual in terms of the actual design, it's the look and model they are using to attract the various users. They are driving that high-level design layout. In terms of the concept site plan itself with the buildings as shown, is it possible it might not follow this exact layout, yes.

Mr. Eggleston asked about the breakdown of the C-3 vs. the M-1, do they see that ratio ever changing or are they sold that this is the way they want it to be.

Mr. Peterson stated yes, but they did make a recent addition into the commercial area.

Mr. Eggleston asked if there was anything that would require a special use permit or are they satisfied that the zoning allowed uses are adequate to the needs.

Mr. Peterson stated yes, they are satisfied.

Mr. Geoffrey Wardle, 251 E Front, Boise, Idaho stated the point he raises is a valid one. As they have evaluated what is permitted within the C-3 and M-1 zone, there are potential uses that they may require a CU and that is why the configuration they have come up is in recognition of what they are planning and have designed. They are comfortable with this.

Mr. Eggleston asked if they have had any discussions on limiting uses.

Mr. Wardle stated they don't think there are any uses in C-3 or M-1 that would be problematic at this site. They have had users approach them and they told them they had to make it fit within the

infrastructure arrangements. This is what is intended and preferred and being developed. There will probably be some conditional use permits that are required but they think the M-1 and C-3 give them the flexibility to accomplish everything that would need to be done at this site.

Mr. Eggleston would like to ask staff the same question; are there any uses that should be excluded in the development agreement?

Mr. Peterson said he didn't see any uses allowed in M-1 or C-3 that shouldn't be allowed at this site.

Mr. Mapp said they have looked at what was requested by the applicant in the sense of some land uses. Heavy industrial would not be compatible to the area. He did not research every land use for this project. He relied on what was being requested and land uses similar to that. If it came to a use that was not allowed, they would have a discussion with the applicant.

Mr. Eggleston does not have a set of uses he is concerned about but with the surrounding uses there ought to be some way to look at that. He is concerned with the impact on the surrounding neighborhoods. There should be some safeguards or mitigation; sound barrier, light barriers and such to lighten the impact to the surrounding uses. Is there anything there that he sees that would not be solvable through the current development agreement proposal and the zoning?

Mr. Mapp stated one of the options, under the code, heavy industrial – those types of uses that would be obnoxious (noise, smoke, fumes). He would suggest, as part of the development agreement that he meet with the developer and go through the entire list and identify what uses would not be suitable. The Comp Plan has the classification of manufacturing and production within the industrial land use and so the idea of manufacturing and production are uses that would be more compatible, more suited for this particular site and not the industrial that he is speaking about.

Mr. Eggleston stated his biggest concern is noise, light and activity all hours of the night and does this design include noise and light mitigation off-site.

Mr. Peterson said, yes, it does. In addition, with the extension of the landscape buffer to 30 ft. they are additional measures that they are voluntarily taking to mitigate the very thing he is talking about. The light at the property line will be zero. There are mechanisms incorporated and will be enhanced here. The site is perfectly laid out to provide for the mitigation techniques that we are discussing.

Mr. Eggleston stated Mr. Mapp added some conditions that largely addresses the uses of design features and design guidelines. They are in the form of guidelines but are they essentially saying that what was been presented here is the kind of thing we would like to see in this type of industrial park. Have they looked at the revised conditions?

Mr. Peterson said yes, they fall in line with the anticipation of what they are designing. They would like to do additional wordsmithing if needed within the next few days.

Mr. Eggleston asked if they have also reviewed Mr. MacDonald's revised comments.

Mr. Peterson stated yes. Traffic mitigation #4 and #5 as it relates to the public infrastructure, the potential and future need for the completion of that is the recording of the plat and the selling of the lots, does not in itself generate trips that could impact the surrounding traffic system. So the language states the mitigation requirements as identified as a result of the traffic study will be assessed at the time the building permits are granted.

Mr. Eggleston stated they have clients, it looks like this is a go, have the potentially sold some of these and are they ready to move towards the construction phase.

Mr. Peterson stated yes, this is a go and they are excited about the users that want to be here in Caldwell.

Mr. Eggleston asked if his company would be the builders or just the designers.

Mr. Peterson said it depended, they are they developers and they will maintain an invested interest.

Mr. Eggleston stated that this type of industrial park is a real asset to the community. He is a big proponent of industrial uses, particularly of this nature, for city and community building and building of the economy. He wondered about the potential for the usage of renewable energy sources/alternative energy sources.

Mr. Peterson said at this site and many others they continue really look at those types of renewable energies. He thinks it is what will drive projects like this. They are at the concept stage but they are always looking to incorporate that.

Mr. Eggleston stated he would like to make a note of that in the recommendation and that it not be precluded or prohibited.

Mr. Steve Fultz, (In favor) Economic Development Director for the City of Caldwell, 411 Blaine, Caldwell, Idaho stated he wanted to touch on the development opportunities they have seen for this area. St. Luke's has sold this property to BVA, they had it for about 16 years. The initial intent was the building a regional medical center and then the recession hit and that delayed the project. Ultimately, St. Lukes then went to the marketplace in Nampa. As Mr. MacDonald explained the traffic impact of what's being provided is probably about the same as what the medical facility would have provided and produced. It is a great opportunity to bring livable wages through their M-1 area to the community. We have more than 26,000 employed people from Caldwell, about 16,000 actual jobs in Caldwell. The average commute time is about 23 minutes. This is going to give us a great opportunity to see some of those jobs now being offered with livable wages in Caldwell that will provide to those residents through the industrial and warehousing distribution. They are very much in favor and excited about the possibility of this site coming and what that is going to mean on an economic development standpoint. One other quick comment regarding traffic; a couple of years ago Capital Distributing came in across the street, a 230,000 sq. ft. distribution center operating about 20 hours a day. We had many of the same discussions regarding the impact on residential, we were able to work through the transportation pattern brining truck traffic in through Smeed Parkway onto Skyway Drive thus addressing that issue of truck traffic.

Ms. Beverly Jaszowski, (Opposed) 207 Concourse, Caldwell, ID stated she spoke with a lot of residents at Voyage Crossing and they are not too happy about big warehouses and manufacturing going in their backyard. And basically, it is in her backyard. She doesn't understand how they think there will not be noise with tractor trailers pulling in and out. There are two roads coming off 20/26 going into the main development. But there's also a road off of aviation on the side of her subdivision that's going to the back side of her house. Even if St. Luke's was in there it's not going to create the type of traffic and lights and employees that are coming in and out of this manufacturing area where there is almost 150 homes there. Her property value is going to plummet, in her opinion. She doesn't care what anybody says if this was in the back of their houses they probably wouldn't like it. She is all for development. She understands that 20/26 and Smeed they are building a school there right by the RV place and they are building businesses, that's all fine and great, because it's on a main road. They built there house there and picked the back side of the property because they

could see the mountains. She is not happy and the majority of the residents in that community, and she can get signatures, they are not happy with this. Because this is going to be in their backyard, all hours of the night. Workers coming in and out. She doesn't understand how this could be approved in a residential area.

Mr. Mapp wanted to clarify that there have been changes in the staff report; PA-2 comments from the City Engineer. Condition 14.13, PA-2 (instead of PA-1) and Condition 14.19, and the date has changed on the staff report to 8-18-2020.

Rebuttal:

Mr. Peterson stated he appreciated the comments that were shared; they are certainly an important part of the public hearing process. It is a common concern that property values will plummet and there really isn't any data to support that. There isn't any part of him that is minimizing, the emotion that can be involved. The data actually supports the opposite. Property values can increase as you really avoiding the leap frog type development that can, in reality, decrease property values. All of us in the valley are part of a growing economy. Recognizing that that the City of Caldwell just adopted the 2040 Comp Plan. The project is already deemed commercial and service and that is relevant is because what they are proposing is contemplated and consistent already with the comprehensive plan. These are permitted uses and desirable. With all due respect, this was planned for and was contemplated and as desirable for this area. Growth can bring its growing pains but he would encourage the remembrance of the mitigation factors that are being employed. He thinks when this is built out it will be an attractive site, it will be good for the economy. They want to be a good community partner.

Mr. Eggleston asked if he could describe what he sees along the western boundary.

Mr. Peterson said that what has been agreed upon, what has been contemplated not just the 30' landscape buffer with the 5' high berm - which provides as a shield and a screen in terms of visibility and light. After the landscape berm, there is also a double row of parking so there is an extended space before you get to the building. This was all done intentionally; it could be an enhancement to the neighborhood not a burden.

Mr. Eggleston asked if there was any kind of design discussion about upper story lighting in that building.

Mr. Rob Sunderlage, Horrocks Engineers, 2775 Navigator, Meridian, ID stated that late night deliveries would be coming into the site, they are positioned in a way they would be internal to the site. There will be regular traffic during the day but very limited at night. A 30 ft. berm for good vegetation, shrubbery, trees, really create a barrier that will block any vehicular lights to residential homes. The lighting itself is very sensitive to directional lighting, to where you're not allowing light to seep into the neighboring properties. There's very good technology that will be employed.

MR. EGGLESTON CLOSED THE PUBLIC TESTIMONY.

Mr. Eggleston commented that there are three cases; comp plan amendment, annexation and preliminary plat.

3.2 Before the City Council, September 21, 2020
Reserved for City Council

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 – 2040 Comprehensive Plan (Map), Annexation, and Preliminary Plat for Service Commercial and Light Industrial Development.

The Caldwell Hearing Examiner accepts the Comprehensive Plan Components as listed below.

5.1 The requests for a Comprehensive Plan Amendment (Map) of 115 acres, Annexation, Preliminary Plat for Service Commercial and Light Industrial Development was found to be consistent with the following Comprehensive Plan Components:

GOALS AND POLICIES – Population (Chapter 2)

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 – Economic Development (Chapter 4)

GOAL 2: Encourage business expansion and labor retention in areas suitable for commercial development.

- Policy 2-1: Provide commercial uses that meet all of the consumer needs for residents within the community and thereby reduce vehicle miles traveled.

GOALS AND POLICIES – Land Use (Chapter 5)

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.
- Policy 1-2: Encourage commercial and industrial uses in areas that are readily accessible to regional and principal arterials and/or public transit.

Goal 4: Create communities that generate cost effective public services and infrastructure.

- Policy 4-3: Require developers to meet design principles, development standards, and street and utility improvement requirements as set forth in the City's subdivision ordinance and infrastructure policy.

GOALS AND POLICIES – Natural Resources (Chapter 6)

GOAL 1: Preserve, protect, and enhance the City's water resources.

- Policy 1-3: Implement the City storm water management policy.
- Policy 1-4: Prevent the collection and conveyance of untreated stormwater, created by new development, into surface bodies of water by requiring developers to comply with local, state, and federal stormwater policies. Stormwater designs must be consistent with the National Pollution Discharge Elimination System (NPDES) permit requirements.

GOALS AND POLICIES – Public Services, Utilities, and Facilities (Public Works) (Chapter 8)

GOAL 1: Ensure that there are adequate public services and infrastructure to meet the needs

of the public.

- Policy 1-1: Enforce the policies and implement the recommendations of the Public Facilities Plan. Require land developers to discuss land acquisition needs with a public agency whenever a new facility is necessary.
- 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.
- Policy 1-5: Assure that a development provides adequate water supply for fire flow.

GOAL 4: Protect the public, health, and general welfare of the citizens of Caldwell.

- Policy 4-2: Meet the requirements of local, state and federal water quality standards through a variety of practices and facilities.
- Policy 4-3: Require new development to meet the City's public infrastructure design standards, and any other applicable public entity's adopted policies.
- Policy 4-4: Protect the City's domestic water supply by insuring that new development utilize pressurized irrigation systems for irrigation, unless the proposed development does not have water rights.

GOAL 5: Provide for a safe and secure community.

- Policy 5-1: Access for emergency vehicles and responders should be given the highest Priority in the design of new development.
- Policy 5-2: Develop new neighborhoods with arterial and collector streets for co-lateral circulation, proper ingress/egress for emergency vehicles, including secondary routes, adequate street widths and turning spaces.
- Policy 5-3: Assure that adequate lighting is installed in all developments.
- Policy 5-5: Install built-in proactive fire protection systems (automatic fire sprinklers with fire alarm systems) when required by building and fire codes.
- Policy 5-6: Ensure that street, parking and driveway designs are adequately sized to accommodate the turning radius of public safety equipment.

Conditions shall be placed and incorporated into the Development Agreement for the subject property to ensure development complies with Goals and Policies of this section.

GOALS AND POLICIES – Transportation (Chapter 9)

GOAL 1: Provide for the efficient, safe, and cost-effective movement of people and goods.

- Policy 1-1: Maximize the benefits to the public from transportation expenditures.
- Policy 1-2: Seek developer participation in roadway improvement costs that are uniquely attributable to new development.
- Policy 1-3: Ensure that road construction meets the City's adopted public road standards. Allow a reduction in rights-of-way width when reviewing PUDs, and other developments when the proposed reduction would not compromise the safe Movement of traffic.
- Policy 1-4: Design local streets in a manner that provides good interconnectivity as well as connectivity to adjacent developments.
- Policy 1-6: Preserve roadway corridors as development occurs.
- Policy 1-7: Cross-access easements should be utilized in commercial developments.

GOAL 2: Protect public safety and the environment.

- Policy 2-1: Ensure that lots have sufficient frontage and/or accessibility to public streets to mitigate public health and safety concerns.

GOAL 3: Create more cohesive, interconnected and walkable neighborhoods.

- Policy 3-2: Encourage new residential development to incorporate safe and interconnected bicycle and pedestrian ways in their platting efforts as an alternative mode of transportation.
- Policy 3-3: Upgrade older sidewalks and build new sidewalks in locations where they do not currently exist.

GOAL 4: Promote healthy lifestyles including pathways as a means to enhance connectivity.

- Policy 4-1: Strive to develop a system of transportation connectivity that integrates roads, pathways, and waterways to maximize biking, walking, and recreation pursuits.
- Policy 4-2: Connect public gathering places, institutions, and employment centers together through pathway systems

GOAL 5: Protect the integrity of arterial corridors.

- Policy 5-2: In order to minimize the number of driveway approaches, create alternative access points when developing property along a principal arterial road.

Conditions shall be placed and incorporated into the Development Agreement for the subject property to ensure development complies with Goals and Policies of this section.

GOALS AND POLICIES – Recreation (Chapter 10)

GOAL 2: Support public and private parks and recreation systems that promote healthy lifestyles by offering active and passive recreational opportunities.

- Policy 2-2: Require land developers to install pathways and bicycle facilities that are consistent with recommendations of the Pathways and Bike Route Master Plan.

Conditions shall be placed and incorporated into the Development Agreement for the subject property to ensure development complies with Goals and Policies of this section.

GOALS AND POLICIES – Community Design

GOAL 1: Foster growth and redevelopment in a manner that will enhance and improve the City's visual image.

- Policy 1-1: Promote, encourage and maintain an aesthetically pleasing city.
- Policy 1-2: Continue to work toward the elimination of blight and areas of deterioration.
- Policy 1-3: Create aesthetically pleasing entrance corridors into the city.
- Policy 1-4: Ensure that new development enhances rather than distracts from the visual image of surrounding areas.
- Policy 1-5: Control the spread of noxious weeds.
- Policy 1-6: Discourage or screen unsightly land uses in locations where they are visible from a gateway street.

Conditions shall be placed and incorporated into the Development Agreement for the subject property to ensure development complies with Goals and Policies of this section.

Preliminary Plat:

Comprehensive Plan Analysis for **SUB-20P-06 (Preliminary Plat)** The Hearing Examiner accepted the comprehensive plan analysis as listed in the staff report.

Findings of Fact for **SUB-20P-06 (Preliminary Plat)**: The Hearing Examiner accepted the general facts as outlined in the staff report, public testimony, and the evidence list.

Conclusions of Law for **SUB-20P-06 (Preliminary Plat)**: The Hearing Examiner accepted the Conclusions of Law as outlined in the staff report.

RECOMMENDATION FOR SUB-20P-06: The Hearing Examiner **RECOMMENDED** that Case Number SUB-20P-06 (Preliminary Plat) **BE APPROVED** with the following conditions: 14.2 through 14.26 with the addition following language to 14.25 alternative renewable energy uses will be encouraged for the site.

Clarification from City Staff: The request is to amend the Comprehensive plan map from Commercial and Services to Manufacturing and Production not to Industrial. The zoning designation will be Light Industrial.

VI FINDINGS OF FACT – COMPREHENSIVE PLAN AMENDMENT (MAP) - Amend Comprehensive Plan Map of 90 ± acres from Commercial and Services to Manufacturing & Production

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 – COMPREHENSIVE PLAN AMENDMENT (MAP)

7.1 The Caldwell City Council has the authority to hear this case and recommend to the Caldwell City Council that it be approved or denied. The public notice requirements were met, the hearing was legally noticed and posted and the hearing was held and conducted under the requirements of Idaho Code and City ordinances.

VIII RECOMMENDATION – COMPREHENSIVE PLAN AMENDMENT (MAP)

8.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby recommends to the Mayor and City Council that **Case No. CMP-20-05 (project name—North Ranch Business Park)** to amend the 2040 Comprehensive Plan Map from Service Commercial to Light Industrial for 90± of parcel R35276 is recommended for **approval** with the following conditions of approval of approval:

8.2 Development of the subject property shall be consistent with all requirements, codes, rules, and regulations of the City of Caldwell, unless specifically stated otherwise in the development agreement.

8.3 A development agreement, as prepared by the planning and zoning department, shall be approved by City Council in conjunction with applications CMP-20-05/ANN-20-03/SUB-20-06.

IX ORDER OF DECISION - COMPREHENSIVE PLAN MAP AMENDMENT

9.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell City Council hereby orders that **Case Number CMP 20-05**. request by BVA North Ranch LLC. to amend the Comprehensive Plan from Commercial & Service to **Manufacturing and Production** for 115 acres on the northwest corner of Hwy 20/26 and Smeed Parkway (parcel R35276) located in Canyon County is **APPROVED** with the following conditions of approval:

9.2 Development of the subject property shall be consistent with all requirements, codes, rules, and regulations of the City of Caldwell, unless specifically stated otherwise in the development agreement.

9.3 A development agreement, as prepared by the planning and zoning department, shall be approved by City Council in conjunction with applications CMP-20-05/ANN-20-03/SUB-20-06.

X FINDINGS OF FACT - ANNEXATION

10.1 The Caldwell City Council accepts Comprehensive plan Component analysis as listed in Section V of this staff report.

XI CONCLUSIONS OF LAW - ANNEXATION

11.1 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, the hearing was legally noticed and posted and the hearing was held and conducted under the requirements of Idaho Code and City ordinances.

XII RECOMMENDATION - ANNEXATION

12.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby recommends to the Mayor and City Council that Case No. ANN-20-03 (project name—North Ranch Business Park) approximately 25± acres of frontage on Hwy 20/26 is proposed as C-3 (Service Commercial) Zone and 90± acres is requested to be zoned M-1 (Light Industrial) on a parcel located on the northwest corner of Hwy 20/26 and Smeed Parkway (parcel R35276) in accordance with Exhibits A3 attached hereto is recommended for **approval**.

XIII ORDER OF DECISION - ANNEXATION

13.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell City Council hereby orders that **Case No. ANN-20-03 (project name—North Ranch Business Park) to annex** approximately 25± acres of frontage on Hwy 20/26 is proposed as C-3 (Service Commercial) Zone and 90± acres is requested to be zoned M-1 (Light Industrial) on a parcel located on the northwest corner of Hwy 20/26 and Smeed Parkway (parcel R35276) in accordance with Exhibits A3 attached hereto is **approval**.

XIV FINDINGS OF FACT - PRELIMINARY PLAT

14.1 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.

XV CONCLUSIONS OF LAW - PRELIMINARY PLAT

15.1 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, the hearing was legally noticed and posted and the hearing was held and conducted under the requirements of Idaho Code and City ordinances.

XVI RECOMMENDATION - PRELIMINARY PLAT

14.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby recommends to the Mayor and City Council that Case Number SUB-20-06 a request for a consisting of 11 of commercial lots and 22 light industrial lots on parcel R35276, 115 acre parcel located on the northwest corner of Hwy 20/26 and Smeed Parkway in Caldwell, Idaho is **approval** with the following conditions of approval:

XVII ORDER OF DECISION – PRELIMINARY PLAT

- 17.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell City Council hereby orders that Case Number SUB-20-06 a request for a consisting of 11 of commercial lots and 22 light industrial lots on parcel R35276, 115 acre parcel located on the northwest corner of Hwy 20/26 and Smeed Parkway in Caldwell, Idaho is **approval** with the following conditions of approval.
- 17.2 Development of the subject property shall be consistent with all requirements, codes, rules, and regulations of the City of Caldwell, unless specifically stated otherwise in the development agreement.
- 17.3 A development agreement, as prepared by the planning and zoning department, shall be approved by City Council in conjunction with the annexation and subdivision request.
- 17.4 Comply with all applicable city codes, ordinances, policies, and standards.
- 17.5 The development, design, lot configuration and construction of the project shall be in substantial compliance with the submitted concept development and site plan (See Attached Exhibit A-3 and A-9 of Case File CMP-20-05/ ANN-20-03/SUB-20-06). Any substantial deviations, as determined by the Planning & Zoning Director, from said Exhibit A-3 and A-9, shall require City Council approval, through a public hearing.
- 17.6 Installation and construction of the development as shown on the submitted conceptual site and landscape plan shall be in substantial compliance with the submitted plan (see Exhibit A-3 and A-9 of Case File CMP-20-05/ ANN-20-03/SUB-20-06). The development shall comply with City of Caldwell Landscape Ordinance requirements at the time of development. A detailed site landscape plan including dimensions, easements, showing parking, road names, etc. shall be submitted to the Planning and Zoning Department prior to construction/development on the property.
- 17.7 The developer shall provide for Electric Vehicle Charging changes in conformance with Zoning Ordinance requirements (§10-02-05 (3) E. or as amended).
- 17.8 Comply with the requirements of all applicable agencies, including but not limited to Pioneer Irrigation District, City of Caldwell Engineering Department, City of Caldwell Building Department, and the City of Caldwell Fire Department.
- 17.9 Provide a cross-access easement allowing use of approaches and cross-access of the site by both onsite and adjacent development, where applicable. This requirement shall be noted on the final plat.
- 17.10 A Traffic Impact Study (TIS) may be required prior to development and shall be completed upon request of the city prior to issuance of a building permit for the phase of development requiring the TIS. The TIS shall comply with all city codes and requirements.
- 17.11 All requirements from the Fire Department for access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property. Final approval of the location and number of fire hydrants within the development shall be determined by the Fire Marshal and take place by phase at the time of submittal of applicable construction drawings for each phase.
- 17.12 Post and maintain a “Rules and Regulations” sign at the entryways to the commercial/industrial subdivision until it is fully developed. The signs would be intended for subcontractors

performing work and should include: 1) no dogs; 2) no loud music; 3) no alcohol or drugs; 4) no abusive language; 5) dispose of personal trash and site debris; 6) clean up any mud and/or dirt that is deposited from the construction parcel onto streets; 7) installation of a temporary construction fence that would keep debris from being blown off site by the wind; 8) no burning of construction or other debris on the Property.

- 17.13 Applicant shall comply with all requirements of the City Engineering Department, as specified in Exhibit PA-1 or as amended upon review of construction plans.
- 17.14 Development of the subject property shall be consistent with all requirements, codes, rules, and regulations of the City of Caldwell, unless specifically stated otherwise in the development agreement.
- 17.15 Comply with all applicable city codes, ordinances, policies, and standards.
- 17.16 The development shall comply with City of Caldwell Landscape Ordinance requirements at the time of development. A detailed site landscape plan including dimensions, easements, parking, road names, etc. shall be submitted to the Planning and Zoning Department prior to construction/development on the property.
- 17.17 A note shall be included on the face of the final plat indicating that all lots within the development lie within the APO-2 Land Use Limitation Zone. A business permit is required for all occupant uses to be established on the subdivision lots or within existing structures prior to occupancy.
- 17.18 Any requirements deemed necessary as a result of the City Engineer's analysis of the completed traffic study shall be adhered to and completed, proportionate to phasing, prior to City signature on the final plat.
- 17.19 Meet conditions outlined in the engineering report dated 8/10/20 (PA-1).
- 17.20 Exterior lighting shall not impact neighboring properties.
- 17.21 Provide interior bicycle access and bike racks.
- 17.22 A plat note shall be included on the face of the final plat indicating that all lots within the development shall be required to meet Caldwell City Landscaping Code at the time of development or establishment of a use on the lot.
- 17.23 Develop trunk traffic patterns will reduce the impact of noise in residential areas.
- 17.24 Design features to consider for commercial properties include:
 - a. Richness of surfaces and texture;
 - b. Use of durable, low maintenance materials;
 - c. Significant wall articulation (insets, canopies, wing-walls, trellises, porches, balconies);
 - d. Pitched roofs and shed roofs;
 - e. Roof overhangs;
 - f. Traditional window rhythm;
 - g. Articulated mass and scale;
 - h. Significant landscape and hardscape elements;
 - i. Landscaped and screened parking;
 - j. Comprehensive and appealing monument signs;
 - k. Clear visibility of entrances and retail signage;

- l. Clustering of buildings to provide pedestrian courtyards and common areas and;
- m. Step-down of buildings scale along pedestrian routes and buildings entrances.
- n. Exterior lighting shall not impact neighboring properties.

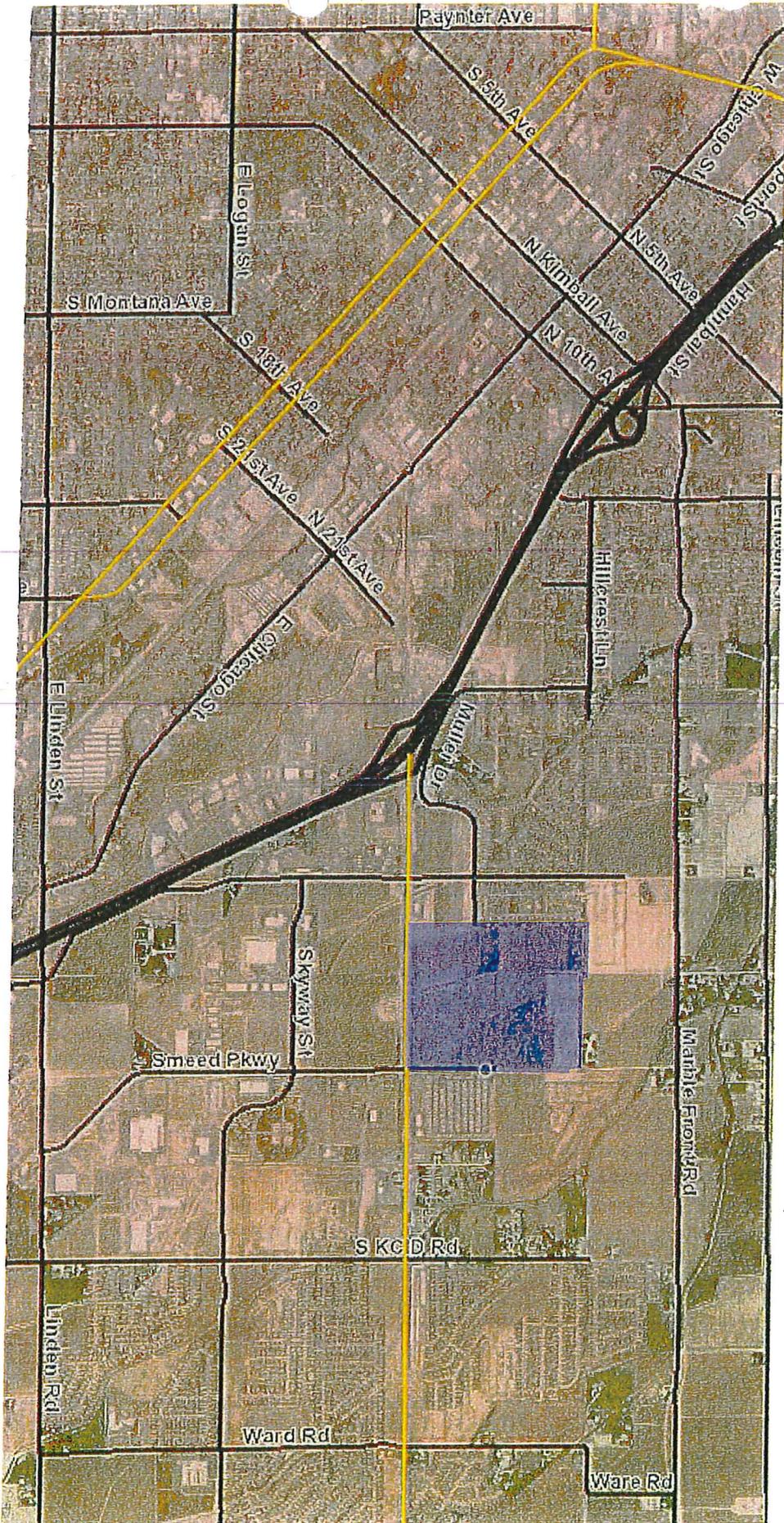
17.25 Design features to consider for industrial properties include:

- a. Take caution when planning to build new industrial development near residential properties;
- b. Create design criteria for industrial development, which is adjacent to or near residential development;
- c. Create landscaped and screened parking areas;
- d. Develop guidelines for landscape and hardscape elements along public right-of-ways;
- e. Provide pedestrian access on the site;
- f. Provide employee courtyards;
- g. Create clear visibility of entrances; and
- h. Create comprehensive and appealing monument signs.
- i. Exterior lighting shall not impact neighboring properties.

17.26 Any substantial deviation from presented elevations will require a review of the modifications to determine if a public hearing will be required.

Exhibit "PA-1"
[City of Caldwell Engineering Dept. Review Comments – North Ranch Business Park

Exhibit "A-3 "Development Plan



VICINITY MAP

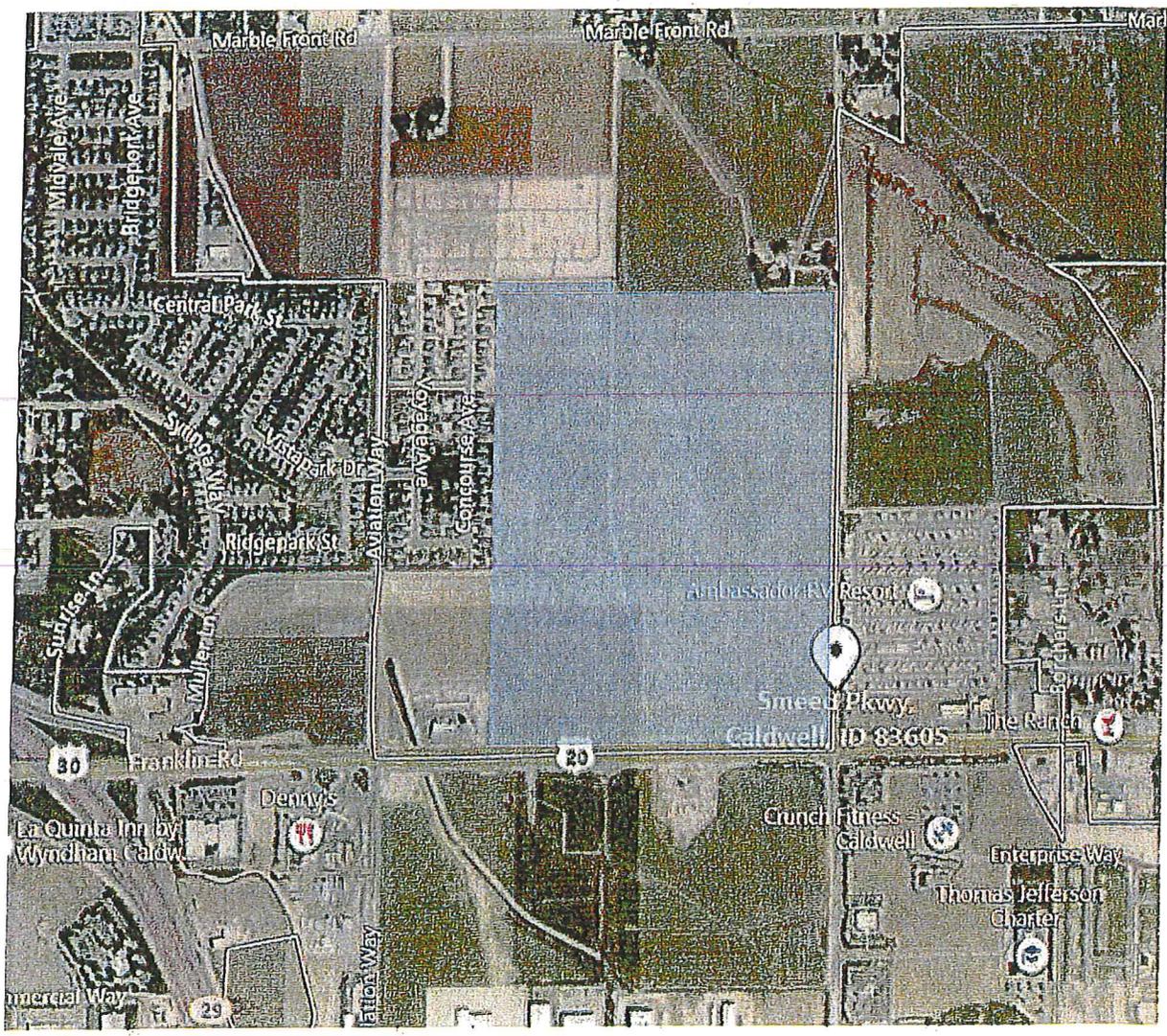
North Ranch Business Park (0 Hwy 20-26 / Parcel No. R3527600000)

124



EXHIBIT A

Vicinity Map



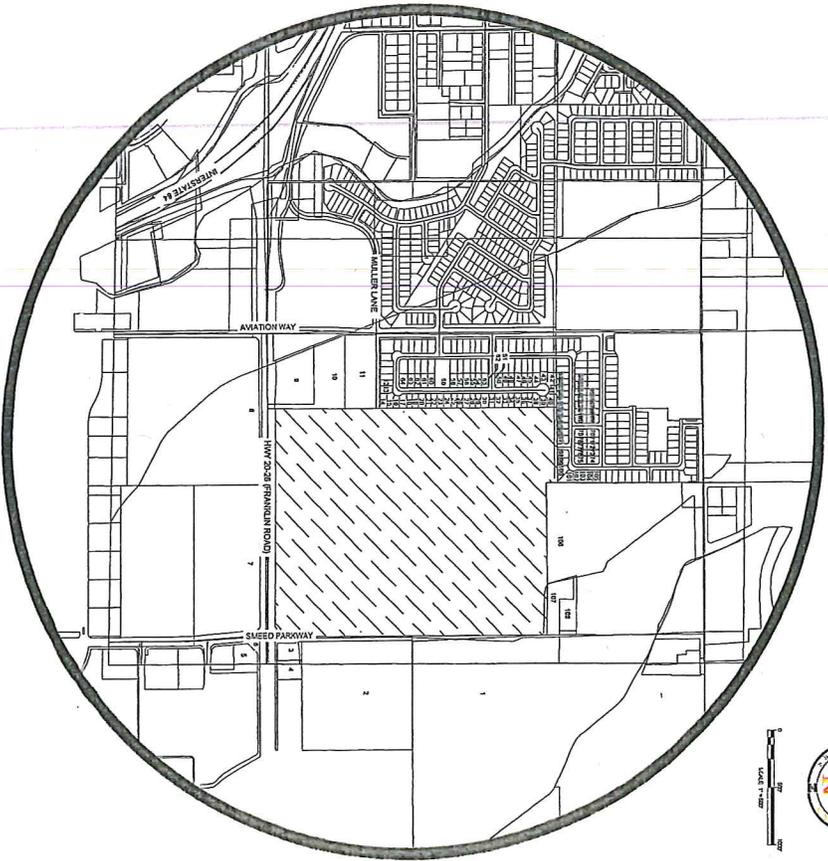
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Exhibit "A-3 "Development Plan

PROPERTY OWNERS WITHIN 300'

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- 100. [Owner Name]

PRELIMINARY PLAT
FOR
NORTH RANCH BUSINESS PARK
SUBDIVISION
SITUATED IN A PORTION OF SECTION 24, T. 4N., R. 3W., B.M.
CITY OF CALDWELL, CANYON COUNTY, IDAHO
-2020-



VICINITY MAP

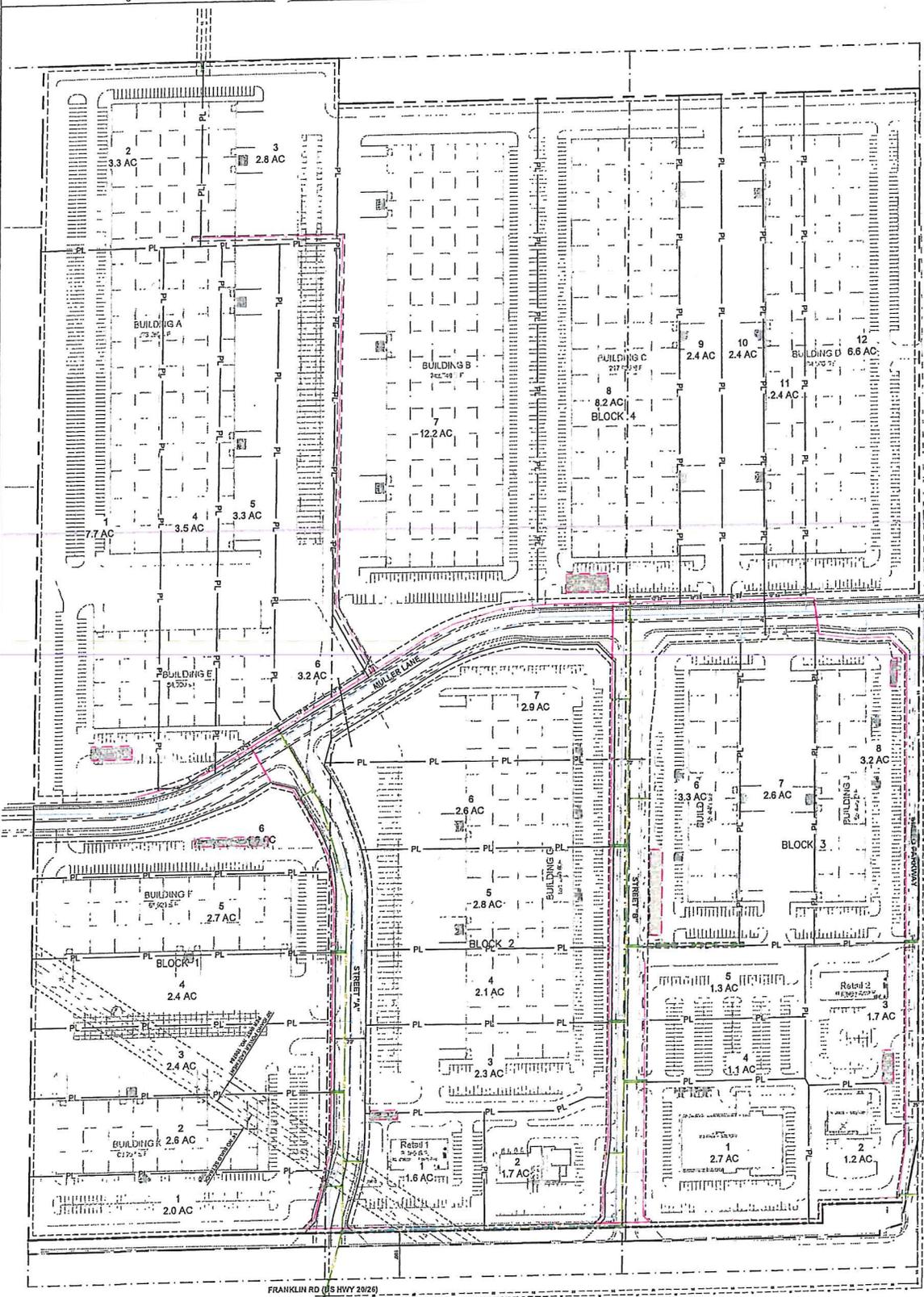
- CONTRACTOR:**
HORROCKS ENGINEERS
2775 W. NAVIGATOR DR., SUITE #210
MERIDIAN, ID 83642
- ENGINEER/SURVEYOR:**
HORROCKS ENGINEERS
2775 W. NAVIGATOR DR., SUITE #210
MERIDIAN, ID 83642
208-895-2350
CONTACT: ROB SINGERLAGE, P.E.
FRANK BRUNWELL, L.S.
- SHEET INDEX:**
PP1.0 - PRELIMINARY PLAT
PP1.1 - LOT LAYOUT
PP1.2 - NATURAL FEATURES AND UTILITIES
PP1.3 - SEWER DISTRICT
PP1.4 - FLOOD DISTRICT
PP1.5 - WATER PROVIDER
PP1.6 - CITY OF CALDWELL
PP1.7 - ROADWAY JURISDICTION
PP1.8 - T.D. RANLAND ROAD HWY 26-38
PP1.9 - CANYON HIGHWAY DISTRICT NO. 4
PP1.10 - IRRIGATION DISTRICT
PP1.11 - POWER IRRIGATION DISTRICT
PP1.12 - AGRICULTURE
PP1.13 - COMMERCIAL ZONING
PP1.14 - DENSITY
PP1.15 - BENCHMARK
PP1.16 - FOUND SURVEY, NO OPN AT 614 SECTION 24, E. 2141+17
PP1.17 - FOUND SURVEY, NO OPN AT 516 CORNER SECTION 24, E. 2141+17
PP1.18 - FOUND SURVEY, NO OPN AT 516 CORNER SECTION 24, E. 2141+17
PP1.19 - FOUND SURVEY, NO OPN AT 516 CORNER SECTION 24, E. 2141+17
PP1.20 - FOUND SURVEY, NO OPN AT 516 CORNER SECTION 24, E. 2141+17
- NOTES:**
1. BUILDABLE LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WITH DOMESTIC WATER SERVICE BY THE CITY OF CALDWELL. THE PROPOSED WATER MAINS SHALL BE CONNECTED TO EXISTING CITY OF CALDWELL WATER MAINS TO ALL BUILDABLE LOTS WITHIN THIS SUBDIVISION.
 2. PROVISIONS FOR SANITARY SEWER SERVICE BY THE CITY OF CALDWELL SHALL BE PROVIDED TO ALL BUILDABLE LOTS WITHIN THIS SUBDIVISION. A PRESSURIZED IRRIGATION SYSTEM OWNED AND OPERATED BY THE CITY OF CALDWELL SHALL BE INSTALLED TO SERVE THE LOTS.
 3. THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE IN A FLOOD HAZARD AREA) AND IS SUBJECT TO FLOOD INSURANCE RATE AND COMMUNITY MAP NUMBER 18070224-1, REVISED FEBRUARY 19, 2008, OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO.
 4. PRIOR TO CONSTRUCTION OF THIS SUBDIVISION, THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, HAS ADOPTED AND ENFORCED THE PROVISIONS OF CALDWELL APPLICABLE ZONING AND SUBDIVISION REGULATIONS. THE PROVISIONS OF CALDWELL APPLICABLE ZONING AND SUBDIVISION REGULATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, REGULATIONS.
 5. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE, RIGHT TO FARM ACT WHICH STATES: NO AGRICULTURAL, NON-AGRICULTURAL, OR AGRICULTURAL OPERATIONAL FACILITY OR EXPANSION THEREOF SHALL BE CONSIDERED TO BE AN AGRICULTURAL OPERATIONAL FACILITY OR EXPANSION THEREOF IF THE FACILITY OR EXPANSION IS NOT IN ACCORDANCE WITH THE PROVISIONS OF IDAHO CODE, RIGHT TO FARM ACT OR WITH THE PROVISIONS OF CALDWELL APPLICABLE ZONING AND SUBDIVISION REGULATIONS.
 6. PRESSURIZED IRRIGATION LINES TO BE CONTAINED WITHIN 10' MINIMUM EASEMENT WHEN LOCATED OUTSIDE OF PUBLIC UTILITY EASEMENT.
 7. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE, RIGHT TO FARM ACT WHICH STATES: NO AGRICULTURAL, NON-AGRICULTURAL, OR AGRICULTURAL OPERATIONAL FACILITY OR EXPANSION THEREOF SHALL BE CONSIDERED TO BE AN AGRICULTURAL OPERATIONAL FACILITY OR EXPANSION THEREOF IF THE FACILITY OR EXPANSION IS NOT IN ACCORDANCE WITH THE PROVISIONS OF IDAHO CODE, RIGHT TO FARM ACT OR WITH THE PROVISIONS OF CALDWELL APPLICABLE ZONING AND SUBDIVISION REGULATIONS.
 8. PRESSURIZED IRRIGATION LINES TO BE CONTAINED WITHIN 10' MINIMUM EASEMENT WHEN LOCATED OUTSIDE OF PUBLIC UTILITY EASEMENT.
 9. PRESSURIZED IRRIGATION LINES TO BE CONTAINED WITHIN 10' MINIMUM EASEMENT WHEN LOCATED OUTSIDE OF PUBLIC UTILITY EASEMENT.
 10. PRESSURIZED IRRIGATION LINES TO BE CONTAINED WITHIN 10' MINIMUM EASEMENT WHEN LOCATED OUTSIDE OF PUBLIC UTILITY EASEMENT.

NORTH RANCH BUSINESS PARK		CALDWELL, IDAHO	
PRELIMINARY PLAT		COVER SHEET & NOTES	
PP1.0		PAGE 1 OF 4	

WARNING																													
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2775 Navigator Dr., Suite 210 Meridian, ID 83642 (208) 895-2320 www.horrockss.com																													

NORTH RANCH BUSINESS PARK SUBDIVISION

PRELIMINARY PLAT
FOR



PP1.3

NORTH RANCH BUSINESS PARK

CALDWELL, IDAHO

PRELIMINARY PLAT

SITE PLAN

DRAWING INFO		REVISIONS	
DATE	REV #	DATE	
8/12/2020			
DESIGNED: MKX			
DRAWN: MKX			
CHECKED: RS			
PROJ. NO.: MD-1163-1505			

WARNING

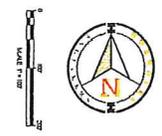
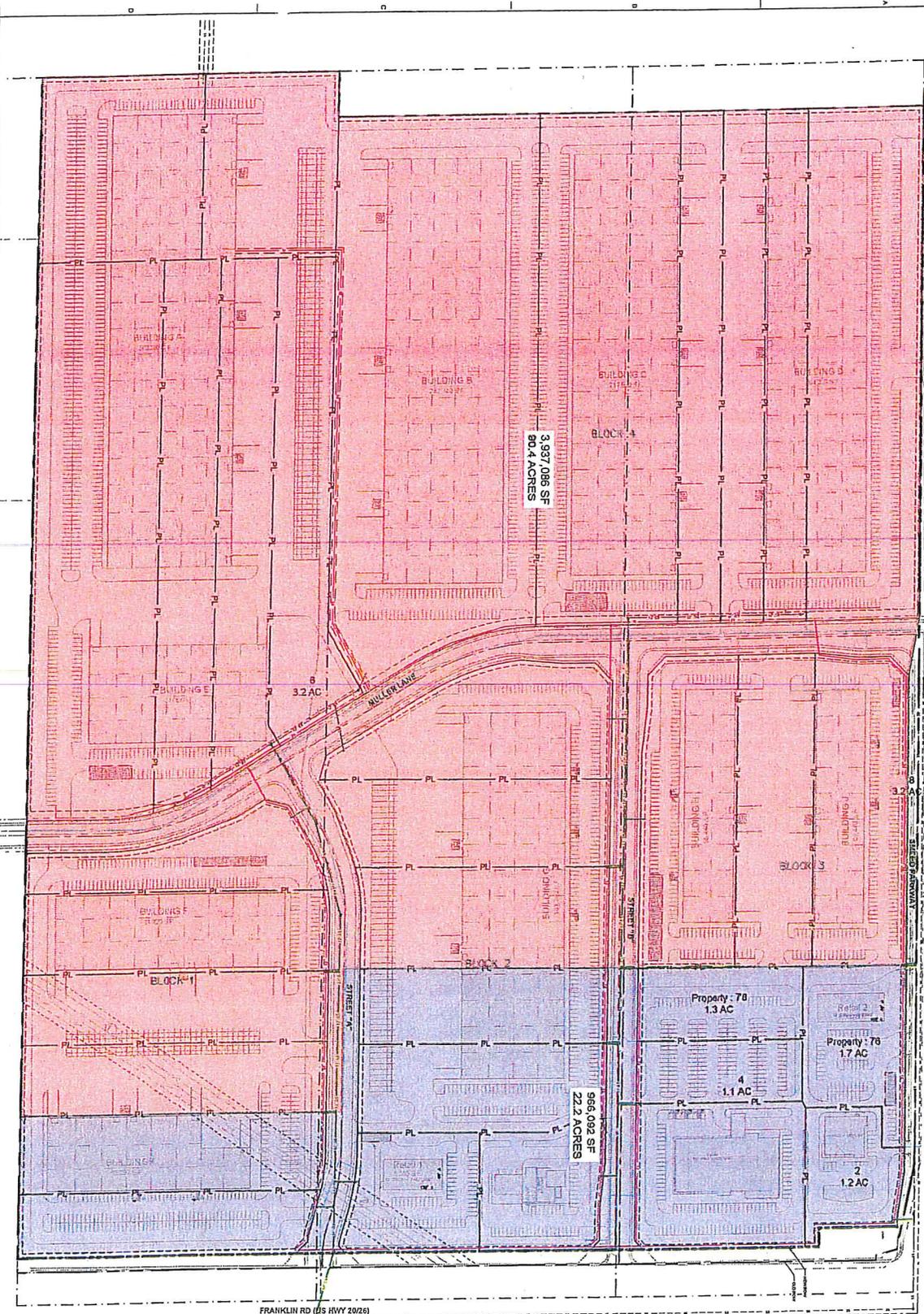
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HORROCKS ENGINEERS

2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100
www.horrock.com

PRELIMINARY PLAT FOR NORTH RANCH BUSINESS PARK SUBDIVISION



DRAWING TITLE: NORTH RANCH BUSINESS PARK SUBDIVISION PRELIMINARY PLAT
 DRAWING NO.: PP1.3
 DATE: 7/13/2009
 PROJECT: 10-1783-1509

PP1.3

PAGE 4 OF 4

NORTH RANCH BUSINESS PARK

CALDWELL, IDAHO

PRELIMINARY PLAT

SITE PLAN

DRAWING INFO		REVISIONS	
DATE	7/13/2009	REV #	DATE
DESIGNED	MDX		
DRAWN	MDX		
CHECKED	RS		
PROJECT	ID-1783-1509		

WARNING

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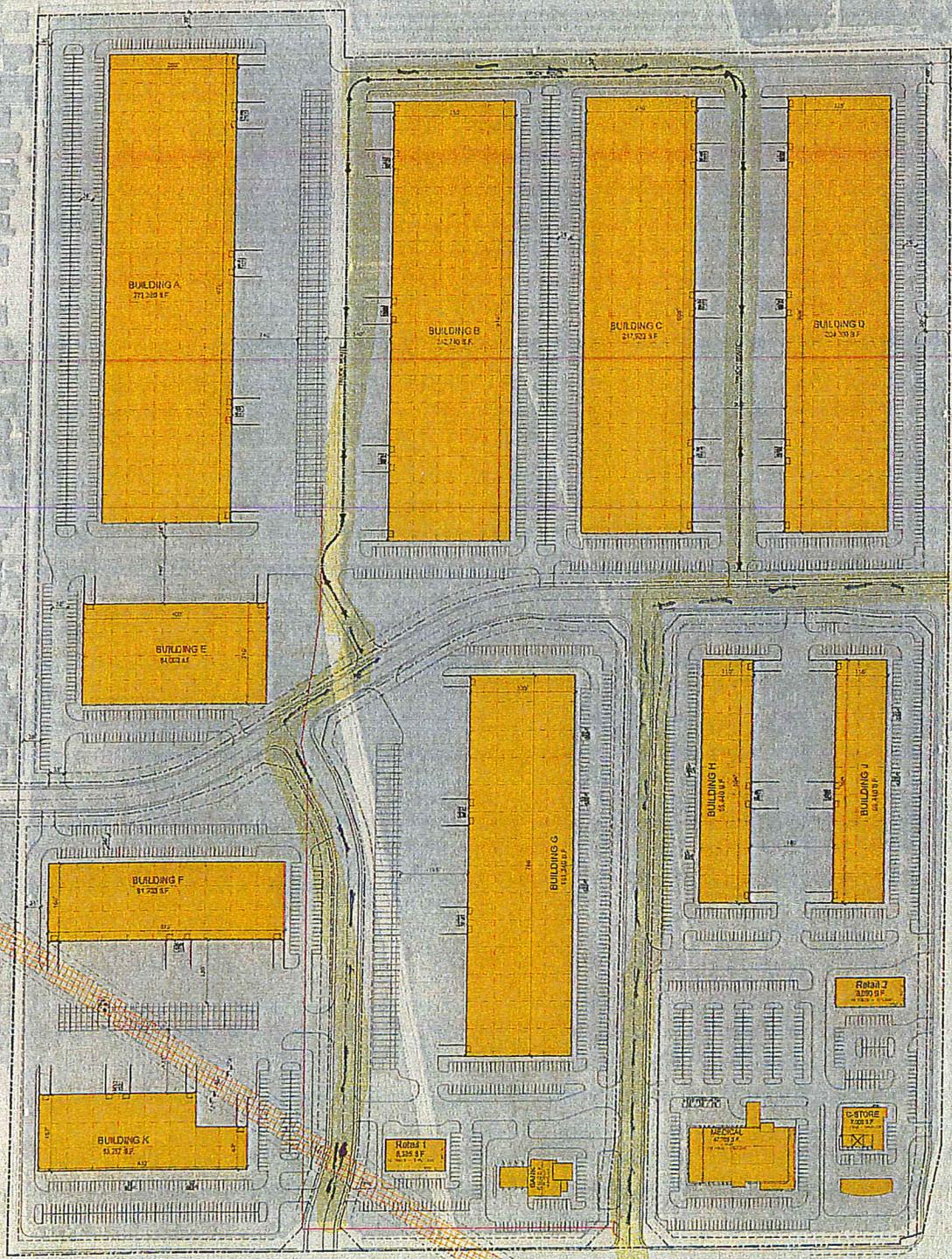
HORROCKS ENGINEERS

2162 West Grove Pkwy, Suite 400
 Pleasant Grove, UT 84052
 (801) 763-5100
 www.horrocks.com

42170

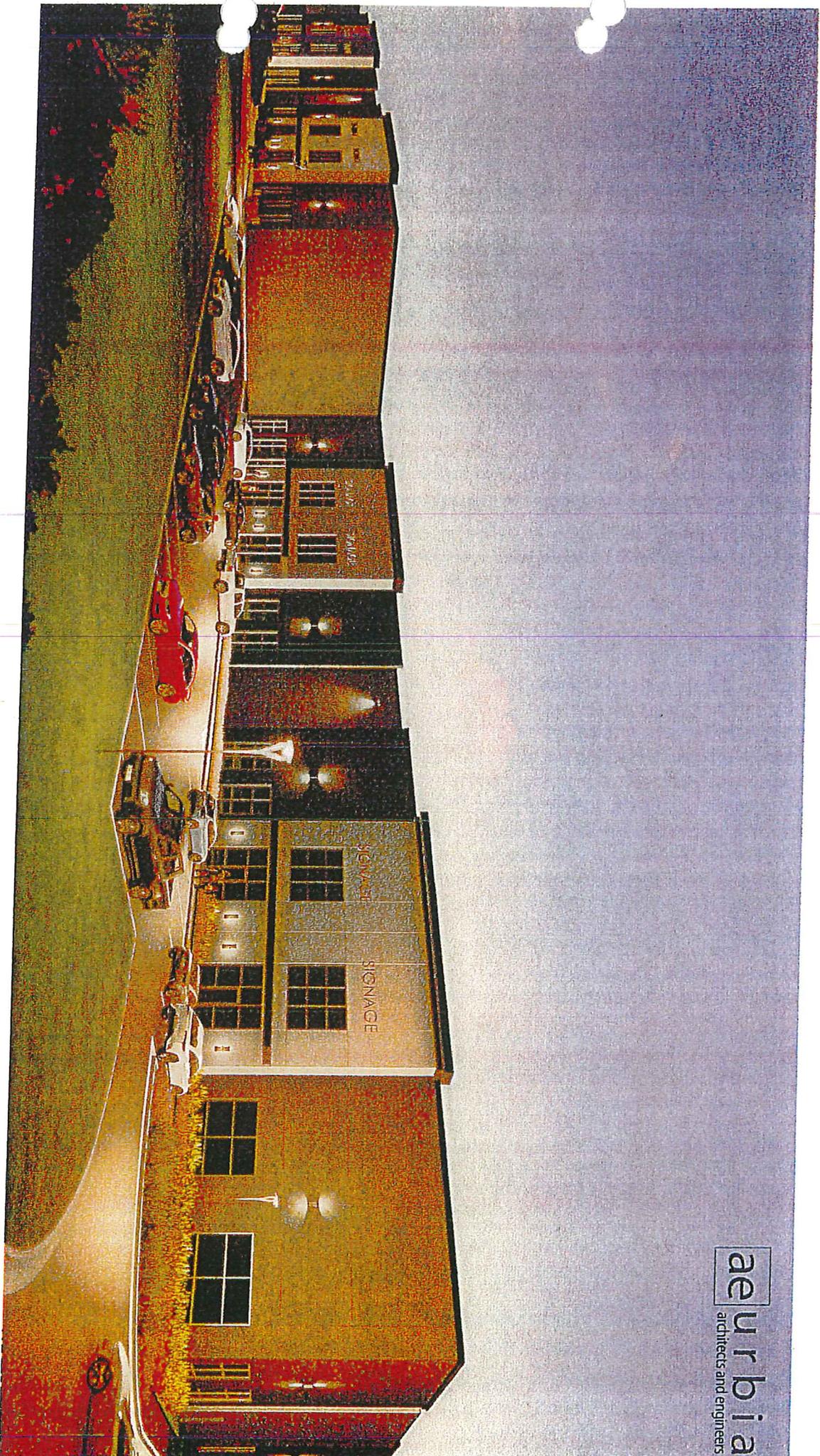
Traffic Route

PAK

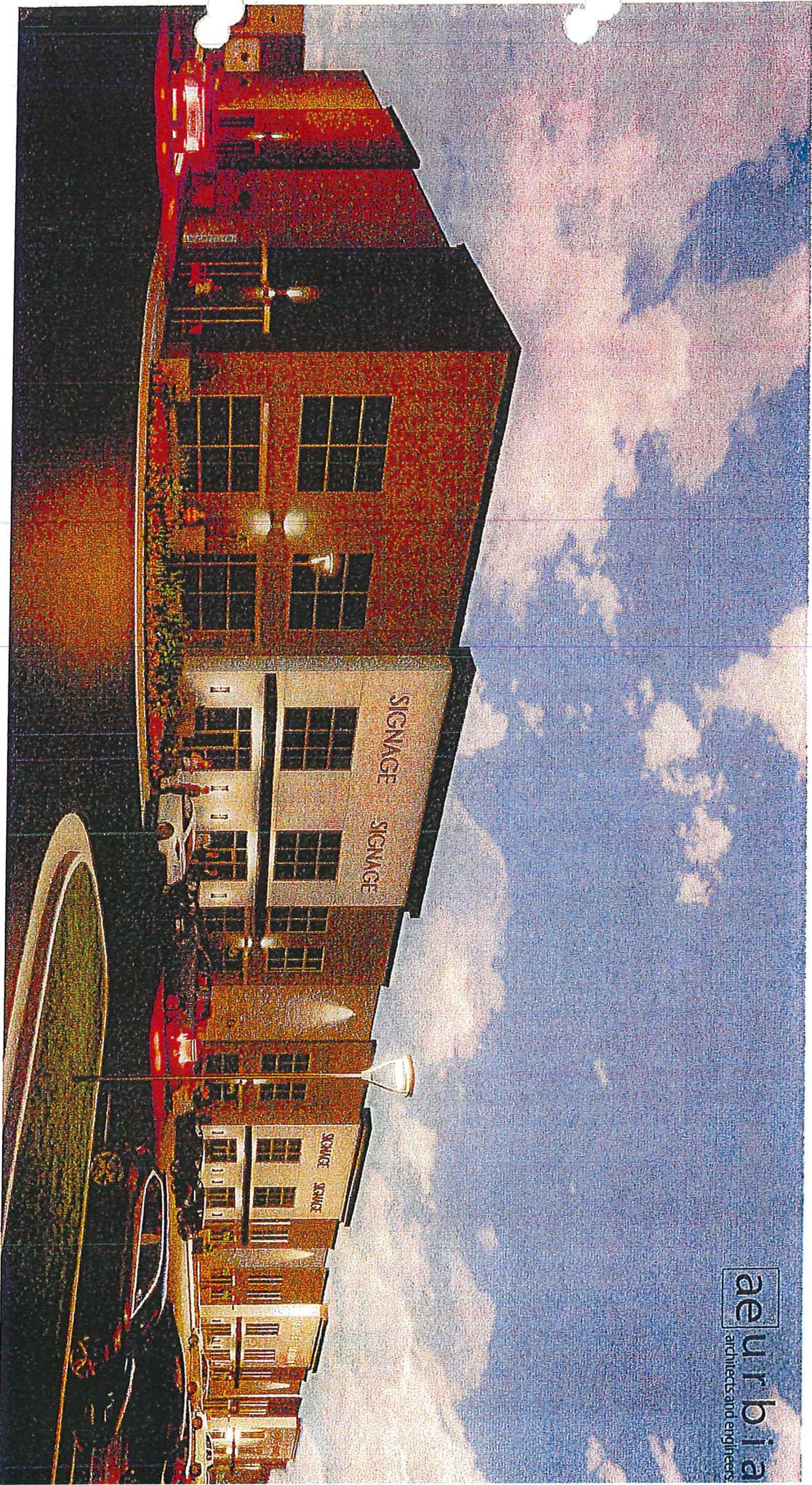


TOTAL FLEX AREA
1,459,537 S.F.

Elevations



aeurbia
architects and engineers



aeur**bj**a
architects and engineers



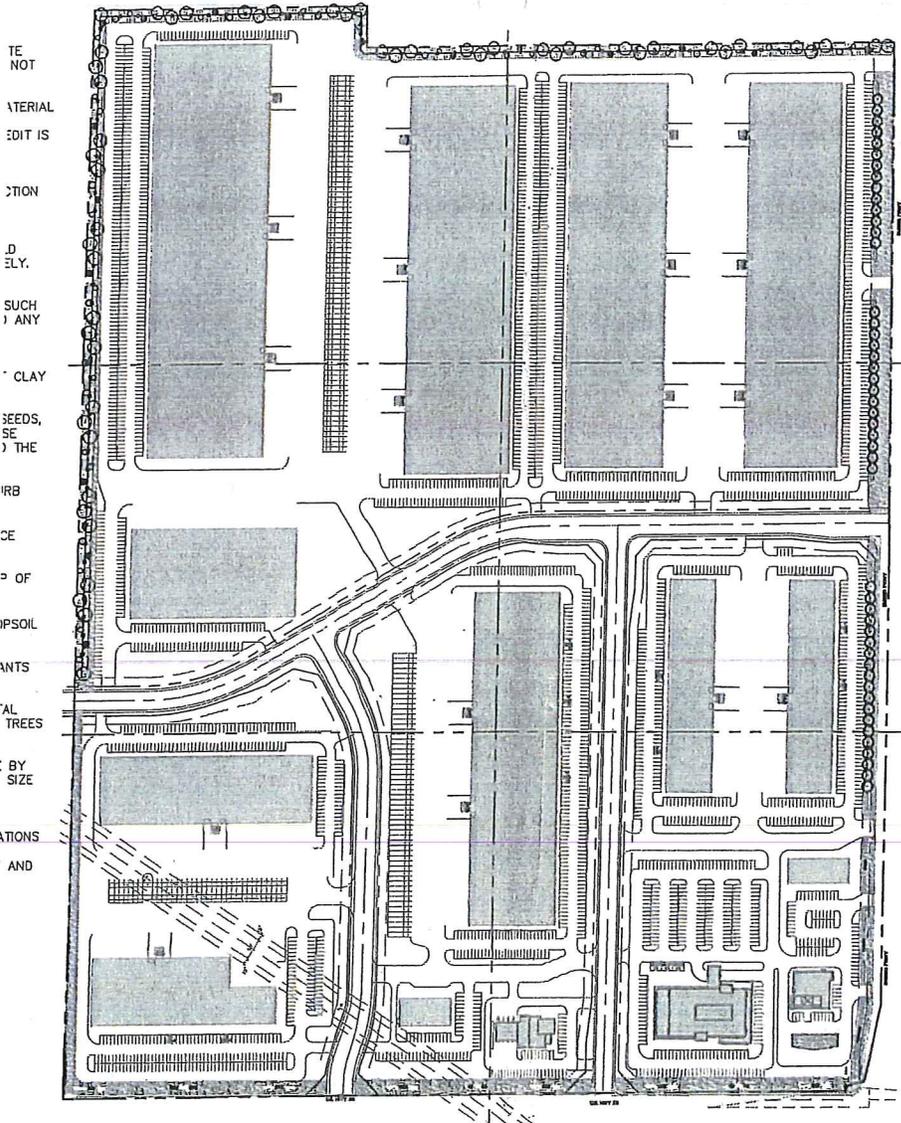
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architects and engineers



aeurbia
architects and engineers

Exhibit "A-9" Landscaping Plan

SUB



OVERALL LANDSCAPE PLAN
 Scale 1" = 200'-0"

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	52	Fraxinus americana 'Autumn Purple' Autumn Purple Ash	2" CAL. B&B
	48	Gleditsia triacanthos 'Skyline' Skyline Honey Locust	3" CAL. B&B
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	18	Picea pungens 'Glauca' Colorado Blue Spruce	7'-8" B&B
	16	Pinus nigra Austrian Pine	6'-8" B&B
	18	Cupressocypripis leylandii Leylandi Cypress	6'-8" B&B
FLOWERING TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	47	Prunus x cerasifera 'Crispazim' Crimson Points Flowering Plum	2" CAL. B&B
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	101	Cornus sericea 'Isanti' Isanti Redosier Dogwood	5 GAL.
	62	Cotoneaster dammeri 'Streibs Finding' Streibs Finding Cotoneaster	5 GAL.
	63	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 GAL.
	59	Ligustrum vicaryi Golden Privet	5 GAL.
	108	Ligustrum vulgare 'Lodense' Lodense Privet	5 GAL.
	30	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	5 GAL.
	68	Physocarpus opulifolius 'Diablo' Diablo Ninebark	5 GAL.
	103	Physocarpus opulifolius 'Summer Wine' Summer Wine Ninebark	5 GAL.
	136	Pinus mugo 'Pumilio' Mugo Pine	5 GAL.
	30	Spiraea x bumalda 'Goldflame' Goldflame Spiraea	2 GAL.
	76	Syringa vulgaris 'Sensation' Sensation Lilac	5 GAL.
ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	200	Hemerocallis 'Stella de Oro' Stella de Oro Daylily	1 GAL.
	76	Salvia nemorosa 'May Night' May Night Sage	1 GAL.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE
	169,501 sf	Turf Sod Rhizomatous Rhizomatous Tall Fescue	

LANDSCAPE CALCULATIONS TABLE

STREET	L.F. FRONTAGE	BUFFER WIDTH	#OF TREES	#OF SHRUBS
SMEED PKWY. - EAST	2207'	20'	63	315
U.S. HWY. 26 - SOUTH	1560'	30'	31	312

LANDSCAPE REQUIREMENTS:

Per Caldwell City Code; Chapter 10-07 Caldwell Landscaping Ordinance. Landscape Plan complies.

AREA	REQUIREMENT	TREES PROVIDED	SHRUBS PROVIDED
ADJOINING USES BUFFER -WEST (30' WIDE) -NORTH (30' WIDE)	1 tree/35 L.F.; shrubs 2'-8' Int.	45	210
	1578/35=45 2087/35=60	60	268
STREET BUFFER -SMEED PKWY.	1 tree/35 L.F.; 1 shrub/7 L.F.	64	318
	2207/35=63; 2207/7=315		
-U.S.HWY. 26	1 tree/50 L.F.; 10 shrub/50 L.F. Periodic berms, 1 boulder/75 L.F.	32	321
	1560/50=31; 1560/50=31.2*10=312 1560/75=21 boulders; 21 Provided		
ENTRY SIGNAGE	2 shrubs at each side	0	10

LANDSCAPE MATERIALS

- WHITE VINYL FENCE - 6'-0" TALL
SEE DETAIL 3/L1.6
- LANDSCAPE BOULDER (2'-4')
SEE DETAIL 4/L1.6

LANDSCAPE LEGEND

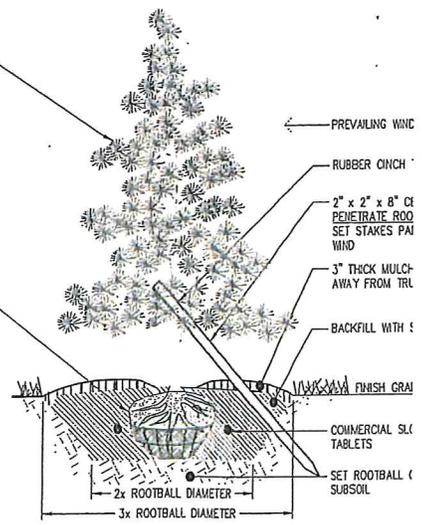
- FUTURE PROJECT/PAD SITES - NOT A PART OF THIS PROJECT

EXISTING CONDITIONS

- THERE ARE NO EXISTING TREES OR SHRUBS LOCATED ON SITE.
- THERE ARE NO EXISTING STRUCTURES ON SITE.
- THE SITE CONSISTS OF FLAT AGRICULTURAL LAND.

REMOVE DEAD/DAMAGED BRANCHES AND PRUNE TO INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS; IMPROPERLY PRUNED TREES (AS DETERMINED BY THE LANDSCAPE ARCHITECT) SHALL BE REMOVED AND REPLACED.

REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP 1/2 OF ROOTBALL, REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.



NOTES:

- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION. ALL STAKING SHALL BE REMOVED AT THE END WARRANTY PERIOD.
- WRAP RUBBER ONCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.

2 CONIFER TREE DETAIL

NTS

**Applicant's Narrative from
Roberta Stewart, BVA**



BALL
VENTURES
AHLQUIST

July 8, 2020

Caldwell Planning and Zoning
621 Cleveland Blvd.
Caldwell, ID 83605

Re: North Ranch Business Park: Applications for Annexation, ~~Rezone~~, and Comprehensive Plan Map Change

Dear Planning Personnel:

On behalf of owner, BVA North Ranch LLC, BVA Development LLC submits these applications for Annexation, Rezone, and Comprehensive Plan Map Change with respect to the North Ranch Business Park ("Project") located at the northwest corner of Smeed Parkway and Highway 20-26. Additionally, accompanying these applications is an application for preliminary plat submitted by Horrocks Engineers on behalf of BVA North Ranch LLC.

The proposed Project is a 115 acre commercial subdivision that will bring valuable business opportunities to the City of Caldwell. Upon annexation, Applicant proposes a C-3 Service Commercial Zone along the Chinden Corridor, covering approximately 21 acres of frontage property. Applicant is proposing that the balance of the project, which is approximately 94 acres, be zoned M-1 Light Industrial. Additionally, Applicant is requesting that this same 94 acres be designated on the Comprehensive Plan Map as "Manufacturing & Production".

Within the C-3 zone, Applicant proposes the construction of a gas station/convenience store, large medical office building with urgent care, bank with drive through, attractive office flex buildings, and various retail and office buildings.

In the M-1 Zone, Applicant is proposing nine or more light industrial buildings ranging from 55,000 sf to 273,000 sf. The buildings will support typical light industrial activity such as warehousing, distribution, light assembly/packing, office, and educational/laboratory space.

The Project parcel is currently located in Canyon County. It is zoned Agriculture and has been farmed for a number of years. To the east of the project is property zoned C-3 where the Ambassador RV Resort and retail space is located. The new Vallivue elementary school and middle school will be located to the east of the property in an R-1 low density residential zone. To the west and north are the Voyage Crossing and Marble Front West subdivisions zoned R-2. Both subdivisions are comprised of single family homes. Finally, to the south is property zoned C-3 and C-4 along the Chinden Corridor.

There have been recent improvements planned for the Project pursuant to a Development Agreement between Developer, BVA Development LLC, and the Urban Renewal Agency of the City of Caldwell, which Development Agreement was approved and recorded on June 11, 2020 in the real property records of Canyon County as Instrument #2020-031452. In the Development Agreement, the Urban Renewal Agency agreed to design and install, at its own expense, public

cmp/ann

roads, utilities, and irrigation facilities for the Project. Construction of those public improvements is scheduled to begin in late July 2020, and the work should be completed during the Fall of 2020.

As indicated earlier, the Project abuts single family homes on its west and north boundaries. In light of that, we are proposing a bermed landscape buffer that is 30' wide and 5' high at all locations contiguous to residential homes. This is over and above the 20' requirement of the Caldwell Municipal Code Sec., 10-07-10. Not only does the enhanced berm obscure the view of the industrial buildings, it further mitigates any light spillage or noise that may emanate from the perimeter of the Project.

Additionally, because of the proximity to single family homes, Applicant is proposing buildings for the M-1 zone that contain more design features that will enhance their appearance and attract higher caliber users. The attractive buildings will include modulations in the facades and will use materials such as EFIS, metal accents, concrete forms or other texture changes to give the buildings a more modern and interesting appearance.

For the following reasons, we are requesting the annexation and rezone of the subject property along with a comprehensive plan map change.

A. ANNEXATION

Applicant is seeking annexation of the Project parcel under Category A noted in Municipal Code 10-01-08-1. BVA North Ranch LLC is the only titled owner of the property, and the property is contiguous to other City property, thereby fulfilling the criteria for Category A Annexation.

As to the extension of sewer and water utilities, those utilities will be extended to the Project pursuant to the Urban Renewal Development Agreement noted above.

The proposed annexation is in accordance with the 2040 Comprehensive Plan for multiple reasons. First, the Urban Renewal installation of City services on the Project property is an "orderly extension" of City services. Second, the Project is a natural and expected extension of City boundaries because it is already surrounded on three sides by City property. The Project will satisfy the infill needs of the community and avoid "leap-frog" growth. Third, the Project presents an attractive Project with a cohesive design, thereby creating a "sense of place." And finally, many of the businesses planned for the Project will bring much needed services and conveniences to the surrounding neighborhoods.

B. REZONE TO C-3 AND M-1 ZONES

Applicant is requesting that 20.89 acres fronting Hwy 20-26 be zoned C-3 Service Commercial. The remaining 93.91 acres would be zoned M-1 Light Industrial. In the C-3 Zone, Applicant proposes a gas station/convenience store, medical offices with urgent care, bank with drive through, flex building, office building, and retail buildings. All these uses are "Permitted Uses" in the C-3 Zone per the 10-02-02 Land Use Schedule. The industrial buildings in the M-1 zone will be used for light industrial activity such as warehousing, distribution, and packaging/assembly, all of which are "Permitted Uses" in the Land Use Schedule.

The proposed zoning is also in compliance with the Comprehensive Plan. In Exhibit 17 of the 2040 Comprehensive Plan, the City notes that C-3 is a desirable zone along the Hwy 20-26 corridor east of I-84. For this reason, we are proposing C-3 along the entire frontage of Hwy 20-

*CMP/AM
A2*

26. The M-1 zone will be located north of the C-3 Zone and off of Hwy 20-26. It is notable that this same zoning configuration is mirrored immediately to the south of the Project.

Additionally, the Comprehensive Plan notes in Exhibit 17 that M-1 zoning is desirable along Smeed Parkway, which borders the project boundary, and along Aviation Avenue, which is a minor arterial road directly to the west of the Property. Finally, the C-3 and M-1 Zones also provide a complementary mix of uses and connectivity to adjacent parcels with similar zoning in compliance with Comp Plan policy.

C. COMPREHENSIVE PLAN MAP CHANGE TO "MANUFACTURING & PRODUCTION"

The 2040 Comprehensive Plan Map designates the entire North Ranch property as "Commercial and Service". Applicant is proposing that 20.89 acres fronting Hwy 20-26 remain as a "Commercial and Service" designation, but Applicant seeks to change the remaining 93.91 acres to "Manufacturing & Production" to match the M-1 zoning proposed above.

This change to "Manufacturing & Production" will complement the area in a number of ways. First, the Project location is on the outer perimeter of the City limits, which is a better location for light industrial activity. Additionally, the Sky Ranch Business Park, which is a light industrial complex, is directly to the south of the Project. The Project, therefore, will be a natural extension of the light industrial activity found in Sky Ranch. Finally, the "Manufacturing & Production" designation will bring a desirable mixed-use component to the area that allows light industrial activity to intersect with intensive commercial services like a gas station/service store and bank with drive-through. All are intensive uses that will work well with the high traffic pattern of State Highway 20-26.

D. CONCLUSION

Thank you for your kind consideration of this application. We look forward to working with Staff to bring this vibrant and beneficial project to the City of Caldwell. If you have any comments or questions, please do not hesitate to contact me or Tonn Petersen.

Sincerely,

Roberta Stewart

BVA Development
Project Coordinator

roberta@bvadev.com

*Comp/Ann
A2*

**Applicant's Narrative from
Kindi Moosman, Horrocks Engineers**



July 13, 2020

City of Caldwell
ATTN: Planning and Zoning Division
621 Cleveland Blvd.
Caldwell, ID 83605

SUBJECT: North Ranch Business Park Preliminary Plat Application

Dear Planning & Zoning:

On behalf of the Owner and Developer, BVA North Ranch LLC, Horrocks respectfully submits this application for North Ranch Business Park Preliminary Plat ("Project") which is located at the northwest corner of Smeed Parkway and Highway 20/26 ("site") as shown on **Exhibit A**. It is important to note that the Owner recently submitted for Annexation, Rezone, and Comprehensive Plan Map Change of the subject parcel, which precede this Application.

PROJECT SITE / VICINITY

Prior to developer's application for annexation and rezone, the site was zoned Agriculture. The site is currently situated within the City's Area of Impact and is contiguous to numerous City parcels: East of the site is currently zoned C-3, where the new Vallivue elementary and middle schools will be located, in an R-1 low density residential zone. The west and north are zoned R-2 with existing single family residential development, and the south is zoned C-3 and C-4 along the Franklin Road corridor/Highway 20/26. The Comprehensive Plan Future Land Use Map designates the land type to be Commercial and Service.

PROJECT DESCRIPTION

The Project consists of 115-acres for a commercial subdivision that will bring valuable services to local residents in addition to furthering business opportunities in the City of Caldwell. Upon City's approval of adjunct applications for Annexation and Comp Plan Map Change, the site is anticipated to be zoned a mix of C-3 Service Commercial (along the Franklin Road Corridor, covering approximately 21 acres of frontage), with the remainder of the site being zoned M-1 Light Industrial, which encapsulates approximately 94 acres.

Within the C-3 zone, Applicant proposes the construction of a gas station/convenience store, large medical office building with urgent care, bank with drive through, attractive office flex buildings, and various retail and office buildings.

In the M-1 Zone, Applicant is proposing nine or more light industrial buildings ranging from 55,000- sf to 273,000-sf. The buildings will support typical light industrial activity such as warehousing, distribution, light assembly/packing, office, and educational/laboratory space.

Prelim Plat
A2



The Project abuts single family homes on its west and north boundaries. For this reason a 30' wide x 5' high berm landscape buffer is planned for all locations contiguous to residential homes. This exceeds City of Caldwell Code requirements Code/Section: 10-07-10. The enhanced berms will both obscure the view of the industrial buildings, as it further mitigates any light spillage or noise that may emanate from the perimeter of the Project.

Additionally, because of the proximity to single family homes, Applicant is proposing buildings for the M-1 zone that offer more aesthetic design features that will integrate it into its surrounding, attracting higher caliber users. The elevations of the buildings will include modulations in the facades and will use materials such as EFIS, metal accents, concrete forms or other texture changes to give the buildings a more modern and interesting appearance.

DEVELOPMENT AGREEMENT

A Development Agreement between Developer, BVA Development LLC, and the Urban Renewal Agency of the City of Caldwell was approved and recorded on June 11, 2020 as Instrument #2020-031452.

COMPREHENSIVE PLAN COMPLIANCE

The proposed project is in compliance with the City' 2040 Comprehensive Plan in many areas:

Chapter 4: Economic Development

The Project is committed to providing valuable development to the City of Caldwell. The types of uses anticipated for the project create opportunities related to business, jobs, education, infrastructure and public services, each of which are listed in Exhibits 11, 12 and 13 of Chapter 4.

Additionally, the mixed uses anticipated in the development will meet Goal 2 of Chapter 5 in that it encourages business expansion and labor retention in Caldwell, which in turn will assist with Economic Development by reducing loss of employment population to other cities and work centers.

Chapter 5: Land Use

Land use compliance relative to the Comprehensive Plan is substantial. By developing utilizing in-fill land strategies urban sprawl will be minimized significantly. Creating jobs near residential areas will assist with reducing demands on transportation networks and will work toward enhancing Smart Growth Strategies as mentioned in the Comp Plan.

Moreover, several of the anticipated used of "Manufacturing & Production" will complement the area in a number of ways. First, the Project location is on the outer perimeter of the City limits, which is a better location for light industrial activity. Additionally, the Sky Ranch Business Park, which is a light industrial complex, is directly to the south of the Project. The Project, therefore, will be a natural extension of the light industrial activity found in Sky Ranch. Finally, the "Manufacturing & Production" designation will bring a desirable mixed-use component to the area that allows light industrial activity to intersect with intensive commercial services like a gas station/service store and bank with drive-through. All are intensive uses that will work well with the high traffic pattern of State Highway 20-26.

Prelim Plat

A2



Chapters 8 & 9: Public Services & Transportation

With active development occurring around the site, utilities and transportation infrastructure are already in place and able to provide adequate and efficient development of this project.

CONCLUSION

Horrocks appreciates this opportunity to submit this application for consideration. We look forward to working with the City to bring this vibrant and beneficial project to the community of Caldwell. If you have any comments or questions, please do not hesitate to contact me or Rob Sunderlage.

Sincerely,

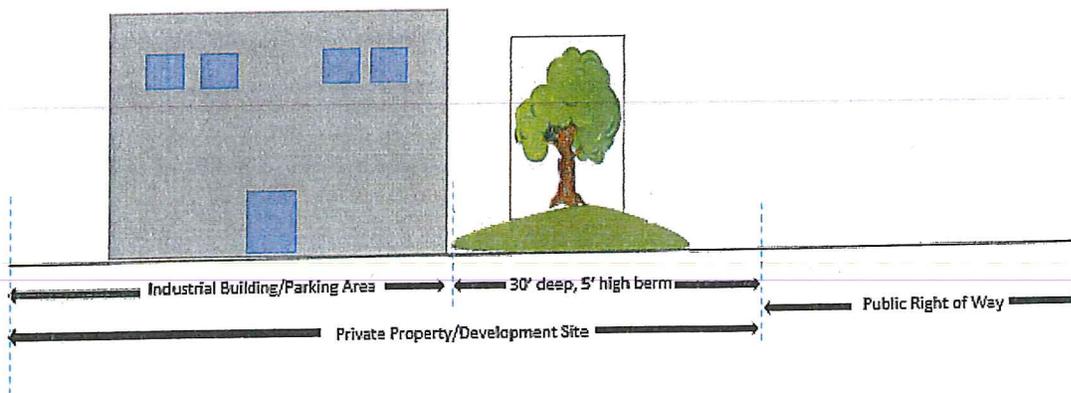
Kindi Moosman,
Planner
Horrocks Engineers

*Prelim Plan
A2*

Exhibit "A-10" Conditions of Land Use Approval

CONDITIONS OF LAND USE APPROVAL

1. A berm, along abutting all roadways 30' deep and 5 foot high as depicted below shall be placed along property lines shared with any property in the Voyage Crossing North Subdivision to the north and west and the east property line. The berm shall be placed within the industrially zoned property to act as a buffer between the industrial and the existing residential uses. No parking shall be included in the buffer area.



2. Based upon the city of Caldwell's land use schedule, industrial development on any portion of the property within North Ranch Business Park shall be limited to the following land uses classifications:

Permitted Uses

- Agriculture, general
- Ambulance services
- ~~Aircraft repair and services~~
- ~~Automotive tow yard~~
- ~~Auction~~
- Bakery or bakery goods store
- ~~Bail bond use~~
- ~~BMX dirt bike track~~

- ~~Body Shop~~
- Building material
- Building supply outlet
- Cabinet shop
- ~~Car wash~~
- ~~Cement, concrete or clay manufacturing~~
- Clinic outpatient only
- ~~Commercial kennel~~
- Construction trade/sales office (carpet, tile, fixtures, etc.)
- ~~Convenience store~~
- ~~Convenience store with gasoline~~
- Corporate office buildings
- ~~Crematorium~~
- ~~Donation trailer/pod~~
- Durable medical equipment
- Distribution center
- Electronic service and repair
- Factory/assembly plant
- ~~Family /group daycare home~~
- Farm land commercial
- Food Bank/soup kitchen
- ~~Food stand~~
- Frozen food locker
- ~~Funeral home~~
- Furniture refinishing

- ~~Gas /service station~~
- ~~Greenhouse, commercial~~
- ~~Grain/crop/storage~~
- Hardware store
- Health club, fitness facility
- ~~Home occupation~~
- Industrial Park
- Laboratory/research
- ~~Landscaping business~~
- Laundry commercial plant
- ~~Lumber yard~~

- ~~Motel~~
- Offices- business, professional
- Machine shop
- Manufacture, general
- Medical Equipment sales /rental
- ~~Nursery retail~~
- ~~Nursery Wholesale~~
- Packaging business
- ~~Payday loans and title loans establishments~~
- ~~Parking garage~~
- Parking lot
- ~~Parking lot, stand alone~~
- ~~Pet grooming facility~~
- ~~Preschool/homeschool 12 or fewer~~

- Processing, general
- Printing and blueprinting
- ~~Public utility yard~~
- ~~Railroad yard shop~~
- Repair services
- ~~Rental lot~~
- ~~Recycling operation~~
- ~~Sales — new or used manufactured — home, mobile home, farm implement~~
- ~~Sales — new and used RV, boat, ATV, trailers, off road, trucks, —~~
- ~~Commercials vehicles~~
- ~~Sales — new passenger vehicles, motorcycle~~
- ~~Secondhand /thrift store~~
- ~~Security guard quarters~~
- ~~Shooting range (indoor?)~~
- Sign Shop
- Small engine/equipment repair
- ~~Storage — indoor~~
- ~~Tattoo parlor~~
- Taxidermy shop
- ~~Theater~~
- ~~Transitional home~~
- ~~Therapy, rehabilitation~~
- ~~Tobacco Shop~~
- ~~Transit station~~
- ~~Trucking terminal/yard~~

- ~~Travel services~~
- ~~Truck and tractor repair and service~~
- ~~Truck stops~~
- ~~Tire repair and tractor repair~~
- ~~Utility owned building, structure or use~~
- ~~Veterinary clinic/hospital~~
- Warehouse and storage

3. **Commercial Design Issues:**

Features to consider of commercial properties include:

- a. Richness of surfaces and texture;
- b. Use of durable, low maintenance materials;
- c. Significant wall articulation (insets, canopies, wing-walls, trellises, porches, balconies);
- d. Pitched roofs and shed roofs;
- e. Roof overhangs;
- f. Traditional window rhythm;
- g. Articulated mass and scale;
- h. Significant landscape and hardscape elements;
- i. Landscaped and screened parking;
- j. Comprehensive and appealing monument signs;
- k. Clear visibility of entrances and retail signage;
- l. Clustering of buildings to provide pedestrian courtyards and common areas and;
- m. Step-down of buildings scale along pedestrian routes and buildings entrances.
- n. Exterior lighting shall not impact neighboring properties.

4. **Industrial Design Issues**

The design issues facing industrial land use may not be based as much on building scale, massing, or entry issues, but more on the visual impacts to adjacent properties and issues

such as: noise, vibration and odors. These issues would have a significant impact to adjacent and nearby properties. Features to consider of industrial properties include:

- a. Take caution when planning to build new industrial development near residential properties;
- b. Create design criteria for industrial development, which is adjacent to or near residential development;
- c. Create landscaped and screened parking areas;
- d. Develop guidelines for landscape and hardscape elements along public right-of-ways;
- e. Provide pedestrian access on the site;
- f. Provide employee courtyards;
- g. Create clear visibility of entrances; and
- h. Create comprehensive and appealing monument signs.
- i. Exterior lighting shall not impact neighboring properties.

Additional letters from the public

PR-2 & PR3

September 15, 2020

RE: Case #CMP-20-05/ANN-20-03/SUB-20P-06

Dear Honorable Mayor Garrett L. Nancolas; Respected City Council Members; and Respected Members of the Planning and Zoning Department:

Thank you for allowing me to share my concerns as a homeowner directly impacted by the BVA North Ranch LLC project now developing on Hwy 20/26 and Smeed. I live in Voyage Crossing Subdivision on the East side of Concourse Ave., Block 1 - Lot 22. My backyard fence shares the west boundary of the BVA North Ranch development.

It is my intention to testify against a Comprehensive Plan Map Amendment from Commercial, C-3 zoning, to Manufacturing and Production, M-1 zoning, due to the close proximity to my property. There are uses that are allowed in an M-1 Zone that could negatively impact my property and my enjoyment of activities on my property, as well as all my neighbors in Voyage Crossing, especially living on Concourse Ave.

Such M-1 Uses could include but not be limited to:

1. Grain/crop Storage; 2. Automotive Tow Yard; 3. Body Shop; 4. Truck & Tractor Repair & Service; 5. Truck Stop; 6. Crematorium; 7. Aircraft Repair & Service; 8. Factory Assembly Plant; 9. Monument Production; 10. Recycling Operation; 11. Contractor's Shop/Storage Yard; 12. Public Utility Yard; 13. Trucking Terminal Yard; and 14. BMX DIRT-BIKE TRACK.

Therefore, I respectfully request that the Council maintain a C-3 Zoning of the entire 115 acre parcel. If the Council approves a zoning change to M-1, could the developer be limited to what kinds of businesses / uses will be allowed, adjacent to the residential developments?

This development is already negating the open mountain view to the East that my neighbors and I have enjoyed for the past three and one half years. With the major residential growth in the Treasure Valley, I'm disappointed this 115 acre parcel of land is being developed as a Light Industrial area, bordering much residential zoning. I hope this new zoning provides at least as much tax revenue as could have been generated by residential zoning.

Thank you for your time and your kind consideration.

Respectfully,

Candice Louise
415 Concourse Ave.
Caldwell, ID 83605-4814
208-871-0899

PR-2

September 15, 2020

Dear Mr. Mapp ~

Thank you for sending me these two attachments. I just sent you my email letter of concerns and requests to be presented at the Public Hearing on Monday, Sept 21, 2020 at 7:00 pm in the Community Room at the Caldwell Police Department.

I've been continuing to study the North Ranch - Staff Report and can't seem to find the **actual footage between their West boundary and the front of Building A, which is the largest proposed building of over 273,000 square feet**. This one "Building A" runs along approximately 2/3s of the North to South border of the entire *Voyage Crossing* East boundary; with "Building E" (approximately 84,000 square feet) sharing almost the remainder of that boundary with the South East border of *Voyage Crossing* shared with Parcel R35276.

Also, I am unable to find the dimensions of either (any) of these "proposed" buildings, A and E. Looking at the "PROPOSED / CONCEPT SITE PLAN" just Building A alone seems to dwarf a large section of our residential properties on both the East and South boundaries of two phases of the *Voyage Crossing* subdivision. I'm struggling to imagine what kinds of businesses could occupy that much space without there being some kinds of incongruence between the Residential and M-1 zonings being just a few yards of each other. Again, I would like to know what that distance would be from Buildings A and E to the residential fence lines.

All I have found so far is a 5' high and 30' wide buffer berm that is to be positioned on the *Voyage Crossing* fence line shared with Parcel R35276. I haven't been able to find out the dimensions of the the parking lot(s) between the berm and the building fronts either. This could make a significant difference with regard to how close cars will be driven / parked and business will be conducted from the back yards and patios of the residents on East Concourse Ave. The 5' height of the berms will be lower than our already existing fence height of about 6', therefore it's difficult to imagine how these berms could provide the concealment / privacy as was indicated in the North Ranch Staff Report.

I will also study the attachments you sent to familiarize myself with the "2040 COMPREHENSIVE PLAN FOR THE CITY OF CALDWELL". I am finding this all very interesting and I appreciate your time in communicating with me. Thank you again for taking the time to read this most current email. I'll be looking forward to meeting you and the City Council members next week. I will have my questions concisely listed so as to be mindful of the time. Sometimes brevity is not my strong suit!

Respectfully,

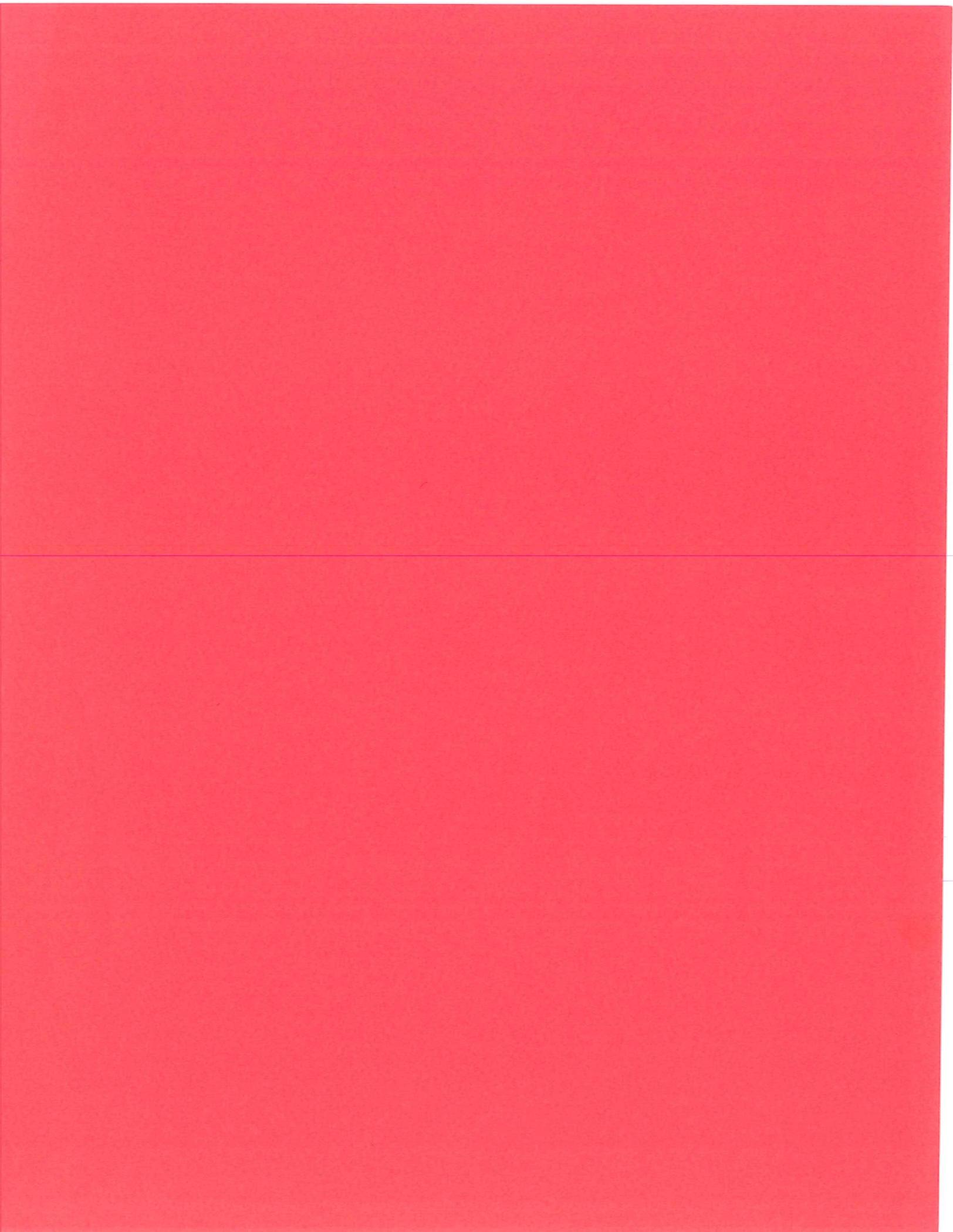
Candice Louise

415 concourse Ave.

Caldwell, ID 83605-4814

208-871-0899

PR-3



CC-1001

For the file PR4

9/21/20, 3:19 pm

Case #CMP-20-05/ANN-20-03/SUB-20P-06:

Parcel R35276

Dear Mr. Mayor and respected City Council members ~

My name is Candice Louise and I'm a homeowner in VOYAGE CROSSING Subdivision on the east side of Concourse Ave. which borders the west boundary of parcel R35276, the **BVA North Ranch** development of 115 acres on the Northwest corner of State Hwy 20/26 and Smeed Parkway.

I'm here to ask the City Council to deny the request to rezone or annex approximately 94 acres of this parcel from Commercial C-3 to Manufacturing and Production M-1. I request that this entire 115 acre parcel of land be zoned C-3 only.

On the LAND USE SCHEDULE there are 11 categories from "Agricultural" to "Public and semipublic," allowing a large variety of 109 M-1 Permitted businesses, such as a lumberyard. There are another 46 business types that are marked with an "S" or "Special Use."

My first concern is that amending the zoning to M-1 could negatively impact the value of my property and all the properties of *Voyage Crossing*, especially the ones that share a border directly with this parcel of land, R35276.

My second concern is that these M-1 PERMITTED and possibly SPECIAL USE businesses could become noisy, smelly, "neighbors" that work all night with the lights on and that the far northwest corner could become a catch-all for trash, given the wind pattern changing due to buildings blocking the air-flow.

Therefore, I respectfully ask the following questions: (listed separately)

I understand that progress is inevitable and I have accepted the fact that 115 more acres of agricultural land are going to be turned into businesses. I'm just having difficulty accepting the possibilities of so many unknowns that could significantly decrease my quality of my life and that of my neighbors.

Thank you for your time and kind consideration,

'Respectfully,

Candice Louise
415 Concourse Ave.,
Caldwell, ID 83605
208-871-0899

CC-1002

City Of Caldwell

P.O. Box 1179

Caldwell, ID 83606

September 21, 2020

Planning & zoning:

Debbie Root:

I am writing you this letter on behalf of the residents of Voyage Crossing subdivision. We are a HOA guided community with homes built from Hayden Homes. We understand that a business park will be built behind our homes. We are concerned with noise and traffic with operations 18+ hours of operation. We also would like to keep this subdivision quiet and without through traffic from this industrial park. There are three possible roads; tarragon, paprika and territory street. Which we are asking not to be opened to through traffic. We would also like to request less hours of operation. Twelve would be better. There are signatures on this letter of residents who would like to keep this neighbor a quiet and private place to raise our families.

Sincerely,

Beverly Jaszowski and residents of Voyage Crossing

Sandra Root 3808 DEPARTURE ST.
 SANDRA ROSA
 Aline 403 CONCOURSE
 [Signature] 315 CONCOURSE
 [Signature] 115 CONCOURSE
 Rich [Signature] 214 CONCOURSE
 Jessica Summit 214 CONCOURSE
 Ken McCallum 221 CONCOURSE
 [Signature] 222 CONCOURSE AVE
 [Signature] 4003 bob white ST
 [Signature]
 [Signature] 4003 bob white ST



Madison Walker

Bake Meyet

"

"

"

Colleen Roderick

Randy Roderick

~~Randy Roderick~~

Casey Sparling

Teri ~~Sam~~ Hancock

Teri ~~Sam~~ Hancock

Josh Hancock

Melody Gray

Merrie Shurtliff

Chris Catalano

Paul Clark

4012 Bobwhite St

304 Cliff Swallow Ave

216 Cliff Swallow Ave

206 Cliff Swallow Ave

3804 Bobwhite St.

103 Voyage Ave

321 Concourse Ave

3808 Bobwhite St.

308 Cliff Swallow Ave

222 Cliff Swallow Ave

3914 Bobwhite St

3918 Bobwhite St.

4007 Winged Dove St

4012 Winged Dove St

3917 Winged Dove St

3920 Winged Dove St

**Before the Mayor and City Council
City of Caldwell, Idaho
Public Hearing Held October 19, 2020**

Subject: Case Nos. CMP 20 03 (Comp Plan Amendments), ZON 20 04 (Rezoning), SUB-20P-04 (Mason Creek Grove Subdivision) [parcel R34304]

The following land use action is the primary feature of this application:

- Comprehensive Plan Amendment amending 2040 Map designation from Low Density Residential to Medium Density Residential and Commercial & Services
- Rezone ~~30.47~~ 28.55 acres more or less from R-1 (Low Density Residential) to R-2 (Medium Density Residential)
- Rezone ~~five (5)~~ 6.91 acres, more or less, from R-1 (Low Density Residential) to C-2 (Community Commercial)
- Preliminary Plat approval of Mason Creek Grove Subdivision, phased development consisting of 110 residential lots with a gross average lot size of 6374 sq. ft., 18 common lots, and four (4) commercial retail & service lots, on the northeast corner of Middleton and Linden Roads.

TABLE OF CONTENTS:

I	COURSE OF PROCEEDINGS
II	GENERAL FACTS
III	TESTIMONY
IV	APPLICABLE LEGAL STANDARDS
V	COMPREHENSIVE PLAN ANALYSIS-COMPREHENSIVE PLAN AMENDMENTS
VI	HEARING EXAMINER-FINDINGS OF FACT
VII	FINDINGS OF FACT
VIII	CONCLUSIONS OF LAW
IX	RECOMMENDATION - COMPREHENSIVE PLAN AMENDMENTS
X	ORDER OF DECISION- COMPREHENSIVE PLAN AMENDMENTS
XI	COMPREHENSIVE PLAN ANALYSIS -REZONES
XII	FINDINGS OF FACT
XIII	CONCLUSIONS OF LAW
XIV	RECOMMENDATION - REZONES "R1" to "R2" and "R1" to "C2"
XV	ORDER OF DECISION-REZONES "R1" to "R2" and "R1" to "C2"
XVI	COMPREHENSIVE PLAN ANALYSIS -PRELIMINARY PLAT
XVII	FINDINGS OF FACT
XVIII	CONCLUSIONS OF LAW
XIX	RECOMMENDATION - PRELIMINARY PLAT
XX	ORDER OF DECISION-PRELIMINARY PLAT

I COURSE OF PROCEEDINGS

- 1.1 The Caldwell Planning and Zoning Department issued a notice of Public Hearing on application CMP-20-03, ZON-20-04, SUB-20P-04 to be held before the Caldwell Hearing Examiner on July 14, 2020. Public notice requirements set forth in Idaho Code, Title 50, Chapter 65, Local Land Use Planning Act, were met. On, or before, June 28, 2020, notice was published in the Idaho Press Tribune, and on, or before, June 26, 2020 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, July 2, 2020 notice was posted on the site.

- 1.2 The Hearing Examiner continued this case to the August 18, 2020 meeting to allow for applicant to revise the preliminary plat in accordance with Engineering and PZ staff review comments.
- 1.3 The Hearing Examiner upon request by staff continued this case to September 15, 2020.
- 1.4 The Hearing Examiner heard this case on September 15, 2020 and forwarded it to the Mayor and City Council with a recommendation of denial for failure to comply with the Comprehensive Plan.
- 1.5 The Caldwell Planning and Zoning Department issued a notice of Public Hearing on application CMP-20-03, ZON-20-04, SUB-20P-04 to be held before the Caldwell Hearing Examiner on October 19, 2020. Public notice requirements set forth in Idaho Code, Title 50, Chapter 65, Local Land Use Planning Act, were met. On, or before, October 4, 2020, notice was published in the Idaho Press Tribune, and on, or before, October 2, 2020 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 8, 2020 notice was posted on the site.
- 1.6 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: Providence Properties, LLC, Patrick Conner, 701 S Allen St. #104, Meridian, ID 83642

2.2 PROPERTY OWNER: Earnest Land, LLC, 3125 Laster Lane, Caldwell, ID 83607

2.3 BACKGROUND:

Annexation: In 2006 (ANN-113-06) 196.46 acres including the subject properties were annexed to the City of Caldwell with zoning designations of R-1 (Low Density Residential) and C-1 (Neighborhood Commercial) subject to a Development Agreement recorded as instrument #200643512 on June 6, 2006. (Exhibit PZ-5)

2006 Preliminary Plat Approval (SUB140P-06): The original plat (Copper Creek Subdivision) submitted at the time of Annexation consisted of 647 single family residential lots on 194.13 acres. One phase of the development, Copper Creek, was completed on the west side of Ward Road and the Final Plat for Copper Creek Subdivision No. 1 was recorded as instrument #2007045767 in July 2007. The preliminary plat expired.

Portions of the original development properties were divided and two schools were constructed including Vision Charter School (SUP-359-13) on approximately 22 acres west of Ward Lane adjacent to and south of Copper Creek Subdivision No. 1 and Skyway Elementary (SUP-17-03) located on the southeast corner of Ward Road and Skyway Street on approximately 18.68 acres. The schools are located on Ward Road and not adjacent to the subject property.

An application by Hayden Homes, Shadow Glen Subdivision, to amend the comprehensive plan and rezone approximately 85 acres of the original development from Low Density to Medium Density Residential was denied by the City Council on June 15, 2020 citing that the development request was not consistent with the 2040 Comprehensive Plan.



The subject property, a part of the original Copper Creek development, is currently identified as Low Density Residential on the 2040 Comprehensive Plan Land Use Map. The original plat layout (Phase 7) for the subject property did not include any Commercial development and it was not planned for interconnectivity to the surrounding Mason Creek Landing development. The northeast corner was planned as open space. At the time of the original preliminary plat design the dimensional standard for the “R-1” zone was 6000 square foot lots. The zoning code changed in 2014 to reflect the desire of the City Council for larger lots in residential zoning districts. The comprehensive plan does not identify commercial zoning at this intersection. There is a small 1.48 acre parcel that is currently zoned “C1” (Neighborhood Commercial) across Middleton Road from the subject property, zoned in 2006 at time of annexation. To the north, within the mile, at the intersection of Hwy 20/26 and Middleton there is a gas station and a 74 acre parcel that is designated as Highway Corridor which is intended for a mix of commercial uses, business parks, limited light industrial, educational, offices, and high density residential uses. Within a mile to the south at the intersection of Middleton and Ustick, the Comprehensive Plan identifies a large area of commercial and industrial development properties. At the corner of Ustick and Middleton properties are currently zoned “C3” and are under development as commercial/residential mixed-use including storage units, a carwash, gas station(s), daycares, etc. These properties are located in the APO land use limitation zones and are appropriately identified for commercial, non-residential uses.

2.4 CURRENT ZONING & DIMENSIONAL STANDARDS FOR THE ZONES

The subject properties are located within the city limits of Caldwell and zoned R-1 (Low Density Residential).

Caldwell City Zoning Code §10-02-03 Height, Lot Line Setback and Lot Dimension Schedule: Table 2: Minimum/Maximum Bulk Requirements (in feet)

Zoning District	Max Height ¹	Front Yard	Rear Yard	Interior Side Yard	Street Side Yard	Interior Lots Minimum Lot Area ⁷	Corner Lots Minimum Lot Area ⁷	All Lots Minimum Lot Frontage ³
R1 ⁴	25	20	20	6	15	8000	9500	50
R2	35	20	15	6	15	6000	7500	45
C1	45	20	15	0	15	0	0	0
C2	0	0	0	0	0	0	0	0

Note: The C2 zoning district does not have a maximum height requirement and has zero lot line setbacks. The landscape code requires buffers between differing land uses and on street frontages creating setbacks between the commercial and residential properties.

2.5 REQUEST:

Providence Properties, LLC is requesting a comprehensive plan amendment, rezone and approval of a preliminary plat for Mason Creek Grove Subdivision, a proposed mixed-use development, on 35.47 acres (R34304) located on the northeast corner of Middleton and Linden Roads, Caldwell, Idaho.

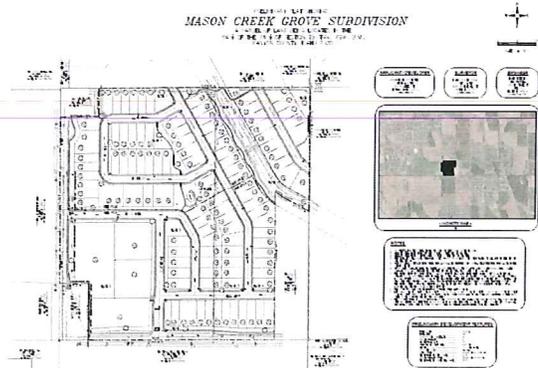
The applicant is requesting the following amendments to the 2040 Comprehensive Plan Land Use Map adopted on February 3, 2020:

- Change approximately ~~26~~ 24 acres from Low Density Residential to Medium Density Residential
- Change approximately ~~5~~ 6.91 acres in the southwest corner from Low Density Residential to Commercial

The applicant is requesting to the following zoning amendments to the City of Caldwell Zoning Map:

- Rezone ~~30.47~~ 28.55 acres, more or less, from R-1 (Low Density Residential) to R-2 (Medium Density Residential)
- Rezone approximately ~~5~~ 6.91 acres from R-1 (Low Density Residential) to C-2 (Community Commercial)

If the Comprehensive Plan Map Amendment and Zoning Map Amendment is approved to allow for medium density development, the applicant is requesting approval of a preliminary plat for Mason Creek Grove Subdivision consisting of 110 residential lots, 4 community commercial lots, and 18 common lots with a proposed density of 3.6 units per acre excluding the proposed commercial property.



2.6 COMPREHENSIVE PLAN DESIGNATION:

The Caldwell 2040 Comprehensive Plan Map designation for the majority of the site, 30.9 acres, is **Low Density Residential** with an approximate 4.57 acres designated as **Medium Density Residential** on the 2040 Land Use Map.

Low Density Residential - This category includes land that is suitable for single-family residential neighborhoods, to include churches, schools, neighborhood parks, comparable public facilities and essential public utilities. The residential density range for a single-family residential subdivision shall not exceed three (3) dwelling units per gross acre. A planned-unit development with mixed uses, such as duplexes, townhouses and compatible non-residential uses, may be permitted at a residential density of not more than six (6) units per gross acre



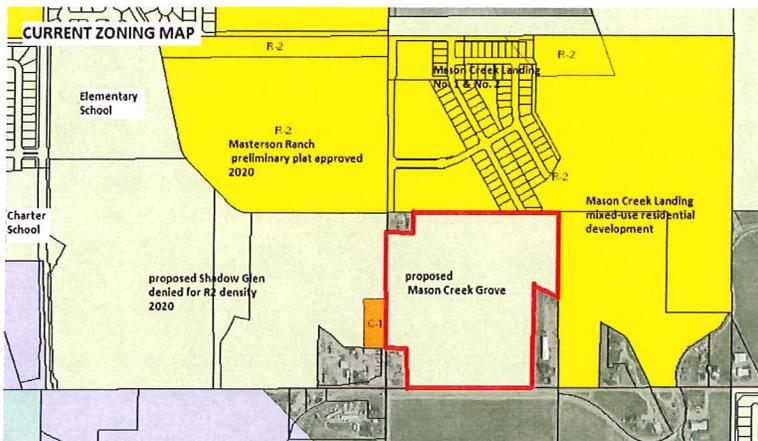
Medium Density Residential – This category includes land that is suitable for infill development or a transitional district to include a mixture of dwelling choices (attached and detached), churches, schools, group day care facilities, public facilities and limited neighborhood commercial uses. The residential density range shall not exceed four (4) dwelling units per gross acre for a single-family residential subdivision and shall not exceed twelve (12) units per gross acre for a mixed use (planned unit development) site.

Also requested: **Commercial and Services:** This category includes land that is suitable for a wide range of retail, service, professional businesses and more intense commercial uses, such as those that require large amounts of land for sales, storage or parking, light production or repair of consumer goods, and which may be less compatible with residential uses due to traffic, noise and other impacts.

2.7 COMPREHENSIVE PLAN COMPONENTS APPLICABLE TO THE REQUEST:

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

Direction	Zone	Comprehensive Map	Use
Site	R-1	Low Density Residential (30.9 acres) & Medium Density Residential (4.57 acres)	Vacant Agricultural Land
North	R-2	Medium Density Residential	Residential Dev. –Mason Creek Landing (partial Multi-family)
South	County	Medium Density Residential	Vacant Agricultural Land
East	R-2	Medium Density Residential	Residential Dev. –Mason Creek Landing (also partial Multi-family)
West	R-1, C1	Low Density Residential & Business Commercial (1.48 acres)	Vacant Agricultural Land with proposed residential dev. Shadow Glen Subdivision & 1.48 acres of C1 Neighborhood Com.



2.7.1 Transportation/Connectivity: The subject property has frontage onto Middleton Road, a principal arterial roadway, and Linden Street, a minor arterial roadway. The property is subject to the Middleton Road Corridor Plan and the plan has been incorporated into the preliminary plat.

2.7.2 Public Services, Utilities and Facilities: The engineering department, fire marshal, building department, police department, Vallivue School District, Pioneer Irrigation District, Canyon Highway District #4, Idaho Transportation Department, Valley Regional Transit, COMPASS, Idaho Power and Intermountain Gas were all sent a request for comment on July 5, 2020.

2.7.3 **Pioneer Irrigation Agency Response (Exhibit PA1):**

- The referenced project appears to impact the following Pioneer Irrigation District and Bureau of Reclamation facilities.
- The Noble Drain is a Federal Bureau of Reclamation facility, which has a 110 foot federal right of way, which is 55 feet from center of drain, along both sides. This right of way must be noted on all plans and plats. Please verify all right of ways with the Bureau of Reclamation.
- Pioneer Irrigation District's 300 (Bolton) Lateral, 200 Lateral and Highline Canal, appear to be impacted by this development. The 300 Lateral is piped in its current location along the frontage of Middleton Road, and has a 30 foot easement, centered on the pipeline. The 200 Lateral is an open lateral, which has a 16 foot easement from top of bank, along both sides of the lateral. The Highline Canal has a 16 foot easement from top of bank, along both sides of the canal. All Pioneer facility easements must be noted on all plans and plats.
- Per Idaho Code, 42-1209, written permission must be obtained from Pioneer Irrigation District, prior to any modification or encroachment of any Pioneer facility.

2.7.4 **City of Caldwell Engineering Department (Exhibit PA10 amending PA2 & PA5)**

From: TJ Frans, Project Manager

Re: SUB0-20P-04 / ZON-20-04 / CMP-20-03, Mason Creek Grove Subdivision

Date: September 14, 2020 (Version 2)

The Engineering Department provides the following comments on a request by Providence Properties, LLC for a comprehensive plan amendment, rezone and preliminary plat for Mason Creek Grove Subdivision, a proposed mixed-use development, on 35.47 acres located on the northeast corner of Middleton and Linden Roads, Caldwell, Idaho. The subject property, parcel R34304, is currently zoned "R-1" (low density residential). The City of Caldwell 2040 Comprehensive Plan designates the property as low density residential (25.9 acres more or less) with the approximate 4.57 acre corner lying northeast of the Noble Drain designated as medium density residential. The applicant is requesting that the southwest corner, approximately 5 acres, be designated Commercial and rezoned to "C-2" (community commercial) with the balance of the property to be designated Medium Density Residential and rezoned from "R-1" to "R-2" (medium density). Concurrently the applicant is requesting approval of a preliminary plat to include 114 single family lots with an average residential lot size of 6,544sf and four commercial lots.

Development Plans

1. Development Plans – Prior to commencing construction, plans must be prepared by the developer's engineer and approved by the City Engineering Department which shall include the following items:
 - a. Street section and alignment (including curb and gutter);
 - b. Sidewalk (sidewalk width based on street classification);
 - c. Sanitary sewer (per City and DEQ requirements);
 - d. Potable water (per City and DEQ requirements);

- e. Stormwater facilities (per City requirements/storm water manual);
- f. Street lighting (per City standards);
- g. Street signage (per City and MUTCD requirements);
- h. Vertical Datum based on NAVD 88 Datum.

General

1. Easements for Public Utilities shall be 10 feet wide minimum along all front lot lines. A minimum 10 feet wide easement (or larger if deemed necessary by the City Engineer in order to facilitate future maintenance operations of utilities) may be required along select interior lot lines to facilitate pressure irrigation or other utilities.
2. Appropriate easements for emergency access, transmission lines and/or other utilities shall be clearly indicated, with recorded instrument numbers provided for said easements, on the face of the final plat (visually and in writing). Existing easements shall be shown on all construction drawings.
3. All utilities on and within the boundaries of the subdivision shall be located and/or relocated underground.
4. All street, sewer, water, fire protection, and street light facilities must be dedicated to the City. Some conveyance facilities for stormwater drainage may be eligible for dedication to the City.
5. Construction of facilities to be dedicated and/or within public right-of-way shall be performed by an appropriately licensed public works contractor and shall be inspected by and constructed to City of Caldwell specifications.
6. Prior to commencement of construction in any dedicated right-of-way, or construction of any improvement intended for dedication to the City or connected to a City facility, the City Engineering staff is to be notified. This preferably will take place in a pre-construction conference scheduled by the engineer of record in which all appropriate personnel and utilities are present. Appropriate City personnel are to be notified in advance of all testing (including compaction, pressure and coliform, etc.) and given opportunity to be present during conduct of the testing. The engineer of record or his designated representative is to witness all tests (not covered by City inspectors) and a log of inspection visits and testing results is to be kept by the engineer of record or his representative.
7. The developer is to employ a responsible design professional, preferably the engineer of record, to oversee and inspect construction, to perform and/or observe all requisite testing of completed facilities, and to certify that improvements have been constructed according to approved plans and in compliance with applicable City, State, and Federal standards.
8. The engineer of record shall be held responsible to ensure that subdivision improvements are in substantial compliance with said engineer's design. Following the construction of the subdivision improvements, the developer's engineer shall provide the City of Caldwell Engineering Department with electronic (.dwg) format record drawings spatially referenced to the Idaho State Plane Coordinate System-West Zone, North America Datum (NAD) 83. Vertical control shall be referenced to the North America Datum (NAVD) 88 for future

reference and to establish that the engineer of record has caused construction to occur in substantial compliance with the design of said engineer of record.

9. Any note, item or drawing element on the plats, construction drawings, engineering drawings and/or design drawings related to the property inconsistent with City Codes, Policies and/or Ordinances shall not be construed as approved unless specifically addressed and granted by City Council.

Rights-of-Way

1. Middleton Road is classified as a Principal Arterial. The applicant shall dedicate as public right-of-way a minimum forty-eight (48) foot half width right-of-way (from centerline) along the entire Middleton Road alignment (per City Standard R-810 A). This section of Middleton Road is maintained by Canyon Highway District 4 (CHD4) and all right-of-way work, plan review, and approvals for access on Middleton Road must be reviewed and approved by CHD4, in addition to the City of Caldwell.
 - a. All construction of, and access to, Middleton Road shall fully comply with the Middleton Road Corridor Plan.
 - b. Right-of-way shall be dedicated to the City at the time of final platting *or* within 90 days of written request from the City.
2. Linden Road is classified as a Minor Arterial. The applicant shall dedicate as public right-of-way a minimum forty (40) foot half width right-of-way (from centerline) along the entire frontage (per City Standard R-810 B). Right-of-way shall be dedicated to the City at the time of final platting *or* within 90 days of written request from the City.
 - a. Applicant shall dedicate an additional 20' of right-of-way along the Linden Road alignment (60' total from centerline) to allow for the full width construction of Linden Road without the relocation of the Caldwell Highline Canal. Fair market value compensation for the additional 20' of right-of-way may be credited towards the projects traffic mitigation value.
3. All interior local streets classified as residential shall be dedicated to the City. The applicant shall dedicate as public right-of-way a minimum fifty-three (53) foot full width right-of-way (per City Standard R-810 E).
4. CHD4 and the City have partnered and prepared plans for a dual-lane roundabout at the intersection of Middleton Road and Linden Road. Applicant shall dedicate to the City any right-of-way, and temporary or permanent easements, necessary along Middleton and Linden Roads to facilitate the construction of said roundabout. Applicant shall plan their development in such a manner that will allow for the construction of said roundabout. Applicant shall provide said right-of-way and easements within 30 days of approval of this application.

Street

1. Full frontage half street improvements shall be completed to all classified roads adjacent to the proposed preliminary plat (Middleton & Linden) 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, One spare 2" diameter rigid PVC communication conduit along classified roadways, storm drainage facilities, etc.
 - a. The cost of construction for the additional 20' of Linden Road being constructed may be credited towards Applicants traffic mitigation value.

2. All construction of, and access to, Middleton Road shall fully comply with the Middleton Road Corridor Plan (including but not limited to right-of-way widths, road section, intersection locations, turn pockets (aka "loons") and access controls). Access points required to be right-in/right-out access per the Corridor Plan shall have median curbing installed to adequately enforce the right-in/right-out movement at the time said access is constructed. Temporary full access is not permitted.
 - a. Any inconsistencies/accesses/alignments/etc. shown on the proposed preliminary plat not in conformance with this Corridor Plan shall not be construed as approved and shall be modified during plan review to fully comply with the Plan.
3. The Middleton Road Corridor Plan identifies left turn pockets ("loons") at approximate ¼ mile intervals between the half-mile intersections, at Linden & Skyway. Applicant shall dedicate necessary right-of-way at this location (plus 5' behind back of sidewalk) and construct said turn pocket as part of this development. Exact location of the turn pocket may be determined during the review of construction drawings but shall more-or-less comply with the location set forth in the corridor plan. The full turn pocket shall be constructed. CHD4 and the City shall agree to the final location of this turn pocket.
4. All requirements placed on the proposed development by Canyon Highway District No. 4 shall be met. In instances where City and CHD4 requirements differ, the more stringent of the two shall apply.
5. Commercial lots located within the C2 zone (Proposed Block 2 at the southwest corner of the development) shall utilize shared access points.
 - a. Access to proposed Skycatcher Avenue for lots 2 & 3 shall be near the common property line of these two parcels and shall be aligned, centerline to centerline, with the proposed Beechcraft Street. No other access to/from these lots will be permitted.
 - b. Access to proposed Super Cub Street for lots 4 & 5 shall be near the common property line of these two parcels. No other access to/from these lots will be permitted.
6. A northbound right-hand turn lane shall be constructed at the proposed Super Cub Street right-in/right-out access point to Middleton Road. Full right-of-way, turn lane, storage bay, taper, striping, etc. shall be constructed when said access point is constructed.
7. A westbound right-hand turn lane shall be constructed at the proposed Skycatcher Avenue access point to Linden Road. Full right-of-way, turn lane, storage bay, taper, striping, etc. shall be constructed when said access point is constructed.
8. An eastbound left-hand turn lane shall be constructed at the proposed Skycatcher Avenue access point to Linden Road. Full right-of-way, turn lane, storage bay, taper, striping, etc. shall be constructed when said access point is constructed.
9. All access points to/from Middleton Road that are required to be right-in/right-out shall be constructed as such at the time of construction. Temporary full access points will not be permitted.
10. Applicant currently shows frontage improvements along Linden Road which are located within the proposed roundabout construction limits. Said improvements, depending on the construction timing of the development, may be deferred and allowed to be constructed as part of the roundabout project. Applicant shall pay funds to the City in lieu of construction should deferment be allowed. During plan review of construction drawings final coordination will be made concerning this matter. Temporary intersection improvements at

Linden/Middleton in the form of a westbound RHTL may be required, to be determined during design review. Temporary improvements are contingent upon development timing, phasing, phase size, trips per day, etc.

Outparcels:

19240 Middleton Road (R34306)

1. The City is working on obtaining right-of-way from this property owner. Should the city successfully obtain right-of-way Applicant shall construct full width improvements across the frontage of this parcel. Should the City not obtain the right-of-way Applicant shall construct all improvements possible, as determined by the City & CHD4, within the prescriptive right-of-way (including but not limited to, asphalt paving and driveway modification as necessary).
2. Applicant shall construct an access for this parcel from within the development for said parcel to use as their main point of access once constructed.
3. Applicant shall provide a water service for this outparcel.
4. Applicant shall provide a sewer service stub for this outparcel, in the location of the required interior access point. All necessary easements for said sewer service shall be granted on the final plat.

10760 Linden Road (R34305)

1. The City is working on obtaining right-of-way from this property owner. Should the city successfully obtain right-of-way Applicant shall construct full width improvements across the frontage of this parcel. Should the City not obtain the right-of-way Applicant shall construct all improvements possible, as determined by the City & CHD4, within the prescriptive right-of-way (including but not limited to, asphalt paving and driveway modification as necessary).
2. Applicant shall construct an access for this parcel from within the development for said parcel to use.
3. Applicant shall provide a water service for this outparcel.
4. Applicant shall provide a sewer service stub for this outparcel, in the location of the required interior access point. All necessary easements for said sewer service shall be granted on the final plat.

Traffic Mitigation

The following are the required traffic related mitigation measures for the Mason Creek AND Mason Creek Grove Subdivisions (combined) resulting from the traffic impact study pursuant to City Code Chapter 10, Article 10. A traffic impact study will be required for this development because of the volume of traffic produced.

1. Provide a cross-access easement allowing use of approaches and cross-access of the site by both onsite and adjacent development. This requirement shall be noted on the final plat.
2. Community Planning Association of Southwest Idaho has computed the average trip length in Canyon County to be 7.3 mi. Traffic impact mitigation should presumably occur at both trip ends so ½ of the trip length should be attributed to each end. It is estimated that trips will

encounter a major intersection every half mile along any given path. The capacity of an average fully improved intersection (assumed to be the intersection of a collector and an arterial road) is estimated to be 5,080 vehicles/hour.

The estimated traffic resulting from the proposed density in this subdivision based on the traffic impact study conducted by CR Engineering, Inc. dated June 29, 2020 sets the am peak hour trip generation at 529 vehicles/hour and the pm peak hour trip generation at 679 vehicles/hour for the entire subdivision.

Following the City of Caldwell's mitigation equation $((679\text{veh/hr} * 7.3 \text{ mile/trip} * 0.5 \text{ trip ends} * 2 \text{ inter/mi}) / (5080\text{veh/hr}))$, the total contribution of this development to traffic mitigation shall be 97.5% of a fully improved intersection. This percentage represents the total capacity utilized from each intersection (once fully improved and possibly signalized) encountered by trips generated over the development's half of the generated trip length.

- a) The owner/developer/applicant shall design and construct roughly 97.5% of the signalization improvements needed for an average intersection, as defined, at one or more nearby (within 3.5 miles of the site) deficient locations to be determined by Engineering staff. The Engineering staff shall have reasonable discretion to determine the sites of construction and what design and construction equals roughly 97.5% of the signalization improvements needed for an average intersection. Engineering staff can provide information about applications with whose mitigation efforts the owner/developer/applicant can combine to achieve even units of 100%.
 - i) The owner/developer/applicant may be allowed, at his option, to contribute monies in lieu of construction to the City of Caldwell Roadway Trust Fund, but the basis for the obligation is for construction. Monetary contributions must be made at a level commensurate with costs to construct the same by the City and as estimated by the City. This alternate provision for payment of money is not a requirement, is for the benefit and convenience of the owner/developer/applicant only and does not constitute an Impact Fee.
 - ii) Improvements needed at and near the intersection of Middleton Rd. and Linden St. may be considered in lieu of some part or all traffic mitigation requirements.
 - iii) The average cost of an intersection is estimated at \$425,000 for procurement of design services, construction, and associated costs by the City, of which 97.5% of that cost is what needs to be covered by this subdivision.

The owner/developer/applicant shall keep the City informed of and comply with any additional requirements CHD4 has pertaining to Middleton Road. CHD4 has the final authority to impose Middleton Rd. requirements and said requirements shall be met independent of requirements of the City. CHD4 standards shall be followed for roadway section depth on Middleton Rd. The stricter of City or CHD4 requirements shall be followed for roadway width and traffic mitigation measures on Middleton Rd

Water

1. All on site water mains will need to be looped into existing mains for fire flow and water quality purposes. Internal main sizing and construction plan approval, will be dependent upon the availability of fire flow.
2. Each phase of development shall have a redundant/secondary supply of domestic water.

3. Each buildable lot shall be supplied with potable water. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately
4. The location of water service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans. This development will be required to comply with the Water Master Study.
5. Applicant shall construct a 12" water mainline in Linden Road along the entire project frontage, including across the frontage of outparcel R3430500000, ultimately connecting to the Applicants currently-in-construction subdivision (Mason Creek Landing) which is located at the outparcels east property line.

Sanitary Sewer

1. It shall be the responsibility of the applicant's engineer to verify that connection to existing sewer mainlines will not exceed the functional capacity of said mainlines. Provision for connectivity by future developments shall be met in accordance with current City standards.
2. The location of sewer service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans. This development will be required to install trunk lines specified within the most current version of the Franklin Sewer Study that reside within the limits of this preliminary plat.
3. The Developer will be required (where applicable) to extend all sewer mainlines to the center of adjacent roadways for connectivity by future developments. Locations of said extensions will be decided during the review of the improvement plans.
4. Each buildable lot shall be provided with individual sewer service. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately.
5. Any easements for sewer lines not in the right-of-way should be at a width sufficient to construct same and not less than 20 feet in width. Easements for adjacent sewer and water lines not in the right-of-way shall be at a width sufficient to construct the same and shall be no less than 30 feet in width.
6. A 20' wide all-weather surfaces may be required to be constructed over mainlines that fall outside the public right-of-way. All weather surfaces shall be constructed sufficiently to support heavy equipment necessary to construct and maintain sewer under all seasonal weather conditions.

Irrigation

1. Existing easements and/or right-of-ways for any irrigation facility shall be determined and clearly indicated on the construction plans and on the final plat (excluding prescriptive easements). Construction across or re-routing of these facilities is subject to approval by the Pioneer Irrigation District and at their discretion, their assigns.

2. The Developer shall maintain any existing upstream drainage rights and downstream irrigation rights across the property. During the design phase of this project, the developer or his engineer is to contact the appropriate irrigation district to help ascertain these rights. Appropriate facilities shall be provided by the developer to convey irrigation and drainage water across the property to take care of these offsite needs. There is to be no discharge of gravity/pressure irrigation return water into the subdivision storm water system.
3. The development is to include a non-potable water pressure irrigation system. The design of this pressure irrigation system is to be reviewed and approved by the Caldwell Municipal Irrigation District prior to construction plan approval. It shall be required that the system will be operated and maintained by the Caldwell Municipal Irrigation District.
4. Applicant may be able to connect to the existing Mason Creek Subdivision pump station if Caldwell Municipal Irrigation District deems it appropriate and the pump station has the capacity to serve this development. Any modifications/upgrades necessary to facilitate connection shall be the responsibility of the Applicant.
 - a) If the existing pump station is used the existing deliver point head gate may need to be upsized to provide adequate water flow to the pressure irrigation pump station. The need to upsize this head gate will be reviewed and determined during plan review. Applicant shall provide City with confirmation that Pioneer Irrigation District will accommodate the increased head gate size if necessary.
 - b) Should the applicant elect to construct their own pump station the station shall be located in a common lot to be owned and maintained by the HOA. CMID shall own and maintain the pump station and granted access to/from/across the common lot.
5. Each lot shall be provided with a pressure irrigation service.
6. All pressure irrigation mainlines shall be located in the public right-of-way, and within a public utility easement of a minimum of 10 feet in width centered over said mainlines as per current City standards.
7. The applicant shall ensure that an adequate continuous irrigation supply flow is available to meet the pressure irrigation system requirements of CMID.
8. The applicant shall transfer a proportionate share of any existing water right(s), except those held in trust by an irrigation district, to the City of Caldwell for both irrigation and domestic water supply for the subject development. If this should occur, The City shall assist in registering the transfer.
9. Applicant shall supply the City of Caldwell with a water model of the whole pressurized irrigation system showing that the system design meets all Caldwell Municipal Irrigation District standards.
10. All plans and construction drawings submitted to the City of Caldwell for review and approval for any out-of-season irrigation work to be performed within Pioneer Irrigation Facilities shall be submitted to the Caldwell Engineering Department no later than August 15th. Submittal of plans after this date may result in Applicant not receiving plan approval in time to complete out-of-season work.

Storm Drain

1. As noted previously, provision is to be made for the disposal of stormwater drainage in accordance with the City Stormwater Management Manual and any updates adopted subsequent to this application. It is to be noted that retention designs will be denied in most instances. A copy of this policy is available upon request. The engineer of record is to provide calculations, which indicate that the assumptions in his stormwater drainage plan comply with the requirements of the stormwater manual. In this case, if a storm water system is existing, the burden of proof is on the developer to verify the capacity is sufficient for the proposed development.
2. The applicant shall identify and retain all historical drainage discharge points from the property for the purpose of draining on-site storm water detention facilities.
3. The final plat drawing should indicate that storm water detention basins are to be placed in common lots in accordance with the referenced Stormwater policy. A note should be placed on the final plat indicating that all areas designated as common areas are to be operated and maintained by the home owners association.
4. There is to be no discharge of storm water overflow into any irrigation water return/discharge facility/ditch/pipe/etc.

Other Utilities

1. The Developer is responsible to relocate all frontage utilities in accordance with City standards and specifications in conjunction with this development.

Plat

1. Prior to approval of the final plat, subdivision facilities must be completed or an appropriate construction security provided. There may be temporary restrictions to the obtaining of building permits, even with acceptable construction security, depending on fire protection, emergency service requirements, and City approval of the sanitary sewer system. A 50% temporary restriction to obtaining of building permits will be enforced until all facility construction has been completed, inspected and certified by the Applicants engineer including all punch list items.
2. A note shall be placed on the Final Plat indicating that all rights-of-way are to be dedicated to the public.
3. A note shall be added to the final stating that no lot shall have direct access to/from Middleton and Linden Roads.
4. Upon recordation of the plat, the Engineering Department is to be provided with a PDF copy of the recorded final and 3 full paper set.
5. An electronic (dwg.) copy of the Final Plat suitable for mapping and addressing purposes will be required with Final Plat application submittal.

2.75 **Canyon Highway District #4 (CHD4) provided comments attached hereto as Exhibit PA3.**

2.76 **Landscaping & Pathways:** As per Section 10-07-02(2) of City Code, landscaping should be required for this project. City Code requires a 25-foot wide grass landscape buffer along Middleton Road and a 20-foot wide landscape buffer along Linden Street. The applicant should be required to provide at a minimum 1 Class II tree for every 35 feet of linear frontage along Middleton Road and Linden Street, and 1 shrub for every 7 linear feet of frontage along these streets, as well. Additionally, the applicant should be required to landscape the internal pathways, and common areas as required by City Code.

The applicant should be required to install an 8-foot wide asphalt pathway within a common lot adjacent to the Bolton Lateral to provide pedestrian connectivity. The applicant has provided a proposed landscaping plan (see Exhibit A-9 attached hereto). The proposed landscape appears to meet City Code, which does include the noted pathway. *NOTE: The Bolton Lateral is a buried pipeline with a 30 foot easement—the applicant has placed the landscape buffer over the lateral and wholly within the irrigation easement. Staff has sent a request for comment regarding this proposed dual use of the frontage but has not received comment back from Pioneer Irrigation.* A condition should be placed requiring a 25 foot landscape buffer outside of the Bolten Lateral easement unless written confirmation allowing for the planting of trees and shrubs within the easement is provided to the Planning and Zoning office. This affects four (4) residential lots and one commercial lot along the Middleton Road side of the proposed preliminary plat.

Preliminary Plat Revision dated 9-8-20 addresses concern regarding Bolten Lateral Easement and landscape buffer. The residential lot layout was also modified to accommodate this revision and additional requirements by Engineering with an overall reduction in gross average lot size from 6544 sq. ft. to 6374 sq. ft.

III PUBLIC TESTIMONY

3.1 Before the Hearing Examiner, September 15, 2020

Debbie Root, Senior Planner, 621 Cleveland Blvd., Caldwell, ID 83605, Ms. Root provided Mr. Eggleston Exhibits PA-10 and PA-11, a revised memorandum from the Engineering Department. PA-10 replaces PA-5.

Ms. Root stated the applicant is requesting a comprehensive plan amendment, rezone and approval of a preliminary plat for Mason Creek Grove Subdivision, a proposed mixed-use development, on 35.47 acres located on the northeast corner of Middleton and Linden Roads. The applicant is requesting that the southwest corner, approximately 5 acres, be designated Commercial and rezoned to 'C-2' with the balance of the property to be designated Medium Density Residential and rezoned from 'R-1' to 'R2'. Concurrently, the applicant is requesting approval of a preliminary plat to include 114 single family lots with an average residential lot size of 6544 sq. feet and four (4) commercial lots. The City of Caldwell 2040 Comprehensive Plan designates the property as Low Density Residential (25.9 acres more or less) with the approximate 4.57 acre corner lying northeast of the Noble Drain designated as Medium Density Residential. The current zone of the property is R-1 and has been R-1 since annexation in 2006-07. Development never occurred on that property the applicant is now requesting to amend the Comprehensive Plan and develop that property with R-2 medium density lots and some commercial lots on the corner. The property is located where there will be a roundabout in the Middleton Corridor Plan and there have been some requests for adjustments of 20' to the North as

well to accommodate the canal that currently lies South of Linden Road. The applicant has met the open space requirements with some redesign. They have included the pathway and connecting micro pathways through the development. The preliminary plat is in compliance with the Medium Density Residential zone but the underlying Comprehensive Plan calls for low density and recently an adjacent development was denied a Comprehensive Plan amendment for low density to medium density as well.

Mr. Eggleston asked about the NE corner that is designated medium density, what is the size of that.

Ms. Root stated about 4.5 acres.

Mr. Eggleston asked about the acreage of the noble drain.

Ms. Root stated she was not sure.

Mr. Eggleston stated this case hinges on the Comprehensive Plan amendment that was adopted in February. He asked if there were any inquiries for this particular parcel about changing that plan from the Low Density Residential.

Ms. Root stated she was not aware of inquiries on this particular parcel.

Mr. Eggleston added that part of the request was for 5 acres of commercial in the SW corner of the property. There is a lot of commercial in the area. Within a mile of this property there is all kinds of commercial and their substantiation is that the commercial on this property would somehow provide amenities and trip capture. Is there any kind of comparison, a traffic impact study that will show a trip reduction benefit to commercial in that area?

Mr. Robb MacDonald confirmed if he is asking if the TIS analyzed a trip reduction to the site because of the commercial?

Mr. Eggleston stated yes, if the commercial provide trip reduction for the proposed uses here vs just having it all R-1.

Ms. Robb MacDonald stated he doesn't know off the top of his head but he would guess that the commercial probably increases the traffic as opposed to what that acreage would have been if it was R-1. But, at the end of the day, we don't know exactly what the commercial is that would be proposed to go in there and so that could adjust up or down depending on what is built.

Mr. Eggleston asked if anyone had done a calculation on the number of units that would be buildable on the R-1 vs the proposal with the mixed zoning?

Ms. Root stated she did not do that calculation.

Mr. Eggleston stated there's a couple of things going on with the road configuration. First of all, the bump north 20' to accommodate the canal and the other being the roundabout

itself that is looking for right turn approaches. He asked how much of that takes out of this parcel for development.

Mr. MacDonald stated he does not know the exact acreage it would take out. The corner parcel is the parcel that was purchased by Canyon Highway District 4 and that's the one that the roundabout is going to impact the greatest. But there is frontage along the south portion of this property that's going to be impacted but he can't tell you what the acreage is that is encompassing.

Mr. Eggleston asked about the configuration and if it accommodated all the requirements for the Highway District and the State on those two roads?

Mr. MacDonald stated he believes it does not. His understanding is that some of the comments that came in more recently regarding the realignment of Linden and the mitigation that would go towards that have not been encompassed in this and so that would be something that we would work with the applicant for before it arrives at City Council.

Mr. Eggleston stated the preliminary plat is not 100% in compliance right now and they still have a little work to do.

Mr. MacDonald said yes, it's not 100% correct based on the most recent comments and so they would work with the applicant to get to that point before City Council.

Mr. Eggleston asked if City Council typically worked toward a completed acceptable preliminary plat or would they hold the hearing off for that or how is it typically handled?

Mr. MacDonald said their intent would be they would want something that is correct before it goes to City Council, they are going to want to see what the final product is most likely going to look like.

Mr. Patrick Conner (Applicant) 726 N. Pierce St., Boise, ID stated there are three objectives for tonight's presentation. The Comp Plan Amendment, amending Low Density Residential to Medium Density for about 30 acres and amending about 5 acres to Commercial and Services. The second objective is the rezone, to rezone 30 acres from R-1 Low Density to R-2 Medium Density and the 5 acres of Low Density to C-2, Community Commercial. And lastly, the Preliminary Plat, a phased development of 100 single family lots, 18 common lots and 4 commercial lots. The subject property is about 35 acres on the NE corner of Linden and Middleton Road. They just recorded the first two phases of Mason Creek Landing Subdivision. Mason Creek Grove is integrally connected to Mason Creek Landing through roads, pedestrian and utility connections to the site to create an overall master plan community. The majority of the site is Low Density Residential with a small portion designated as Commercial. There are finished subdivisions that were previously done under the only zoning ordinance and if those were categorized by today's standards they would be essentially be R-2 subdivisions. Whereas, it looked like on the Comprehensive Plan Map they are low density by their actual definition of their size of lots they are truly, by today's standards, R-2 Medium Density Residential. So, as you can see by this map there's now mostly a majority of the R-2 or Medium Density Residential

here but there's a swath of low density capped by their property. As previously mentioned, in 2016-2017 his predecessor, 13 years ago, got Copper Creek Preliminary Plat approved and got it annexed and zoned R-1. Most of these lots were less than 8,000 sq ft. average about 6,500 sq ft. The project was built as the downturn happened. The old plan is 115 single-family units whereas today's is 110 so it's actually more dense than the one he is presenting today, 3.2 units per acre vs. 3.1. Also in the old plan, there wasn't any usable open space, today's plan they have 2.88 acres of open space. If you add in the noble drain it goes almost to 5 acres of open space. In the old plan there wasn't any connections to neighboring properties, no road, no pedestrian infrastructure. The plan today is integrated in every possible way to the existing Mason Creek Landing subdivision. In his opinion, it is a major improvement, this new plan. There have been significant advancements and investments into Middleton Road, the Middleton Road overpass over 84, as well as the Middleton Road Corridor Plan, roundabouts, medians, every quarter mile U-turn lanes, growth funded intersection improvements, which they are a part of. Creating a safer and more accessible pedestrian infrastructure. In addition, as you head down Linden you have the Caldwell Industrial Airport, which is booming in activity, it's an economic anchor, there's plan for runway extension, taxi area expansion, additional property acquisitions, hanger expansions – it's a true economic anchor for this area and all of the residents in this area will contribute and benefit from the airport. He believes they have a unique location at the corner of Middleton and Linden and that it warrants more than just an R-1 Low-Density Residential subdivision. While they are requesting Medium Density Residential it will live and breathe and feel like a Low Density Residential as far as impact on density, impact of roads, public schools and infrastructure. The reasoning for them going for the Medium Density Residential and the Comprehensive Plan Map amendment is it allows for a greater variety of housing options, and the ability to provide more useful green space and create a commercial services at this primary major intersection point at Linden and Middleton Road. He believes they can have both, the density, the diversity of product and they can also comply with the intent of the Comprehensive Plan. Mason Creek Grove is like the missing piece in this masterplan of Mason Creek Landing. They will have their smaller lots, 45' ft lots surrounding the commercial on the north and southeast. Then they grow to their 52-55' wide single family and eventually as Mason Creek Landing takes over you have your 60' and 70' lots the closer you get to the future of Mason Creek City Park. They have also established Mason Creek Landing a precedence of higher density along Linden Road and Middleton Road with the 4 plexes and duplexes that are already entitled and he thinks this shows a good example of proper master planning for this major intersection. To allow for the communities, for families, for children to work in the whole community all together and access that commercial corner if needed. Again, everything will connect to the Mason Creek City Park in the far NE corner. The intent for the commercial when they first brought this project to planning staff about a year ago, there was a motivation and they did encourage us to explore putting commercial on that corner to serve the greater community. Things like a daycare, a bank, a dentist office, a local doctor's office, maybe a coffee shop or ice cream shop – to provide commercial services for the neighboring community and as the area grows they could access this commercial location. Lastly, the preliminary plat, it's about 35 acres, 110 single family lots. 8.2% of their open space, they were counting the space in the Noble Drain as open space because they do put a pedestrian pathway and they do landscape along that Noble Drain so it is a usable open

space. They realize the code doesn't allow for that so they removed that acreage so it's a little bit less than 2 acres that is not being counted in that overall number. He hopes for support of the amendment to the Comprehensive Plan to bring this whole Mason Creek Landing, Master Plan Community together.

Mr. Eggleston asked what the build out/timeline for the part that is not the project site we are talking about.

Mr. Conner stated they have already built the first 180 lots.

Mr. Eggleston stated he had the opportunity to apply for a PUD why did they take the path of a rezone if they could achieve similar results with a PUD?

Mr. Conner stated that wasn't recommended to him by Planning and Zoning.

Mr. Eggleston asked if that recommendation was made prior to the adoption of the current Comprehensive Plan .

Mr. Conner said yes.

Mr. Eggleston asked why they didn't do this in February before the new Comprehensive Plan was adopted?

Mr. Conner stated it took them until March or April to get the application submitted and then they had some staff recommended changes. They are still working through some of that today. He is willing to work with staff to make sure it all works correctly.

Mr. Eggleston asked if the commercial is a make or break part of the plan? In other words, would it fly strictly as residential?

Mr. Conner stated that he thinks the most appropriate use of that corner is commercial so he is committed to that as a planner. It doesn't have to be commercial but he believes one of the conditions recommended by staff is that it stays as the intended use and not multi-family.

Mr. Eggleston he mentioned the roundabout being somewhat awkward for ingress/egress into the commercial site. Is that commercial location the best location on that site because of the roundabout?

Mr. Conner stated the roundabout offers great visibility. What he was trying to explain by that was is that it's not a typical suburban corner. It's actually better because it provides two access points off Linden and off Middleton Road to that commercial area. It's a place for a destination commercial location. Not for a convenience store but for a doctor/dentist office, it almost softens that corner and makes it more inviting.

Mr. Eggleston stated it doesn't seem to be particularly integrated into the residential use, is that something they anticipate to make more of a part of that community? It looks more like 2 separate communities.

Mr. Conner stated the city has a strong landscaping plan between uses. While it doesn't look like it's much if you were walking down the sidewalk you would have a park-like feel. They don't know what the intended use is going to be and so it depends on the commercial use in that area.

Mr. Eggleston asked if they contemplated a development agreement with the commercial zoning to specify the uses.

Mr. Conner stated they have not talked about that, in their application they have stated their intended use for the property.

Mr. Eggleston asked because he mentions uses that are low impact/low traffic, but with just the straight zoning it could be anything allowed in commercial and the development agreement would specify the types of uses allowed. That would be something to consider. How did they come up for that particular acreage?

Mr. Conner said he worked closely with a broker and he said anything around an acre, maybe less than an acre for users would be appropriate there. They both think it's well positioned.

Ms. Root stated with regards to the development agreement, the DA is imposed with a rezone and they have paid for that through the application process so we can propose conditions through the development agreement. She would also like to mention there is still an open question with regards to the Bolton lateral and the landscaping strip being overlaid upon that Bolton Lateral easement. They haven't had confirmation from the irrigation district whether or not that is even acceptable. If not, they will have a 25 ft. landscape buffer outside of that easement that has to be applied as well.

Mr. Eggleston closed the public testimony.

Closing Comments:

The story of the property – it's gone through a lot of iterations with the overall development of these couple hundred acres we're talking about. The commercial is a long ways away from the residential. The community commercial proposed here could be just about anything. He doesn't see it as a particularly good fit. Strictly looking at the Comprehensive Plan he doesn't think the commercial is fully justified on that corner especially as it has Low Density Residential surrounding it. The site itself has some problems, which have been discussed. The roundabout there makes it more of a a-typical commercial corner, one that provides a kind of drop in compulsive service that you would look for with something like a C-store. The commercial also does not come with a development agreement even though case is open for a development agreement; it would limit the kinds of commercial uses on that southwest corner. The site plan doesn't give us a lot to go on as far as what may occur there. The idea with a residential development like this would be something that feels like a piece with the residential uses and he's just not seeing that in the proposal. Looking at the staff report the discussion about the consistency with the Comprehensive Plan that it was not particularly consistent with the land use policies in the Comprehensive Plan Map. The plan was adopted just 7 months ago and he questioned the applicant about that. They had other things on their plate at

the time. It's a missed opportunity but it was an opportunity available at that time. He agrees with staff that he can't find the consistency with the Comprehensive Plan Map. Without being able to make a finding that it's in full compliance with the Comprehensive Plan that puts in jeopardy the proposal because the Comprehensive Plan itself has to be satisfied before we can move on to a rezone and preliminary plat.

Comp Plan Amendment:

Comprehensive Plan Analysis for **CMP-20-03 (Comp Plan Amendment)** The standards for compliancy and consistency with the Comprehensive Plan have not been successfully met. Particularly in regards to the request for commercial land use. He does not feel that commercial land use is appropriate at this site. The case hasn't been made convincingly. The preliminary plat is not 100% complete; it is not giving us enough evidence to make a secure decision in the land use change in the Comprehensive Plan. We have Low Density Residential across the street and that was recently upheld as Low Density in a similar application. One of the issues we have is that mending the land use plan should not be something that is taken lightly and it should have full justification, a reasonable justification other than just the fact that it might be an economic benefit to the land owner.

Findings of Fact for **CMP-20-03 (Comp Plan Amendment)**: The Hearing Examiner did not accept the general facts as outlined in the staff report, public testimony, and the evidence list.

Conclusions of Law for **CMP-20-03 (Comp Plan Amendment)**: The Hearing Examiner accepted the Conclusions of Law as outlined in the staff report.

RECOMMENDATION FOR CMP-20-03: The Hearing Examiner **RECOMMENDED** that Case Number CMP-20-03 (Comp Plan Amendment) **BE DENIED**

Mr. Eggleston stated there is some potential here for a planned unit development.

Rezone:

Comprehensive Plan Analysis for **ZON-20-04 (Rezone)** The Hearing Examiner did not accept the comprehensive plan analysis as listed in the staff report.

Findings of Fact for **ZON-20-04 (Rezone)**: The Hearing Examiner did not accept the general facts as outlined in the staff report, public testimony, and the evidence list.

Conclusions of Law for **ZON-20-04 (Rezone)**: The Hearing Examiner accepted the Conclusions of Law as outlined in the staff report.

RECOMMENDATION FOR ZON-20-04: The Hearing Examiner **RECOMMENDED** that Case Number ZON-20-04 (Rezone) **BE DENIED** with the following conditions: 12.2 through 12.4

Preliminary Plat:

Comprehensive Plan Analysis for **SUB-20P-04 (Preliminary Plat)** The Hearing Examiner did not accept the comprehensive plan analysis as listed in the staff report.

Findings of Fact for **SUB-20P-04 (Preliminary Plat)**: The Hearing Examiner did not accept the general facts as outlined in the staff report, public testimony, and the evidence list.

Conclusions of Law for **SUB-20P-04 (Preliminary Plat)**: The Hearing Examiner accepted the Conclusions of Law as outlined in the staff report.

RECOMMENDATION FOR SUB-20P-04: The Hearing Examiner **RECOMMENDED** that Case Number SUB-20P-04 (Preliminary Plat) **BE DENIED**

3.2 Before the Mayor and City Council, October 19, 2020

Reserved for City Council

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 Land Use Planning Act

V COMPREHENSIVE PLAN ANALYSIS –Comprehensive Plan Map Amendment-Low Density Residential to Medium Density Residential and Low Density Residential to Commercial

USE OF THE PLAN:

Item no. 1: The 2040 Plan is an integral part of an on-going process of decision-making. The Plan will be consulted and used as a guide in resolving issues affecting the long-term growth of the City related to zoning, subdivisions, capital improvements, and budgeting.

Item no. 6: Changes in the 2040 Plan will meet the following criteria:

- Conformance with the basic purpose and spirit of the Plan.
- Contribution to the common welfare and not simply a furtherance of private individual or group interests,
- Based upon adequate study of the full implication of the change and after compliance with public notice and hearing requirements of State Planning Law.

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: Establish a sound basis for land use and environmental regulations through comprehensive planning and adopted policies and ordinances.

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 – Economic Development

Goal 3: Create neighborhoods where citizens can live, work and play.

Policy 3-5: Encourage mixed-use developments.

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.

For the proposed five (5) acres of Commercial:

Policy 1-7: Encourage the location of commercial uses in residential areas that are considerable distance from commercial districts and/or corridors, as a means of reducing vehicle trip generation. *Staff Note: The intersection at Middleton and Linden is and will continue to be a busy intersection with a dual lane round-a-bout and the continued residential development of surrounding properties. The proposed commercial designation if restricted to commercial retail, neighborhood professional offices may provide a means of trip reduction for services.*

5.2 The request was found to be inconsistent with Comprehensive Plan Components as follows:

GOALS AND POLICIES-Land Use

Comprehensive Plan Map: The ability to preserve the community’s quality attributes, as well as to positively respond to the challenges of a growing population, will be affected significantly by public decisions related to land use and development.

Staff Notes: The subject property is currently zoned R-1 (Single Family Residential). The subject property is identified as Low Density Residential on the 2040 Comprehensive Plan Map adopted on February 3, 2020.

The original preliminary plat for the Copper Creek development met or exceeded the required density and bulk requirements of 6000 square feet or greater. Only one phase of the development was completed. The plat expired. The bulk requirements for the R1 zone changed in 2008 to require 8000 square foot lots or greater in the R1 zone.

The developer is requesting to apply the Medium Density designation to this project and rezone the property to R-2 zoning district consistent with existing developments in the area, such as Mason Creek Landing No. 1 and No. 2, but not consistent with the Plan.

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-Housing

GOAL 2: Support enhanced housing standards that will improve the visual appearance of residential neighborhoods.

Policy 2-2: Discourage monotonous housing developments.

Policy 2-3: Encourage innovative and unique site-development proposals that incorporate a mix of housing types and density.

VI HEARING EXAMINER: FINDINGS OF FACT – COMPREHENSIVE PLAN AMENDMENTS

6.1 **Low Density Residential to Medium Density Residential and Commercial and Services:** The Caldwell Hearing Examiner 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.

6.2 The Caldwell Hearing Examiner amended the findings as follows: 1. The standards for compliance and consistency with the Comprehensive Plan have not been successfully met and particularly in regards to the request for commercial land use which may not be appropriate for that site and the case hasn't been made convincingly. 2. Preliminary Plat is not 100% complete, not giving enough evidence to make a secure decision in the land use change in the Comprehensive Plan. 3. Low Density Residential across the street was upheld as low density in a similar application.

6.3 The Hearing Examiner also finds that amending the Land Use Plan should not be something that is taken lightly and should have full and reasonable justification other than as an economic benefit to the land owner to amend the plan.

VII CITY COUNCIL FINDINGS OF FACT – COMPREHENSIVE PLAN AMENDMENTS

7.1 **Low Density Residential to Medium Density Residential and Commercial and Services:** 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.

VIII CONCLUSIONS OF LAW – COMPREHENSIVE PLAN AMENDMENTS

8.1 The Caldwell City Council has the authority to hear this case order that it be approved or denied. The public notice requirements were met, the hearing was legally noticed and posted and the hearing was held and conducted under the requirements of Idaho Code and City ordinances.

IX RECOMMENDATION – COMPREHENSIVE PLAN AMENDMENTS

9.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby recommends to the Mayor and City Council that Case Number CMP-20-03 a request by Providence Properties, LLC to amend the Comprehensive Plan from Low Density Residential to Medium Density Residential designation for approximately 26 acres of Parcel R34304 and designate five (5) acres in the southwest corner from Low Density Residential to Commercial and Services, is **Recommended for DENIAL.**

(Staff Note: Acreages have been adjusted to reflect legal descriptions of proposed zoning areas—discrepancy noted after hearing)

X ORDER OF DECISION– COMPREHENSIVE PLAN AMENDMENTS

10.1 Based on the Findings of Fact and Conclusions of Law, the Mayor and City Council hereby orders that Case Number CMP-20-03 a request by Providence Properties, LLC to amend the Comprehensive Plan from Low Density Residential to Medium Density Residential designation for approximately ~~26~~ 24 acres of Parcel R34304 and designate ~~five (5)~~ 6.91 acres in the southwest corner from Low Density Residential to Commercial and Services, is **approved/denied.**

XI COMPREHENSIVE PLAN ANALYSIS – REZONES

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

- 11.1 The request (*if the underlying Comprehensive Plan Amendments are approved*) 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: Establish a sound basis for land use and environmental regulations through comprehensive planning and adopted policies and ordinances.

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.

For the proposed C-2 zone designation:

Policy 1-7: Encourage the location of commercial uses in residential areas that are considerable distance from commercial districts and/or corridors, as a means of reducing vehicle trip generation.

Staff Note: If approved the hearing body should consider placing a condition to restrict the commercial properties from being developed as High Density Residential to preserve the intent of reducing vehicle trips by placing professional offices and neighborhood commercial retail within the development.

- 11.2 The request (*if the underlying Comprehensive Plan Amendments are approved*) was not found to be inconsistent with any Comprehensive Plan Components.

XII FINDINGS OF FACT - REZONES

- 12.1 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.

XIII CONCLUSIONS OF LAW - REZONES

13.1 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, the hearing was legally noticed and posted and the hearing was held and conducted under the requirements of Idaho Code and City ordinances.

XIV RECOMMENDATION - REZONES

14.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby recommends to the Mayor and City Council that Case Number ZON-20-04, a request by Providence Properties, LLC to rezone approximately 30.47 acres from R-1 (Low Density Residential) to R-2 (Medium Density Residential) and five (5) acres to be rezoned from R-1 (Low Density Residential) to "C2" (Community Commercial) with a Development Agreement (if required) for parcel R34304, a property located on the northeast corner of Middleton and Linden Streets in Caldwell, ID. is **RECOMMENDED for DENIAL** for failure to comply with the Comprehensive Plan.

(Staff Note: Acreages have been adjusted to reflect legal descriptions of proposed zoning areas—discrepancy noted after hearing)

XV ORDER OF DECISION- REZONES

15.1 Based on the Findings of Fact and Conclusions of Law, the Mayor and City Council hereby orders that Case Number ZON-20-04, a request by Providence Properties, LLC to rezone approximately ~~30.47~~ 28.55 acres from R-1 (Low Density Residential) to R-2 (Medium Density Residential) and ~~five (5)~~ 6.91 acres to be rezoned from R-1 (Low Density Residential) to "C2" (Community Commercial) with a Development Agreement (if required) for parcel R34304, a property located on the northeast corner of Middleton and Linden Streets in Caldwell, ID. is **approved/denied** with the following conditions:

15.2 Development of the subject property shall be consistent with all requirements, codes, rules, and regulations of the City of Caldwell, unless specifically stated otherwise in the development agreement or in the Order of Decision for a preliminary plat.

15.3 The "C2" (Community Commercial) properties shall not be developed as residential multi-family lots. The stated purpose of the lots is for community commercial business development such as dentist office, bank, community retail, restaurants, etc.. (see Exhibit A 15 attached hereto).

15.3 A development agreement, as prepared by the planning and zoning department, (if required) shall be approved by City Council in conjunction with the rezone and development plan.

XVI COMPREHENSIVE PLAN ANALYSIS – PRELIMINARY PLAT

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

16.1 The request (*if the underlying Comprehensive Plan Amendments are approved*) 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: Establish a sound basis for land use and environmental regulations through comprehensive planning and adopted policies and ordinances.

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 3: Protect the public, health, and general welfare of the citizens of Caldwell.

Policy 3-4: Protect the City's domestic water supply by insuring that new development utilizes pressurized irrigation systems for irrigation, unless the proposed development does not have water rights.

GOALS AND POLICIES – Transportation

Goal 2: Protect public safety and the environment.

Policy 2-2: Ensure that City lots have sufficient frontage and/or accessibility to public streets to mitigate public health and safety concerns.

Goal 3: Create communities with more cohesive, interconnected and walkable neighborhoods.

Policy 3-1: Require public street systems for new residential subdivisions and manufactured home developments to connect with existing local streets or to provide for future interconnections in the City's planned street system.

- 16.2 The request (*if the underlying Comprehensive Plan Amendments are approved*) was not found to be inconsistent with any Comprehensive Plan Components:

XVII FINDINGS OF FACT – PRELIMINARY PLAT

- 17.1 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.

XVIII CONCLUSIONS OF LAW – PRELIMINARY PLAT

- 18.1 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, the hearing was legally noticed and posted and the hearing was held and conducted under the requirements of Idaho Code and City ordinances.

XIX RECOMMENDATION – PRELIMINARY PLAT

- 19.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby recommends to the Mayor and City Council that Case Number SUB-20P-04 a request by Providence Properties, LLC for Mason Creek Grove Subdivision, a four (4) phase development, containing 110 residential lots, four (4) commercial lots, and 18 common lots on parcel R34304 (35.46 acres) in Caldwell, Idaho be **denied** for failure to comply with the Comprehensive Plan.

XX ORDER OF DECISION – PRELIMINARY PLAT

- 20.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell City Council hereby orders that Case Number SUB-20P-04 a request by Providence Properties, LLC for Mason Creek Grove Subdivision, a four (4) phase development, containing 110 residential lots, four (4) commercial lots, and 18 common lots on parcel R34304 (35.46 acres) in Caldwell, Idaho is **approved/denied** with the following conditions of approval (*if the underlying Comprehensive Plan Amendments are approved*):
- 20.2 Comply with all applicable city codes, ordinances, policies, and standards.
- 20.3 The development, design, and construction of the Mason Creek Grove Subdivision shall be in substantial compliance with the submitted preliminary plat and phasing plan (See Exhibit A19 attached hereto) of Case File SUB-20P-04. Any substantial deviations to the phasing plan or layout,

as determined by the Planning & Zoning Director, from said Case File Exhibit, shall require City Council approval, through a public hearing.

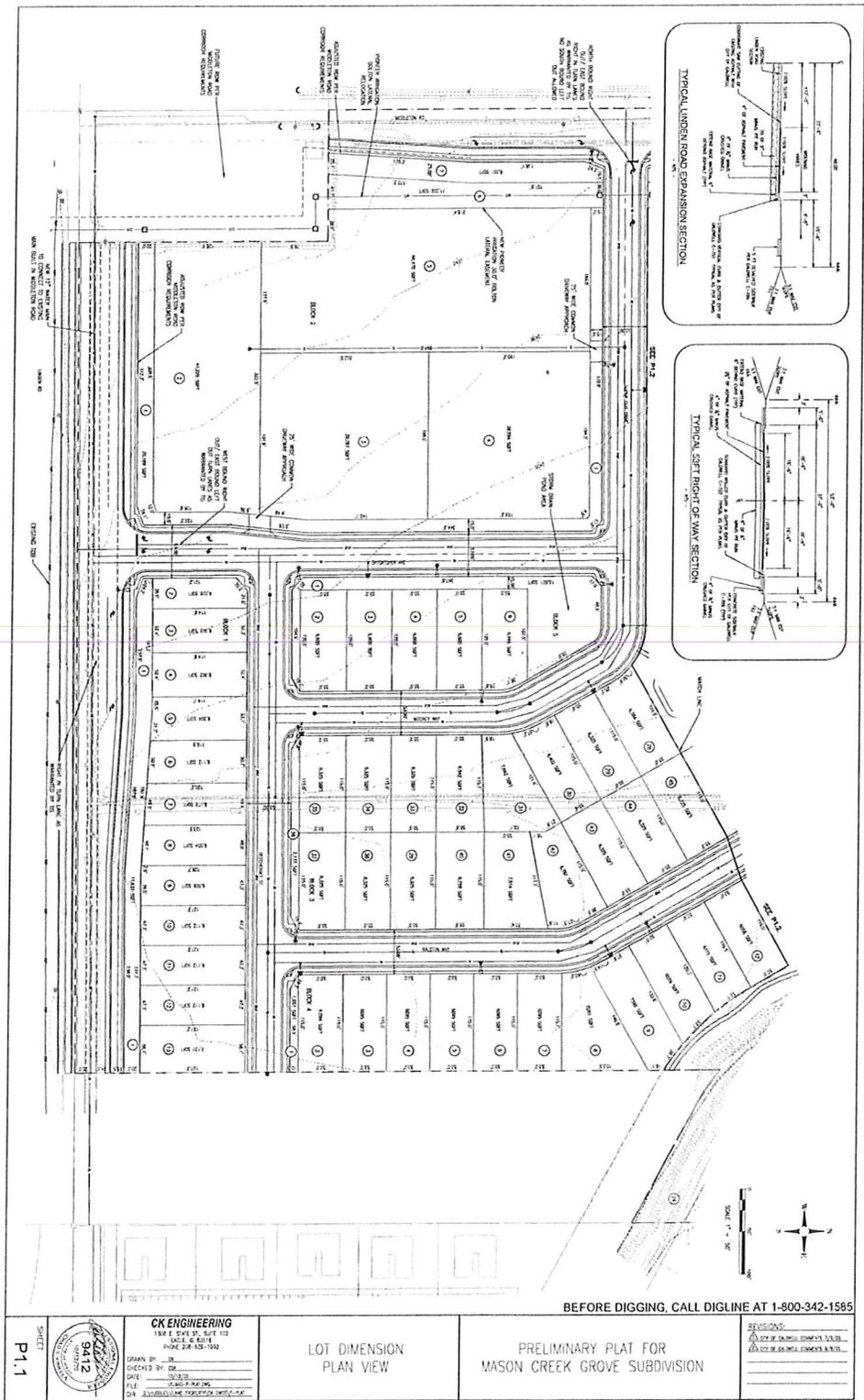
- 20.4 Installation and construction of all items shown on the submitted landscaping plan shall be in substantial compliance with the submitted landscape plan (see Exhibit A-21 attached hereto) of Case File SUB-20P-04 and shall take place applicable to the phase in which each item is located and prior to signature on the final plat applicable to each platted phase.
- 20.5 The portions of the subject property not under current development shall be kept in conformance with City of Caldwell Code Article 11 or as amended. Developer is encouraged to keep the property in cultivation until development occurs but at a minimum weeds over eight (8) inches in height shall be cut down, removed, or destroyed on an ongoing basis (minimally each quarter) until development occurs.
- 20.7 Commercial development shall ensure all lighting is downward facing or sufficiently screened to limit intensity or bleed at the property line. Lighting shall be designed and directed away from residential properties (excepting required City Street Lighting.)
- 20.8 Comply with the requirements of all applicable agencies, including but not limited to Pioneer Irrigation District (Exhibit PA-1 attached hereto), Bureau of Reclamation, City of Caldwell Engineering Department, City of Caldwell Fire Department, and Canyon Highway District No. 4.
- 20.9 The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the Planning and Zoning department showing coordination with the United States Postal Services prior to submitting the first final plat.
- 20.10 A note stating that "No direct lot access to Middleton Road or Linden Road is allowed" shall be included on all final plats.
- 20.11 The development shall comply with the requirements of Canyon Highway District #4 as indicated in Exhibit PA-3 and PA-8 attached hereto.
- 20.12 The development shall comply with the requirements of the City of Caldwell Engineering department as indicated in Exhibit PA-10 (attached hereto) or as amended. The City Engineer has the discretion to reduce or eliminate certain requirements stated in Exhibit PA-10 that he finds to not be pertinent to the request.
- 20.13 The developer shall provide access to the out parcel, R34306, in accordance with ordinance requirements for a flag lot (30' width) or at a minimum a common driveway with no less than 24 feet of frontage onto the public street.
- 20.14 All requirements from the Fire Department for access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property. Final approval of the location and number of fire hydrants within the development shall be determined by the Fire Marshal and take place by phase at the time of submittal of applicable construction drawings for each phase.
- 20.15 Post and maintain a "Rules and Regulations" sign at the entryways to the residential subdivision until it is fully developed. The signs would be intended for subcontractors performing work and should include: 1) no dogs; 2) no loud music; 3) no alcohol or drugs; 4) no abusive language; 5) dispose of personal trash and site debris; 6) clean up any mud and/or dirt that is deposited from the construction parcel onto streets; 7) installation of a temporary construction fence that would keep debris from being blown off site by the wind; 8) no burning of construction or other debris on the Property.

- 20.16 The proposed "C2" commercial lots shall be developed with commercial retail, professional offices, small medical offices, restaurants, community bank, etc. No residential development is proposed or permitted on the commercial lots (see Exhibit A 15 attached hereto).
- 20.17 The developer shall work with the local school bus transportation company to provide safe pick-up and drop-off sites with adequate illumination within the development.

EXHIBIT A-19
 PRELIMINARY PLAT: MASON CREEK GROVE SUBDIVISION

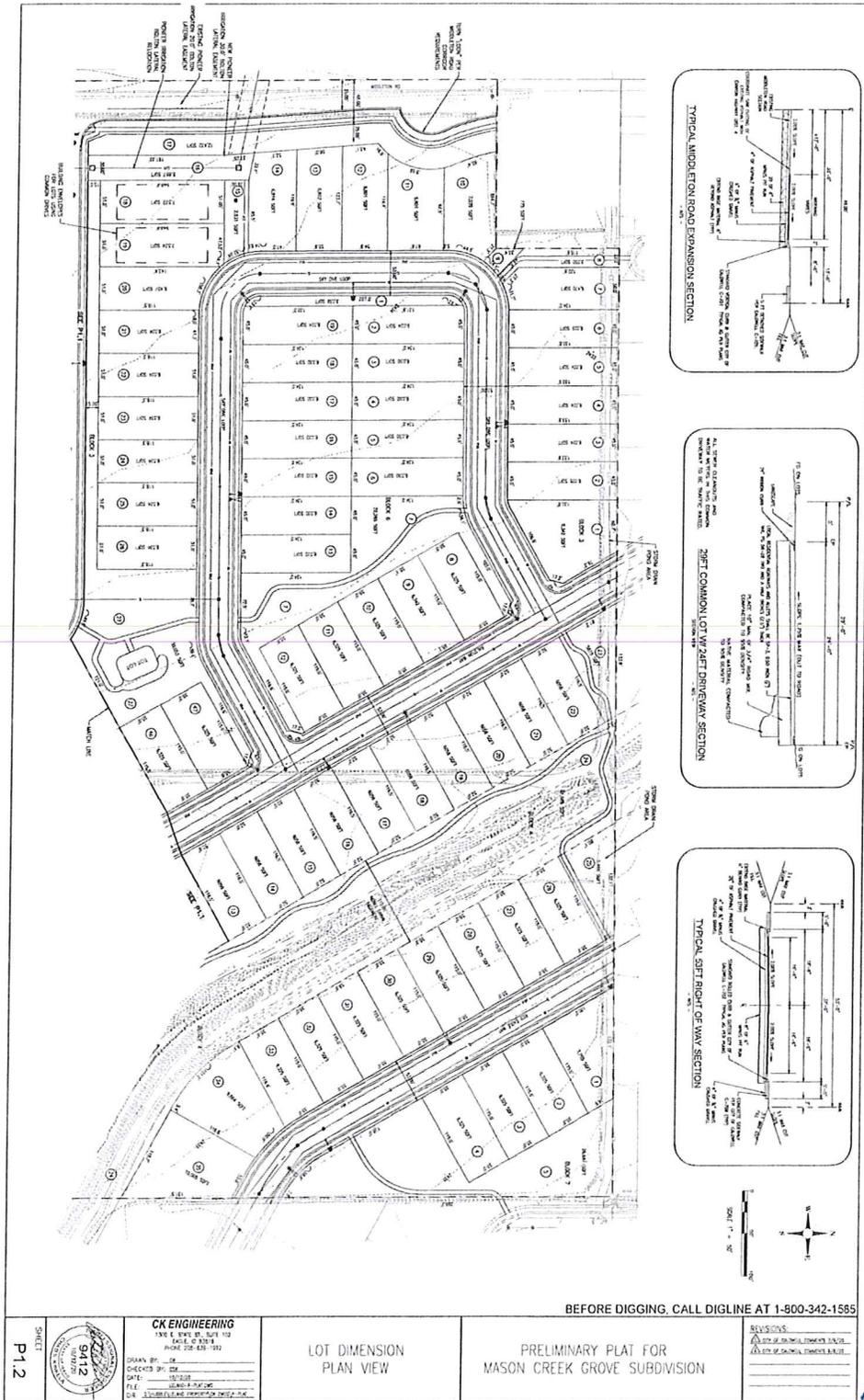


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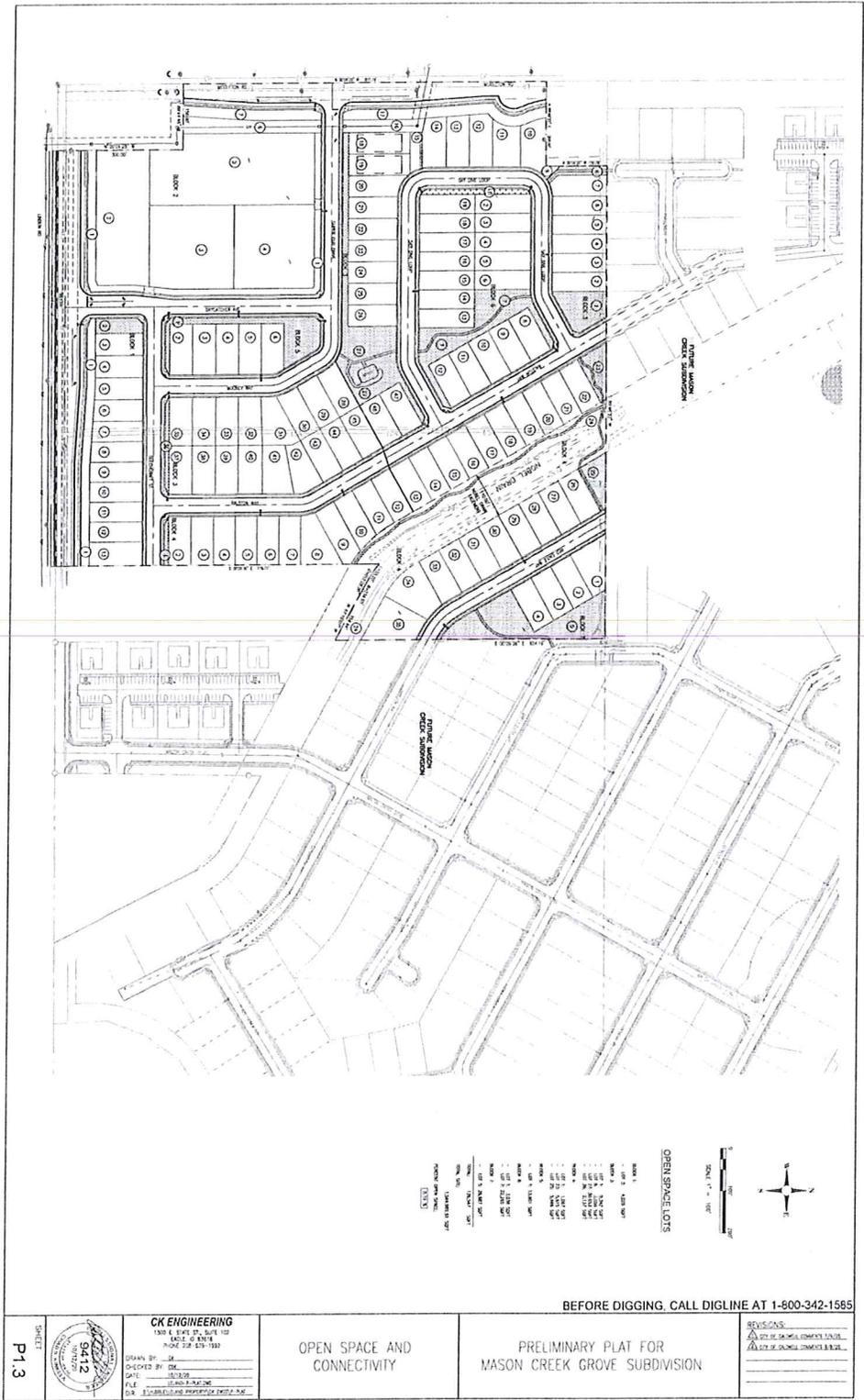


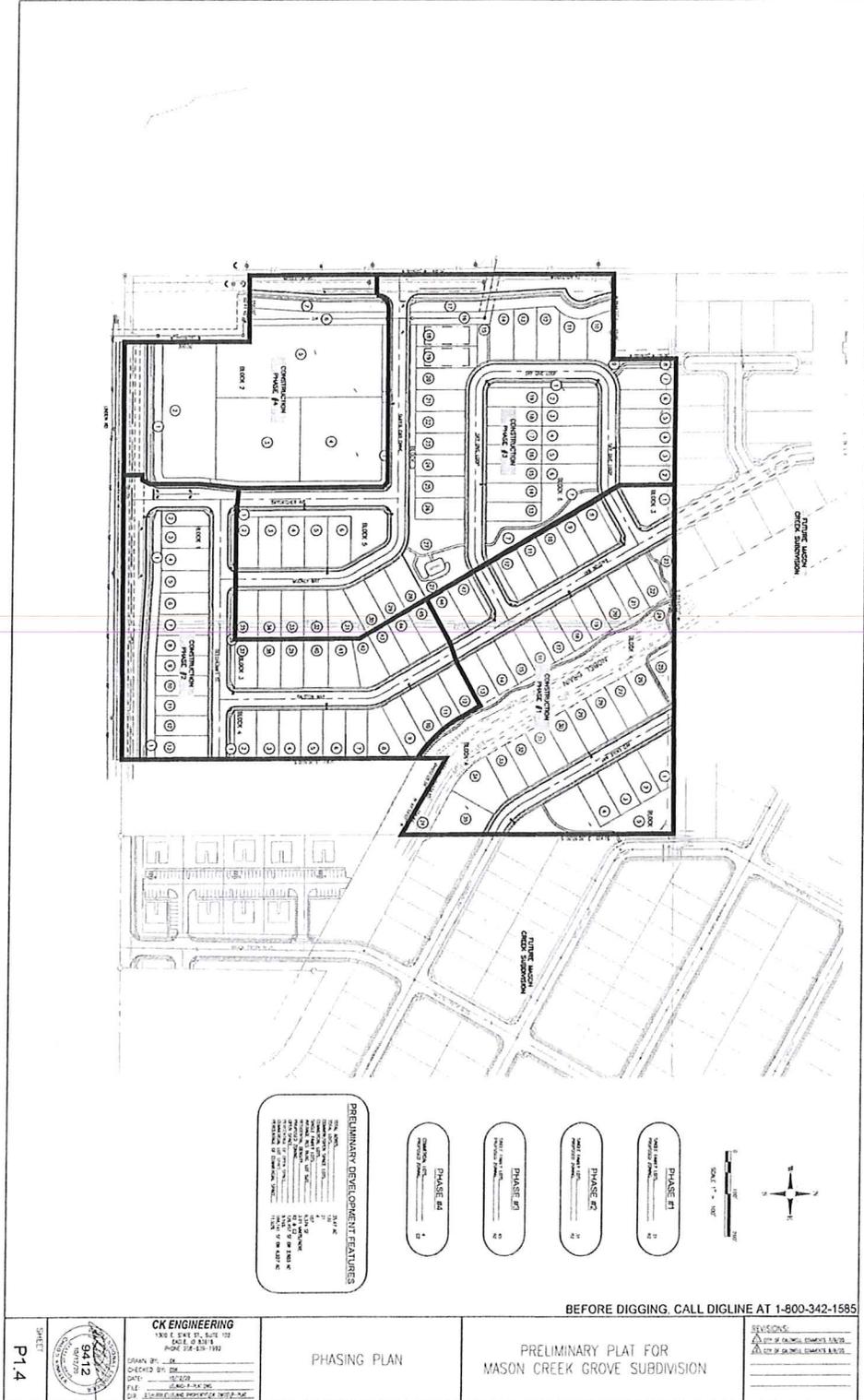
A19

SHEET P1.1		CK ENGINEERING 1304 E. 20th St. Suite 103 Lincoln, NE 68502-3000 PHONE: 402-442-1900	LOT DIMENSION PLAN VIEW	PRELIMINARY PLAT FOR MASON CREEK GROVE SUBDIVISION	REVISIONS: 1. BY: [Signature] DATE: [Date] 2. BY: [Signature] DATE: [Date]
		DRAWN BY: [Signature] CHECKED BY: [Signature] DATE: 10-20-10 FILE: 10-20-10 DWG: 10-20-10			



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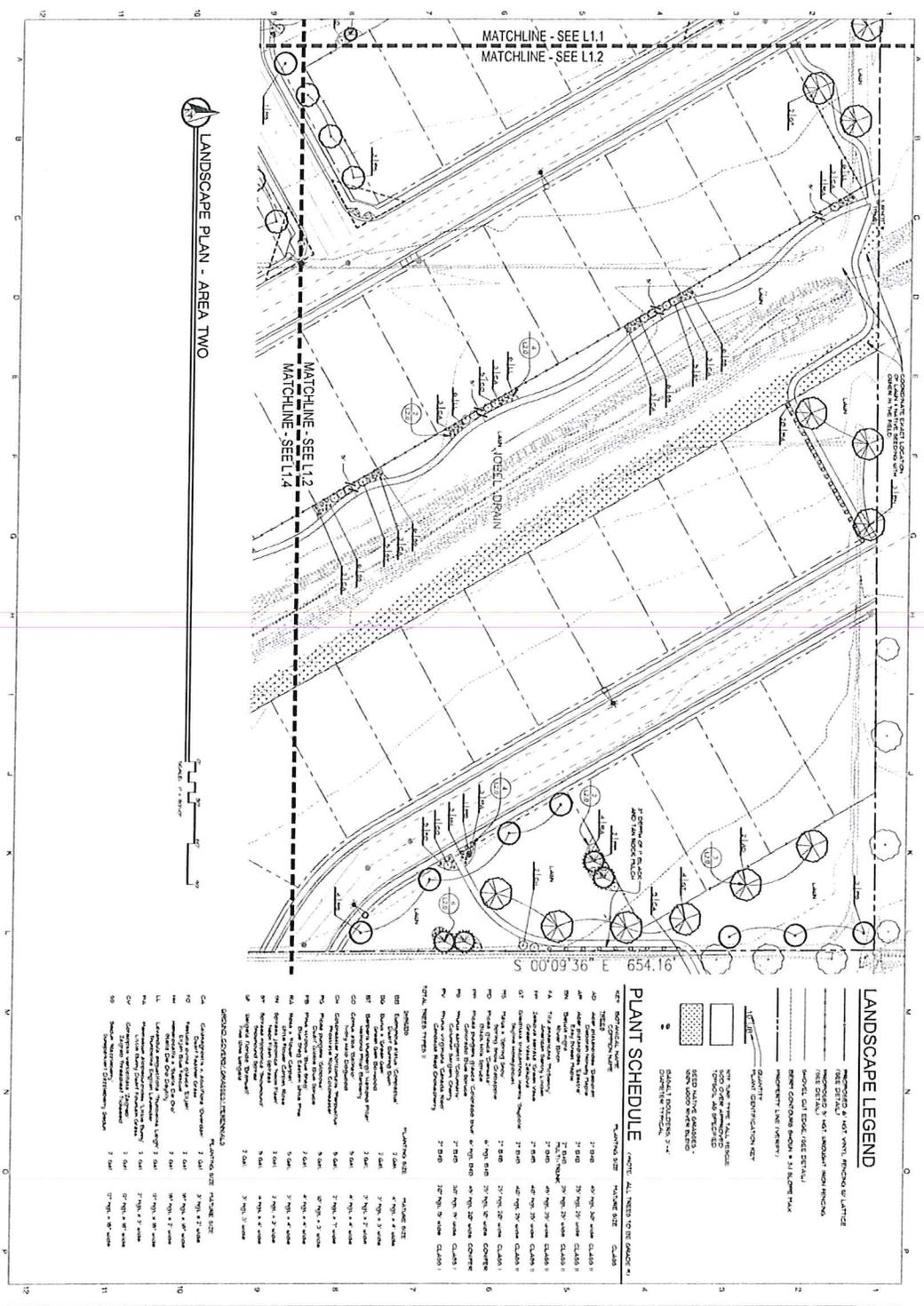
NOTES:

1. NO DIRECT LOT ACCESS SHALL BE ALLOWED ONTO MIDDLETON ROAD OR ULDEN ROAD.
2. ALL LOTS SHALL HAVE SEWER SERVICE PROVIDED BY THE CITY OF CALDWELL.
3. ALL LOTS SHALL HAVE DOMESTIC WATER PROVIDED BY THE CITY OF CALDWELL.
4. THE DEVELOPER WILL COMPLY WITH IDAHO CODE 31-3805 BY PROVIDING PRESSURE IRRIGATION TO ALL LOT PER THE CITY OF CALDWELL STANDARDS.
5. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
6. STORM WATER DRAINAGE SHALL BE COLLETED AND OR RETAINED ON SITE BY CATCH BASINS, UNDERGROUND PIPING, SWALES, DRAINAGE PONDS AND SEEPAGE BEDS PER THE CITY OF CALDWELL STORM WATER POLCY MANUAL.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, IDAHO CODE "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE YEAR, WHEN THE OPERATIONS WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPEARANCE TO IT".
8. THE 110 FOOT NOBLE DRAIN EASEMENT IS CONTAINED WITHIN LOT 24 BLOCK 4.
9. LOT 1 AND 2 BLOCK 1, LOT 1 AND LOT 7 BLOCK 2, LOTS 1, 8, 9, 15, 17, 27, AND 36 BLOCK 3, LOTS 1, 23, 24 AND 25 BLOCK 4, LOT 1 BLOCK 5, LOT 1 AND 7 BLOCK 6, AND LOT 5 BLOCK 7 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE MASON CREEK GROVE SUBDIVISION HOMEOWNERS ASSOCIATION.
10. THIS PROPERTY FALLS IN COMMUNITY-PANAL NUMBER 16027C0263F, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, REVISED AND EFFECTIVE MAY 24, 2011 IS IN AN AREA DESIGNATED AS SHADED ZONE X OR AREAS OF 0.2% ANNUAL CHANCE FLOODPLAIN. THIS IS BASED ON MASON CREEK AND THERE ARE ESTABUSHED BASE FLOOD ELEVATIONS.
11. LOT 15, BLOCK 3 IS TO BE PRIVATE DRIVE LOT FOR INGRESS/EGRESS OF LOTS 18 & 19 BLOCK 3. LOT TO CONTAIN 24' WIDE COMMON DRIVE WITH 5' LANDSCAPE STRIP TO SEPARATE LOT 15 FROM LOT 14 BLOCK 3 AND ENSURE LOT 14 IS NOT DOUBLE FRONTED.
12. LOT 9 BLOCK 3 TO SERVE AS FUTURE ACCESS DRIVE TO OUT-PARCEL IN NORTHWEST CORNER OF SUBDIVISION. LOT TO CONTAIN BLANKET UTILITY EASEMENT AS CITY SEWER AND WATER SERVICE TO BE STUBBED TO OUT-PARCEL THROUGH THIS LOT.
13. LOT 6 BLOCK 2 AND LOT 16 BLOCK 3 ARE A 30' PIONEER IRRIGATION DISTRICT EASEMENT LOT TO CONTAIN THE RELOCATION OF THE BOLTON LATERAL.

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES.....	35.47 AC
TOTAL LOTS.....	132
COMMON/OPEN SPACE LOTS.....	21
COMMERCIAL LOTS.....	4
SINGLE FAMILY LOTS.....	107
AVERAGE RES BLDG. LOT SIZE.....	6,374 SF
RESIDENTIAL DENSITY.....	3.01 UNITS/ACRE
PROPOSED ZONING.....	R2 & C2
OPEN SPACE.....	126,457 SF OR 2.903 AC
PERCENTAGE OF OPEN SPACE.....	8.19%
COMMERCIAL LOT SPACE.....	184,141 SF OR 4.227 AC
PERCENTAGE OF COMMERCIAL SPACE.....	11.92%

*Detail
A19 Exhibit*



LANDSCAPE LEGEND

INDICATED & NOT VISIBLE IN LAYOUT
 NOT SHOWN & NOT INDICATED
 (SEE DETAIL)
 MODEL CUT EDGE (SEE DETAIL)
 BENT CONCRETE MOULD & 3/4" ALUMINUM PAUL
 INCIDENT LINE (VARIABLE)

PLANT SCHEDULE

| PLANT |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 |
| 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |
| 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 |
| 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 |
| 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 |
| 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 |
| 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |

LANDSCAPE SCHEDULE

| LANDSCAPE |
|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 |
| 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |
| 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 |
| 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 |
| 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 |
| 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 |
| 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |

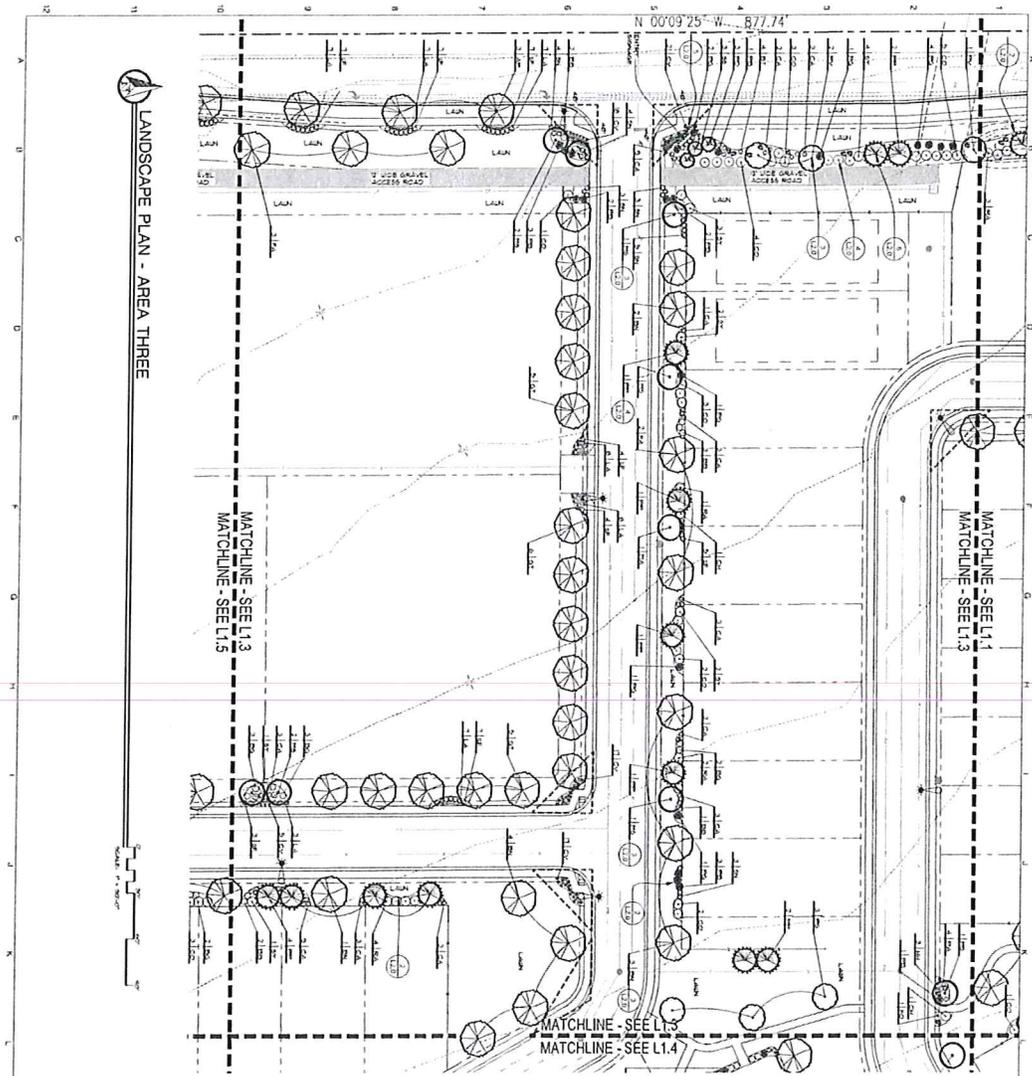
LANDSCAPE PLANS
Mason Creek Grove Subdivision
 Linden Road Caldwell, ID 83607

SOUTH BECK & BAIRD
 South Landscape Architecture P.C.
 One South Park & East Landscape Architecture P.C.

DATE: 11/11/2019
PROJECT: Mason Creek Grove Subdivision
SCALE: 1/8" = 1'-0"

LANDSCAPE SCHEDULE

| LANDSCAPE |
|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 |
| 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |
| 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 |
| 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 |
| 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 |
| 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 |
| 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |



LANDSCAPE PLAN - AREA THREE

MATCHLINE - SEE L1.3
MATCHLINE - SEE L1.5

MATCHLINE - SEE L1.4
MATCHLINE - SEE L1.4

MATCHLINE - SEE L1.1
MATCHLINE - SEE L1.3

LANDSCAPE LEGEND

PLANT SCHEDULE (NOTE: ALL NEEDS TO BE CHECKED TO BE CORRECT)

PLANT SCHEDULE	PLANTING SIZE	PLANTING RATE	CLASS
101	2'	40' N/A, 30' same	CLASS 1
102	2'	20' N/A, 20' same	CLASS 1
103	2'	20' N/A, 20' same	CLASS 1
104	2'	20' N/A, 20' same	CLASS 1
105	2'	20' N/A, 20' same	CLASS 1
106	2'	20' N/A, 20' same	CLASS 1
107	2'	20' N/A, 20' same	CLASS 1
108	2'	20' N/A, 20' same	CLASS 1
109	2'	20' N/A, 20' same	CLASS 1
110	2'	20' N/A, 20' same	CLASS 1
111	2'	20' N/A, 20' same	CLASS 1
112	2'	20' N/A, 20' same	CLASS 1
113	2'	20' N/A, 20' same	CLASS 1
114	2'	20' N/A, 20' same	CLASS 1
115	2'	20' N/A, 20' same	CLASS 1
116	2'	20' N/A, 20' same	CLASS 1
117	2'	20' N/A, 20' same	CLASS 1
118	2'	20' N/A, 20' same	CLASS 1
119	2'	20' N/A, 20' same	CLASS 1
120	2'	20' N/A, 20' same	CLASS 1
121	2'	20' N/A, 20' same	CLASS 1
122	2'	20' N/A, 20' same	CLASS 1
123	2'	20' N/A, 20' same	CLASS 1
124	2'	20' N/A, 20' same	CLASS 1
125	2'	20' N/A, 20' same	CLASS 1
126	2'	20' N/A, 20' same	CLASS 1
127	2'	20' N/A, 20' same	CLASS 1
128	2'	20' N/A, 20' same	CLASS 1
129	2'	20' N/A, 20' same	CLASS 1
130	2'	20' N/A, 20' same	CLASS 1
131	2'	20' N/A, 20' same	CLASS 1
132	2'	20' N/A, 20' same	CLASS 1
133	2'	20' N/A, 20' same	CLASS 1
134	2'	20' N/A, 20' same	CLASS 1
135	2'	20' N/A, 20' same	CLASS 1
136	2'	20' N/A, 20' same	CLASS 1
137	2'	20' N/A, 20' same	CLASS 1
138	2'	20' N/A, 20' same	CLASS 1
139	2'	20' N/A, 20' same	CLASS 1
140	2'	20' N/A, 20' same	CLASS 1
141	2'	20' N/A, 20' same	CLASS 1
142	2'	20' N/A, 20' same	CLASS 1
143	2'	20' N/A, 20' same	CLASS 1
144	2'	20' N/A, 20' same	CLASS 1
145	2'	20' N/A, 20' same	CLASS 1
146	2'	20' N/A, 20' same	CLASS 1
147	2'	20' N/A, 20' same	CLASS 1
148	2'	20' N/A, 20' same	CLASS 1
149	2'	20' N/A, 20' same	CLASS 1
150	2'	20' N/A, 20' same	CLASS 1
151	2'	20' N/A, 20' same	CLASS 1
152	2'	20' N/A, 20' same	CLASS 1
153	2'	20' N/A, 20' same	CLASS 1
154	2'	20' N/A, 20' same	CLASS 1
155	2'	20' N/A, 20' same	CLASS 1
156	2'	20' N/A, 20' same	CLASS 1
157	2'	20' N/A, 20' same	CLASS 1
158	2'	20' N/A, 20' same	CLASS 1
159	2'	20' N/A, 20' same	CLASS 1
160	2'	20' N/A, 20' same	CLASS 1
161	2'	20' N/A, 20' same	CLASS 1
162	2'	20' N/A, 20' same	CLASS 1
163	2'	20' N/A, 20' same	CLASS 1
164	2'	20' N/A, 20' same	CLASS 1
165	2'	20' N/A, 20' same	CLASS 1
166	2'	20' N/A, 20' same	CLASS 1
167	2'	20' N/A, 20' same	CLASS 1
168	2'	20' N/A, 20' same	CLASS 1
169	2'	20' N/A, 20' same	CLASS 1
170	2'	20' N/A, 20' same	CLASS 1
171	2'	20' N/A, 20' same	CLASS 1
172	2'	20' N/A, 20' same	CLASS 1
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174	2'	20' N/A, 20' same	CLASS 1
175	2'	20' N/A, 20' same	CLASS 1
176	2'	20' N/A, 20' same	CLASS 1
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178	2'	20' N/A, 20' same	CLASS 1
179	2'	20' N/A, 20' same	CLASS 1
180	2'	20' N/A, 20' same	CLASS 1
181	2'	20' N/A, 20' same	CLASS 1
182	2'	20' N/A, 20' same	CLASS 1
183	2'	20' N/A, 20' same	CLASS 1
184	2'	20' N/A, 20' same	CLASS 1
185	2'	20' N/A, 20' same	CLASS 1
186	2'	20' N/A, 20' same	CLASS 1
187	2'	20' N/A, 20' same	CLASS 1
188	2'	20' N/A, 20' same	CLASS 1
189	2'	20' N/A, 20' same	CLASS 1
190	2'	20' N/A, 20' same	CLASS 1
191	2'	20' N/A, 20' same	CLASS 1
192	2'	20' N/A, 20' same	CLASS 1
193	2'	20' N/A, 20' same	CLASS 1
194	2'	20' N/A, 20' same	CLASS 1
195	2'	20' N/A, 20' same	CLASS 1
196	2'	20' N/A, 20' same	CLASS 1
197	2'	20' N/A, 20' same	CLASS 1
198	2'	20' N/A, 20' same	CLASS 1
199	2'	20' N/A, 20' same	CLASS 1
200	2'	20' N/A, 20' same	CLASS 1

DRIVING SCHEDULES/VALUES/REQUIREMENTS

PLANTING SIZE: 2' DIA

PLANTING RATE: 20' N/A, 20' same

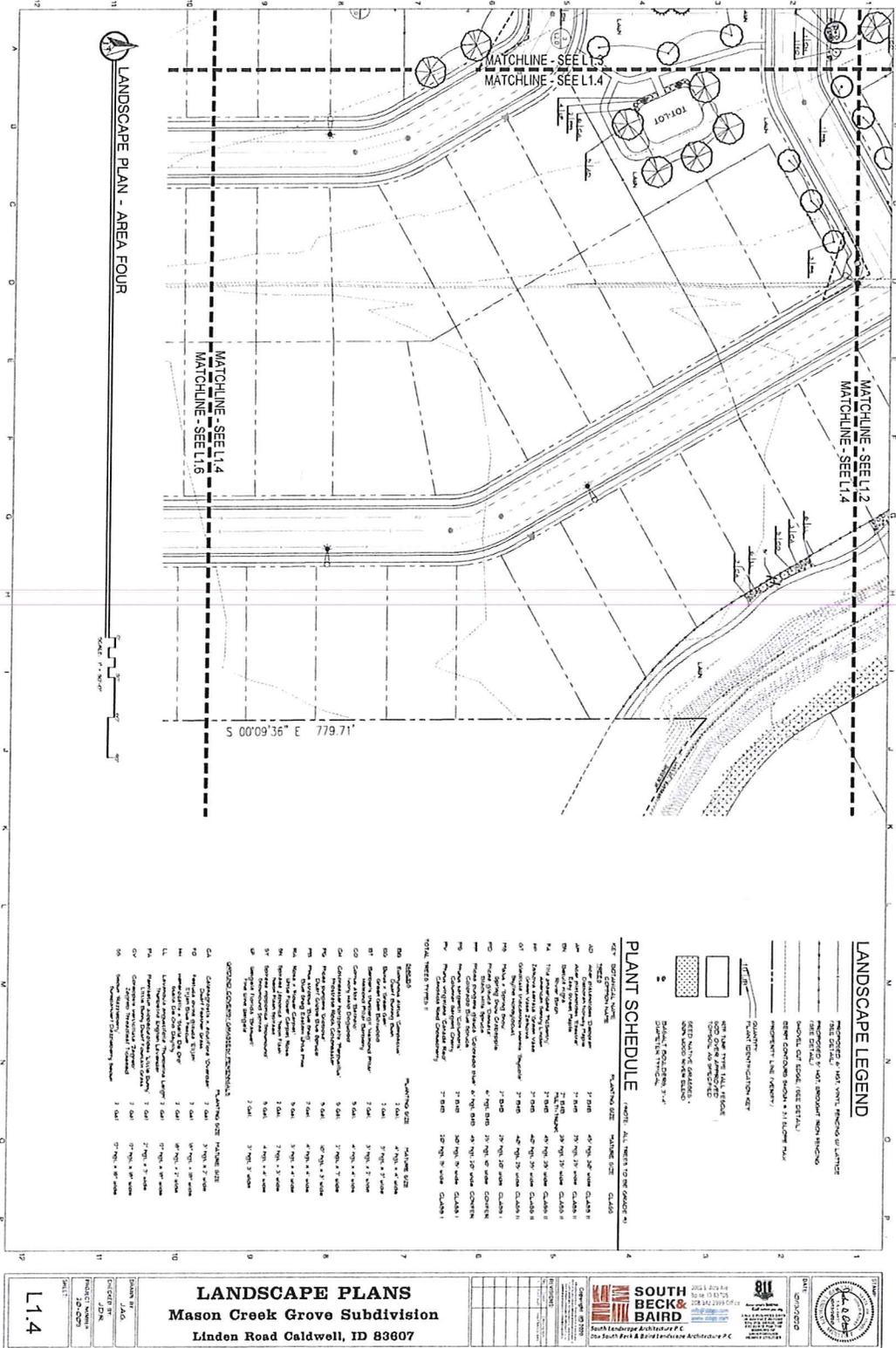
CLASS: CLASS 1

LANDSCAPE PLANS
Mason Creek Grove Subdivision
 Linden Road Caldwell, ID 83607

SOUTH BECK & BAIRD
 South Landscape Architecture P.C.
 The South Beck & Baird Landscape Architecture P.C.

L1.3

CITY SUBMITTAL



L1.4

CITY SUBMITTAL

LANDSCAPE PLANS

Mason Creek Grove Subdivision

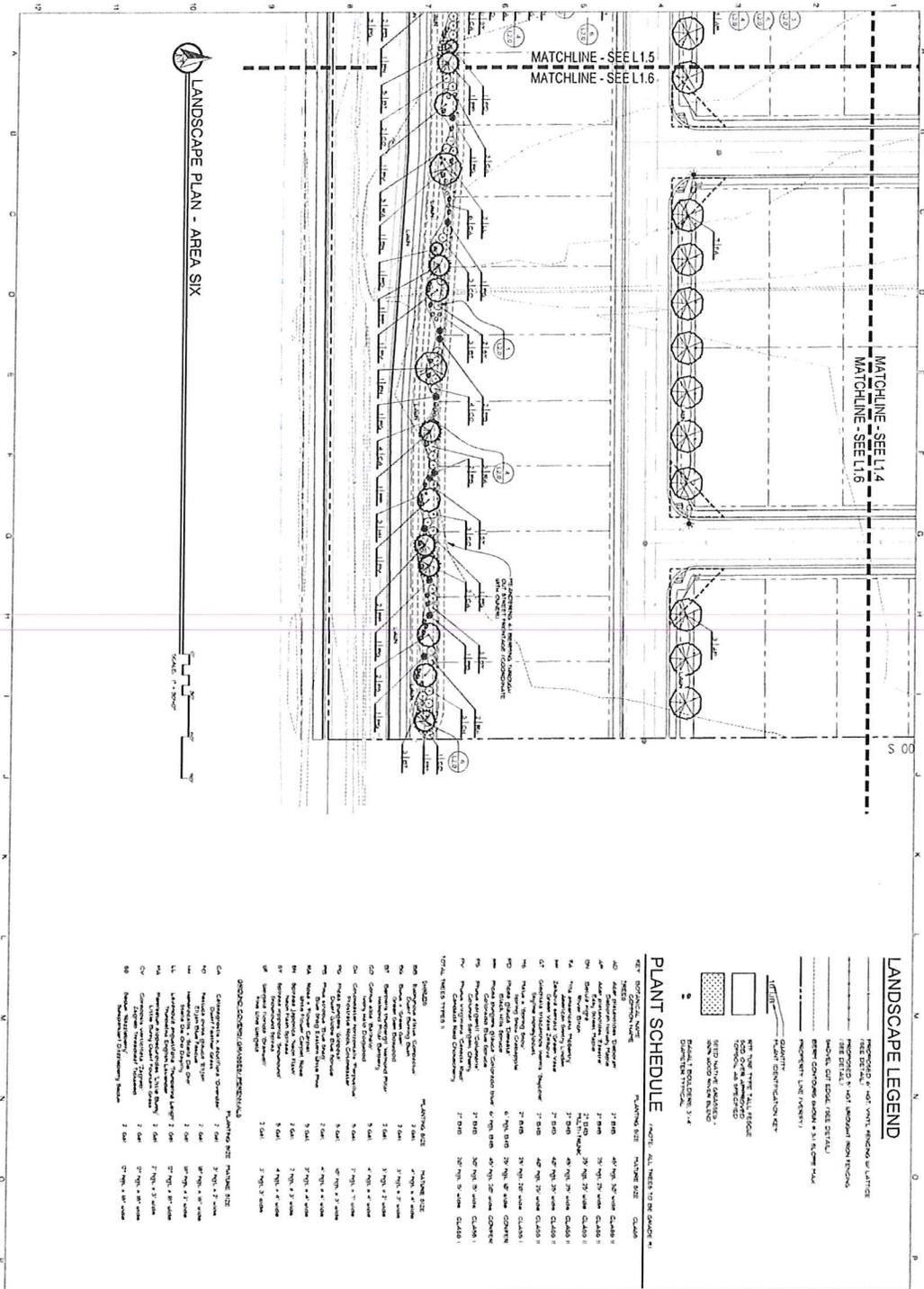
Linden Road Caldwell, ID 83607



SOUTH BECK & BAIRD

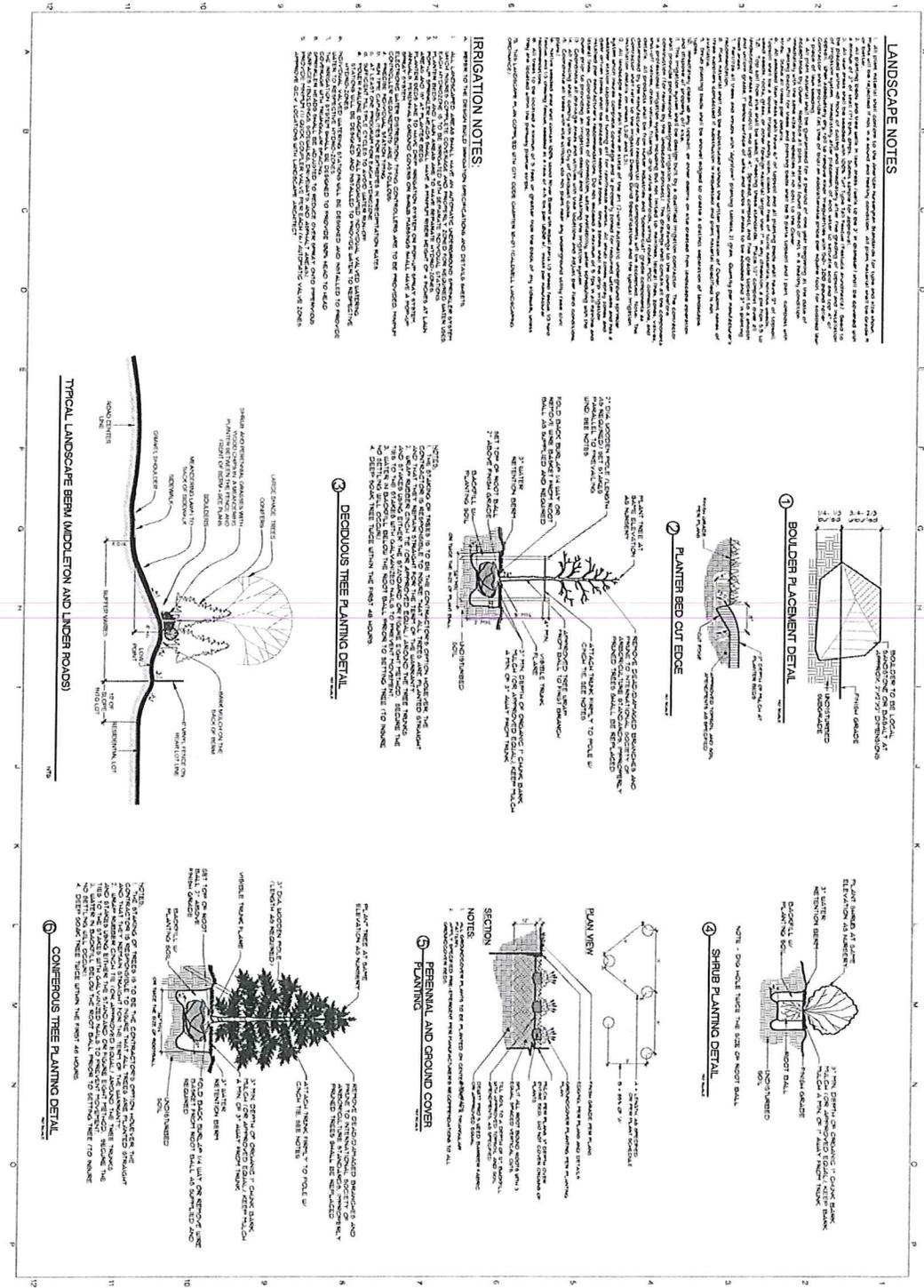
South Landscape Architecture P.C.

One South Park & Boise Landscape Architecture P.C.

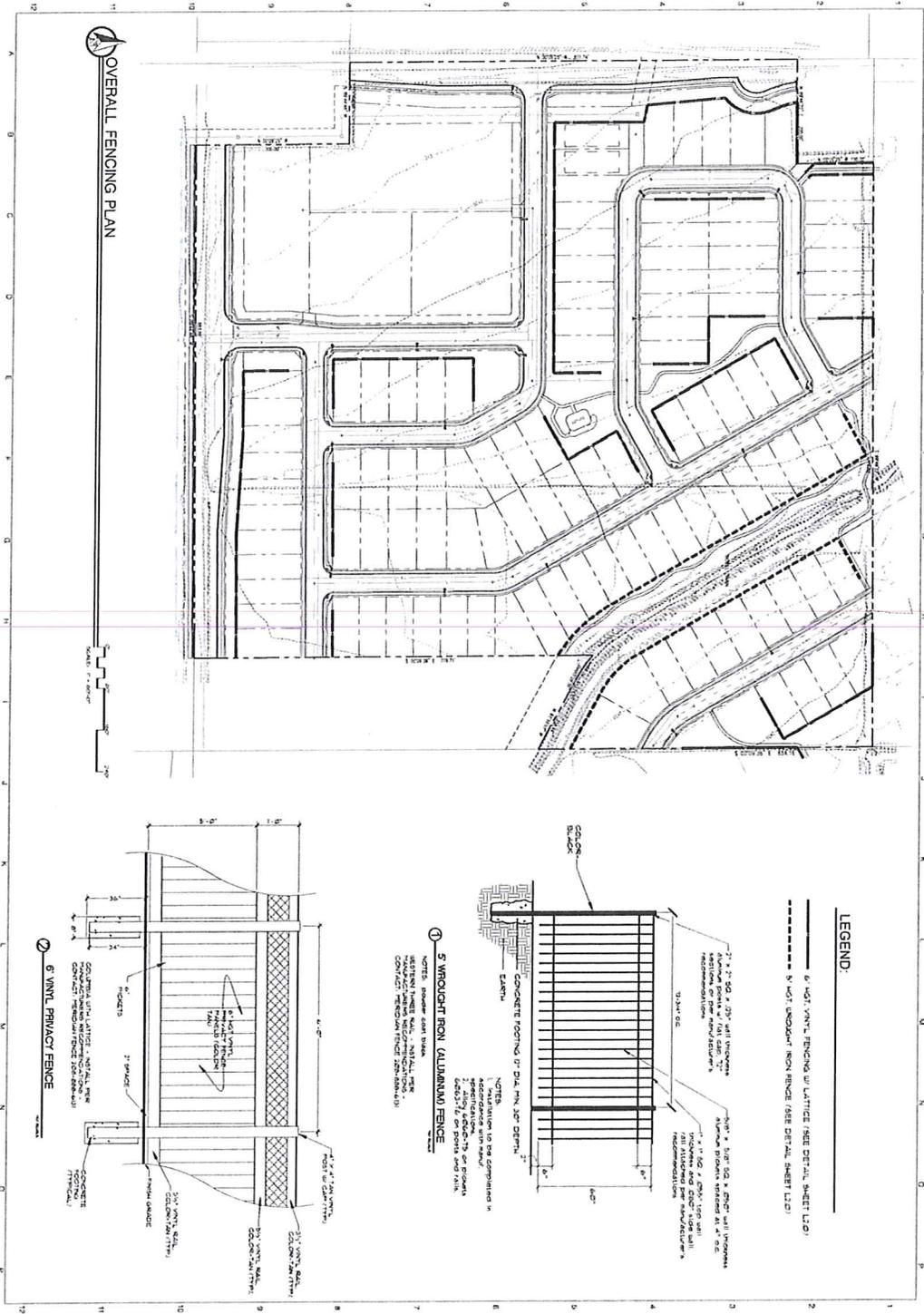


LANDSCAPE LEGEND

- 1" = 10' SCALE
- 1" = 20' SCALE
- 1" = 40' SCALE
- 1" = 80' SCALE
- 1" = 160' SCALE
- 1" = 320' SCALE
- 1" = 640' SCALE
- 1" = 1280' SCALE
- 1" = 2560' SCALE
- 1" = 5120' SCALE
- 1" = 10240' SCALE
- 1" = 20480' SCALE
- 1" = 40960' SCALE
- 1" = 81920' SCALE
- 1" = 163840' SCALE
- 1" = 327680' SCALE
- 1" = 655360' SCALE
- 1" = 1310720' SCALE
- 1" = 2621440' SCALE
- 1" = 5242880' SCALE
- 1" = 10485760' SCALE
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- 1" = 41943040' SCALE
- 1" = 83886080' SCALE
- 1" = 167772160' SCALE
- 1" = 335544320' SCALE
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- 1" = 1342177280' SCALE
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- 1" = 5368709120' SCALE
- 1" = 10737418240' SCALE
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- 1" = 42949672960' SCALE
- 1" = 85899345920' SCALE
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DATE: 12/15/2011	PROJECT: MASON CREEK GROVE SUBDIVISION	SCALE: 1/8" = 1'-0"	SHEET: L2.0
DESIGNER: J.A.S.	CHECKER: J.A.S.	DATE: 12/15/2011	PROJECT: MASON CREEK GROVE SUBDIVISION
LANDSCAPE DETAILS Mason Creek Grove Subdivision Linden Road Caldwell, ID 83607			
SOUTH BECK & BAIRD South Landscape Architects P.C. 204 South Park & Baird Landscape Architecture P.C.			



L2.1 CITY SUBMITTAL	LANDSCAPE FENCING PLAN Mason Creek Grove Subdivision Linden Road Caldwell, ID 83807	SOUTH BECK & BAIRD South Landscape Architecture P.C. 200 South Park & Blvd Landscape Architecture P.C.	811 CALL BEFORE YOU DIG 1-800-4-A-SAFE	
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EXHIBIT "PA 3"
CANYON HIGHWAY DISTRICT #4 (CHD4)



CANYON HIGHWAY DISTRICT No. 4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607
TELEPHONE 208/454-8135
FAX 208/454-2008

May 22, 2020

City of Caldwell Planning & Zoning Commission
621 Cleveland Blvd
Caldwell, Idaho 83605
Attention: Debbie Root, Senior Planner

**RE: Mason Creek Grove Subdivision
ZON-20-04/CMP-20-03/SUB-20P-04 Rezone and Preliminary Plat
Middleton Rd and Linden Rd Frontage**

Dear Commissioners:

Canyon Highway District No. 4 (CHD4) has reviewed the application for rezone and preliminary plat of Mason Creek Grove Subdivision, located near the northeast corner of Middleton Rd and Linden Rd (SW ¼ Section 29 T4N R2W). CHD4 provides the following comments on the proposed development:

1. By agreement with the City, (Exchange Maintenance Agreement, 2008) CHD4 operates and maintains Middleton Rd between Ustick Rd and Lincoln Rd, and Linden Rd from Middleton Rd to Midland Rd. Under this agreement, CHD4 is responsible for access permitting and utility permitting along the corridor, and is provided opportunity to review and comment on development plans as they may impact the operation and maintenance of the highway.
2. CHD4 and the City has jointly conducted a study for the Middleton Rd corridor between Ustick and the Boise River, the "Middleton Road Corridor Plan" dated October 2016. CHD4 requests that the right-of-way widths, road sections, intersection locations, and access controls described in the plan be required conditions of the development.
3. CHD4, in partnership with the City, has prepared plans for a dual-lane roundabout at the intersection of Middleton Rd and Linden Rd to provide capacity and safety improvements to the existing all-way stop controlled intersection. CHD4 is in the process of acquiring right-of-way for this project, and has prepared legal descriptions for public road right-of-way for Middleton Rd and Linden Rd, and for associated permanent and temporary easements to accommodate the intersection improvements. CHD4 requests that the City require, as a condition of approval of the rezone and preliminary plat, that the developer dedicate this right-of-way and grant the associated easements (City of Caldwell as the beneficiary) within 30 days of rezone or preliminary plat approval to facilitate this project. Copies of the legal descriptions, and maps of the right-of-way needs are attached to this letter for reference. Total right-of-way request is approximately 0.33 acres new right-of-way, 1.1 acres existing prescriptive right-of-way, 0.25 acres permanent irrigation easement, and 0.14 acres temporary construction easement.
4. Development should include dedication of right-of-way for Middleton Rd and Linden Rd, consistent with the Middleton Rd corridor plan and City standards for principal and minor arterials. Frontage improvements along Middleton Rd and Linden Rd should also be consistent

PA3

with the Middleton Rd corridor plan and the applicable City standards. The preliminary plat included with the application does not appear to meet these standards.

5. CHD4 requests that the City include as part of any development agreement for the project a clause requiring dedication of public right-of-way for Middleton Road (and any other public road as desired by the City) upon written request of the City, to facilitate construction of public roadway improvements independent of the timing of the proposed development.
6. The joint CHD4/Caldwell project for the Middleton & Linden roundabout is tentatively scheduled for construction in 2024, due to availability of local funds, and coordination of detour routes related to the I-84 widening project and reconstruction of the Middleton Rd and Ustick Rd overpasses. This intersection currently operates at LOS F for all approaches in peak hours, and additional trips from the proposed development will further increase delay times and degrade safety at the intersection until improvements can be made.
7. The Middleton Rd Corridor Plan identifies left turn pockets (“Loons”) at approximate ¼ mile intervals between the half-mile intersections at Linden and Skyway to accommodate left turn movements from Middleton Rd approaches north of Linden Rd. Additional right-of-way and construction of a left-turn pocket on the Middleton Rd frontage should be required as a condition of approval. The specific location may be determined during preparation of improvement drawings, but appears to lie near the north end of the Middleton Rd frontage for the development. See the Middleton Rd corridor plan the conceptual location.
8. Consideration should be given to requiring additional right-of-way for Linden Rd to accommodate the City’s minor arterial street section north of the existing Caldwell Highline Canal along the south side of Linden Rd, such that future relocation of the canal would not be necessary to fully improve Linden Rd.
9. The proposed Super Cub Street access to Middleton Rd appears to be spaced consistently with the 660-foot minimum separation from Middleton/Linden intersection identified in the Middleton Rd corridor plan. This approach should be restricted to right-in-right-out operation in accordance with that plan.
10. The proposed Leland Avenue approach to Linden Rd appears to meet the minimum 440-foot spacing to the Middleton/Linden intersection under current City access policy. A traffic or engineering study should be conducted to confirm there is adequate space between the Middleton/Linden roundabout and this approach to provide a left-turn lane for eastbound Linden entering the development, and to evaluate the need for auxiliary right-turn lanes for Leland Ave and for Super Cub Street.
11. A note should be added to the plat indicating that no direct lot access to Middleton Rd or Linden Rd is allowed.
12. The City should, through exactions or other fees, determine and require a proportionate share of the costs necessary to improve capacity at local intersections affected by new traffic from the development, including but not limited to Middleton / US 20-26 and Linden / Midland. No other local funding sources for these improvements is currently available to CHD4.

PA3

Page 3 of 3

Canyon Highway District appreciates the opportunity to review this rezone and subdivision proposal, and requests that the Commission consider these comments in their deliberations. Please feel free to contact me with any questions on these comments.

Respectfully,



Chris Hopper, P.E.
Assistant District Engineer

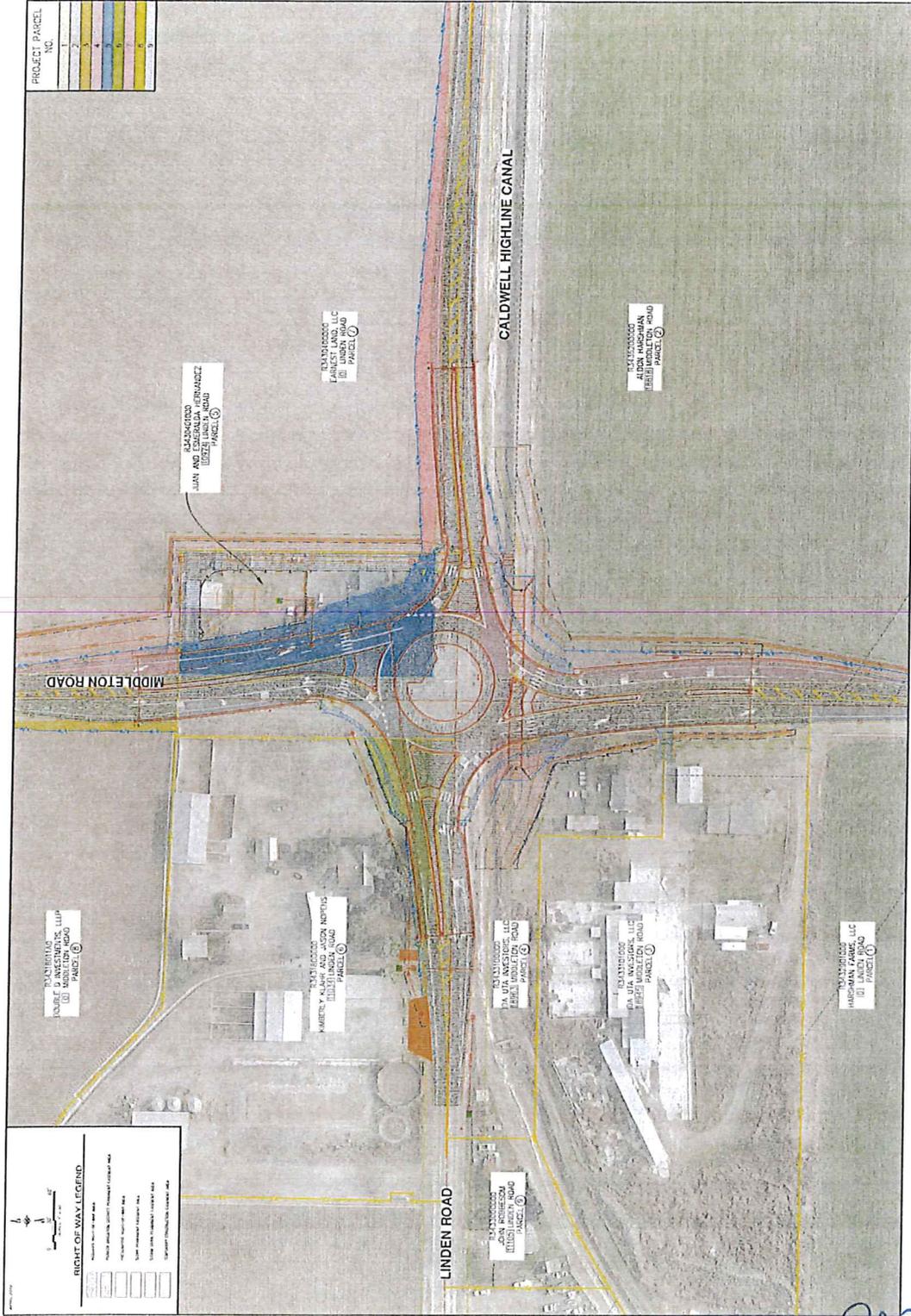
CC: Robb MacDonald, P.E. Caldwell City Engineer
File: Caldwell/Middleton Rd- Mason Creek Grove Subdivision

PA3

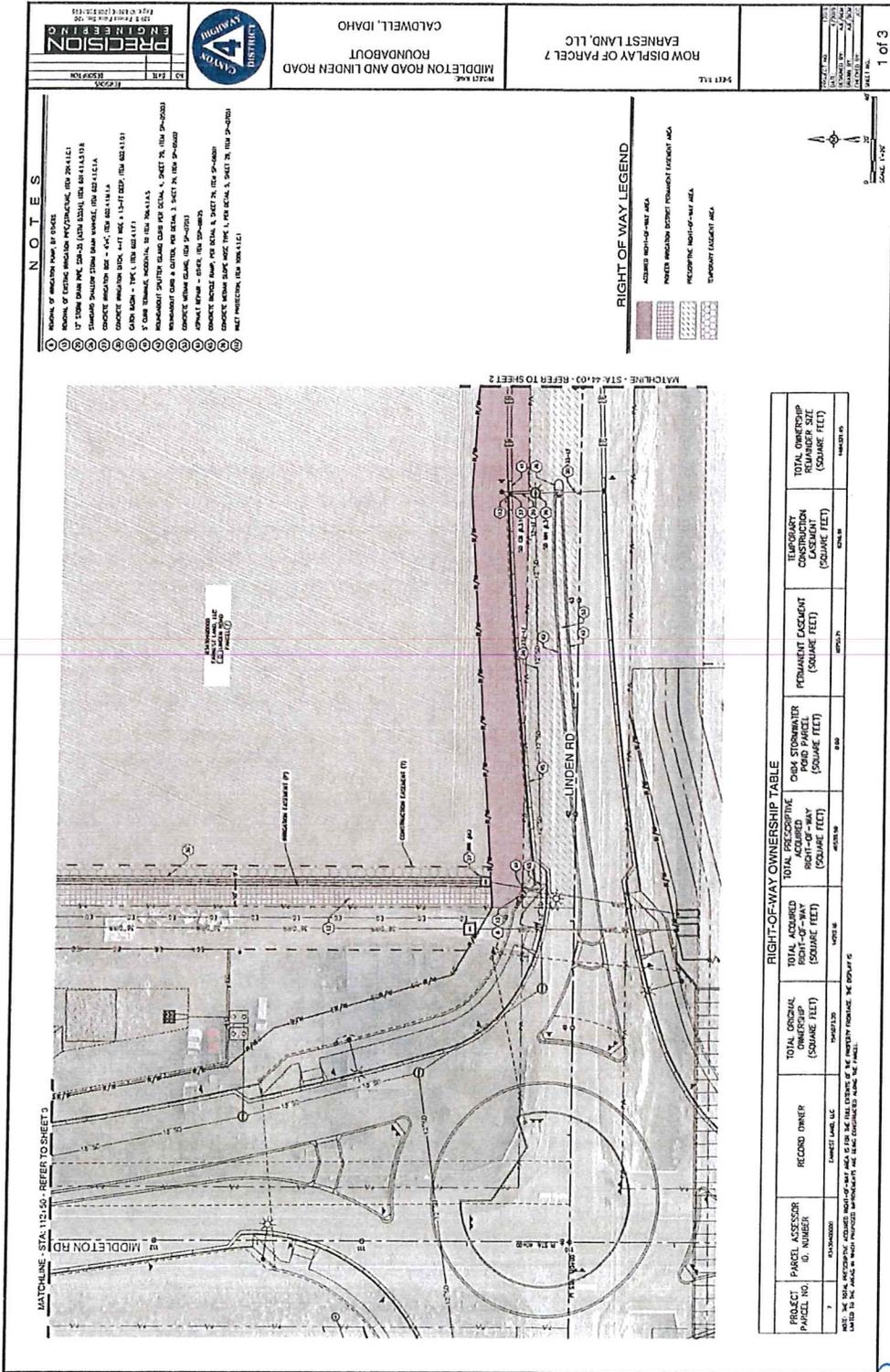


MIDDLETON ROAD & LINDEN ROAD ROUNDABOUT - ROW OVERVIEW DISPLAY
CALDWELL, IDAHO

PRECISION
ENGINEERING



PAB



NOTES

1. REVIEW OF EXISTING RECORDS FOR THIS PROJECT.
2. 12" CONCRETE PAVEMENT WITH 4" ASPHALT FINISH.
3. 12" CONCRETE PAVEMENT WITH 4" ASPHALT FINISH.
4. 12" CONCRETE PAVEMENT WITH 4" ASPHALT FINISH.
5. 12" CONCRETE PAVEMENT WITH 4" ASPHALT FINISH.
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18. 12" CONCRETE PAVEMENT WITH 4" ASPHALT FINISH.
19. 12" CONCRETE PAVEMENT WITH 4" ASPHALT FINISH.
20. 12" CONCRETE PAVEMENT WITH 4" ASPHALT FINISH.



MIDDLETON ROAD AND LINDEN ROAD
 CADDWELL, IDAHO
 EARNEST LAND, LLC
 ROW DISPLAY OF PARCEL 7

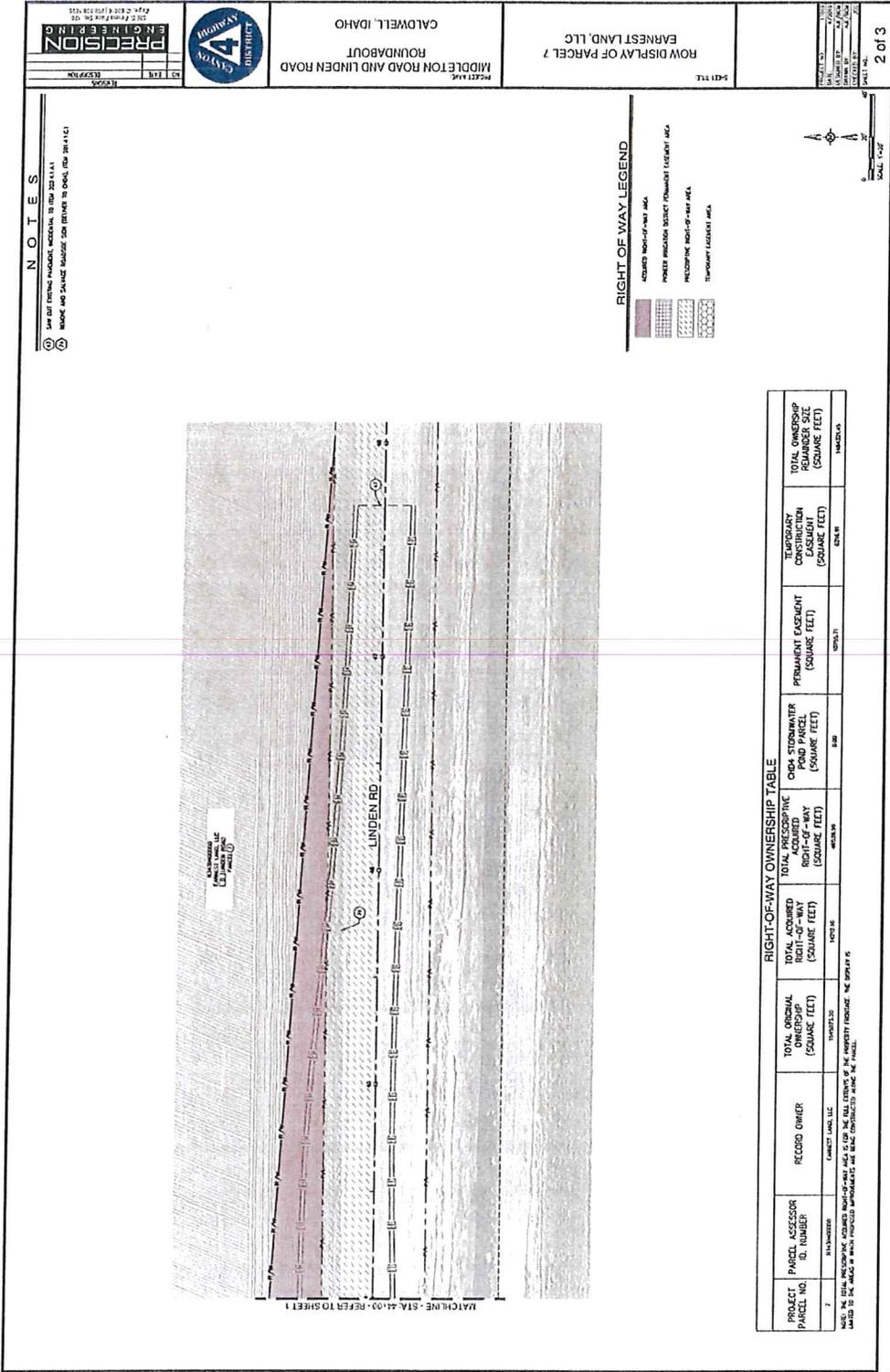
SCALE 1"=20'
 SHEET NO. 1 OF 3

RIGHT-OF-WAY OWNERSHIP TABLE

PROJECT PARCEL ASSESSOR ID NUMBER	RECORD OWNER	TOTAL ORIGINAL ACQUIRED RIGHT-OF-WAY (SQ. FEET)	TOTAL ACQUIRED RIGHT-OF-WAY (SQ. FEET)	TOTAL RESPECTIVE ACQUIRED RIGHT-OF-WAY (SQ. FEET)	CHINA STORMWATER BASIN PARCEL (SQ. FEET)	PERMANENT EASEMENT (SQ. FEET)	TEMPORARY EASEMENT (SQ. FEET)	TOTAL OWNERSHIP REMAINDER SIZE (SQ. FEET)
7	EARNEST LAND, LLC	10,000.00	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00

BASED ON THE TOTAL ACQUIRED EASEMENT INFORMATION AND THE INFORMATION PROVIDED IN THE PARCEL DATA SHEET. THE INFORMATION PROVIDED IN THIS TABLE IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND.

PAB



NOTES

- 1. SEE ALL EXISTING PLANS, RECORDS, RECORDS TO THIS PROJECT.
- 2. RECORD AND SURVEY MONITORING SHALL BE PERFORMED TO OBTAIN THIS PLAN.

RIGHT OF WAY LEGEND

- ACQUIRED RIGHT-OF-WAY AREA
- PERMANENT EASEMENT CONSTRUCTION EASEMENT AREA
- PERMANENT RIGHT-OF-WAY AREA
- TEMPORARY EASEMENT AREA

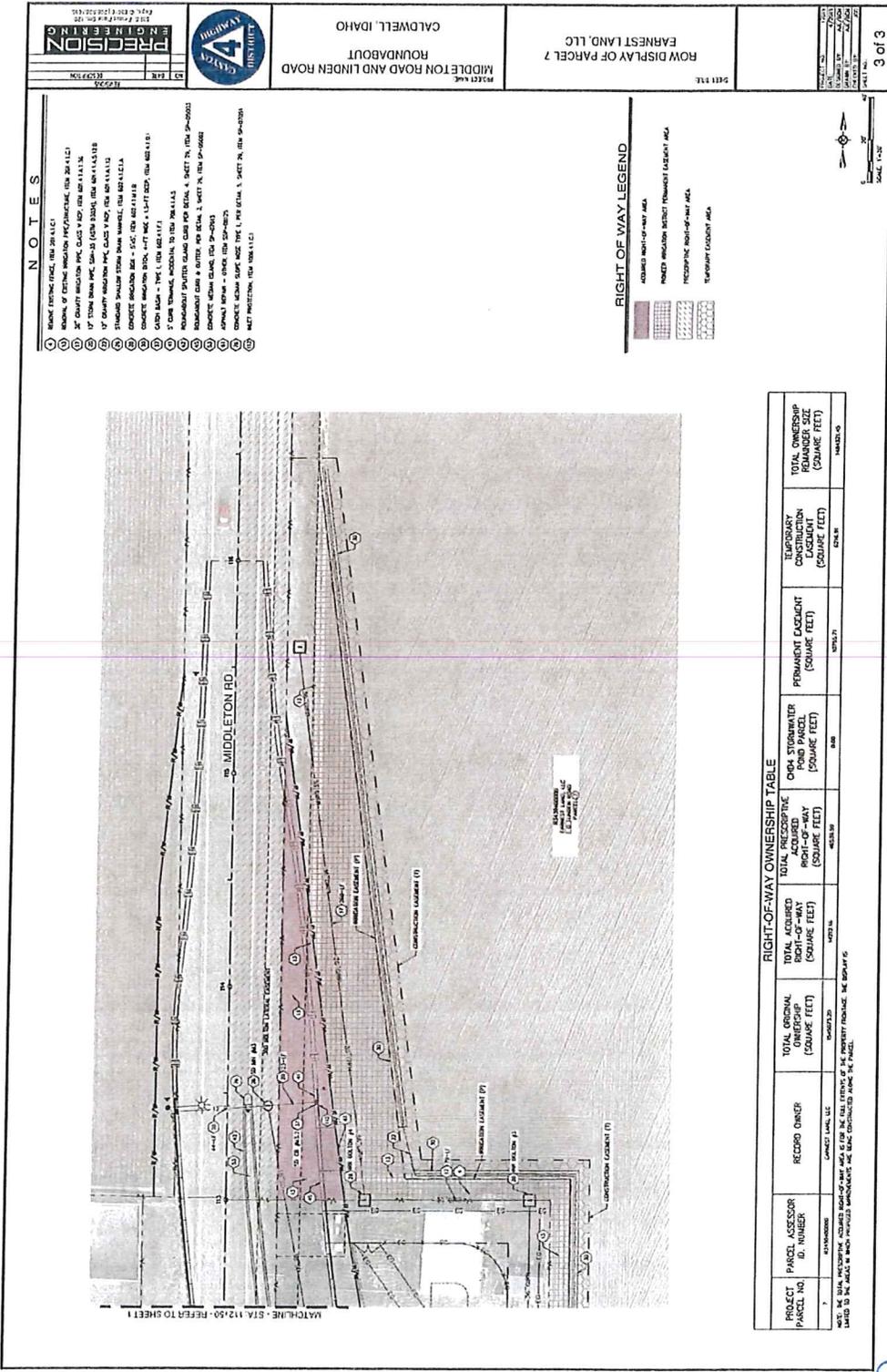
RIGHT-OF-WAY OWNERSHIP TABLE

PROJECT / PARCEL ASSESSOR ID NUMBER	RECORD OWNER	TOTAL ORIGINAL OWNERSHIP (SQ. FEET)	TOTAL ACQUIRED RIGHT-OF-WAY (SQ. FEET)	TOTAL PRESCRIBING RIGHT-OF-WAY (SQ. FEET)	CONSTR. EASEMENT (SQ. FEET)	PERMANENT EASEMENT (SQ. FEET)	TEMPORARY CONSTRUCTION EASEMENT (SQ. FEET)	TOTAL OWNERSHIP REMAINDER SIZE (SQ. FEET)
7	ERNEST LAND, LLC	10,000.00	10,000.00	10,000.00	0.00	0.00	0.00	0.00

NOTE: THE TOTAL PRESCRIBING ACQUIRED RIGHT-OF-WAY AREA FOR THE FULL EXTENT OF THE PROPERTY INCLUDING THE DISPLAY IS LIMITED TO THE AREA IN WHICH PROPOSED IMPROVEMENTS ARE BEING CONSTRUCTED AS SHOWN ON THIS PLAN.



PA3



NOTES

- 1) MARK EXISTING EASEMENTS, PER 204.11.1.C1
- 2) MARK EXISTING EASEMENTS PER 204.11.1.C1
- 3) MARK EXISTING EASEMENTS PER 204.11.1.C1
- 4) MARK EXISTING EASEMENTS PER 204.11.1.C1
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- 27) MARK EXISTING EASEMENTS PER 204.11.1.C1
- 28) MARK EXISTING EASEMENTS PER 204.11.1.C1
- 29) MARK EXISTING EASEMENTS PER 204.11.1.C1
- 30) MARK EXISTING EASEMENTS PER 204.11.1.C1

RIGHT OF WAY LEGEND



RIGHT-OF-WAY OWNERSHIP TABLE

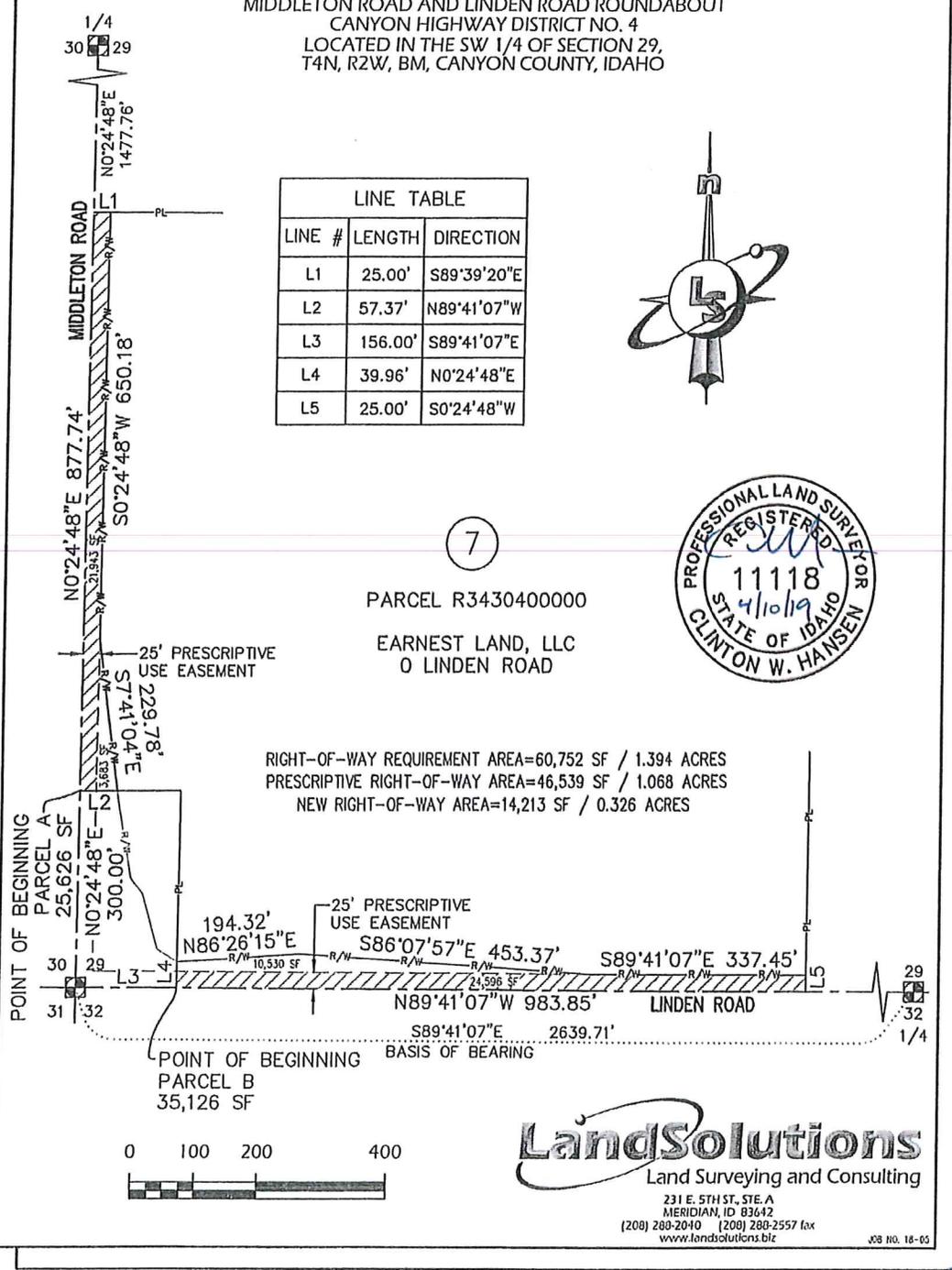
PROJECT PARCEL ASSESSOR ID NUMBER	RECORD OWNER	TOTAL ORIGINAL OWNERSHIP (SQUARE FEET)	TOTAL ACQUIRED RIGHT-OF-WAY (SQUARE FEET)	TOTAL PREEXISTING ACQUIRED RIGHT-OF-WAY (SQUARE FEET)	OPEN STORMWATER CONVEYANCE FACILITY (SQUARE FEET)	PERMANENT EASEMENT (SQUARE FEET)	TEMPORARY CONVEYANCE EASEMENT (SQUARE FEET)	TOTAL OWNERSHIP REMAINDER SIZE (SQUARE FEET)
7	CALDWELL LAND, LLC	164,000.00	164,000.00	164,000.00	0.00	0.00	0.00	164,000.00

NOTE: THE TOTAL PREEXISTING ACQUIRED RIGHT-OF-WAY AREA IS FOR THE FULL EXTENT OF THE PROPERTY INTEREST. THE REMAINDER IS LIMITED TO THE AREA IN WHICH PREVIOUS EASEMENTS ARE GRANTING INTERESTS ALONG THE FACILITY.

PA3

RIGHT-OF-WAY REQUIREMENT - PARCEL 7 - EXHIBIT

MIDDLETON ROAD AND LINDEN ROAD ROUNDABOUT
 CANYON HIGHWAY DISTRICT NO. 4
 LOCATED IN THE SW 1/4 OF SECTION 29,
 T4N, R2W, BM, CANYON COUNTY, IDAHO



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.00'	S89°39'20"E
L2	57.37'	N89°41'07"W
L3	156.00'	S89°41'07"E
L4	39.96'	N0°24'48"E
L5	25.00'	S0°24'48"W

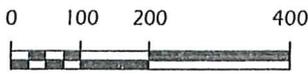
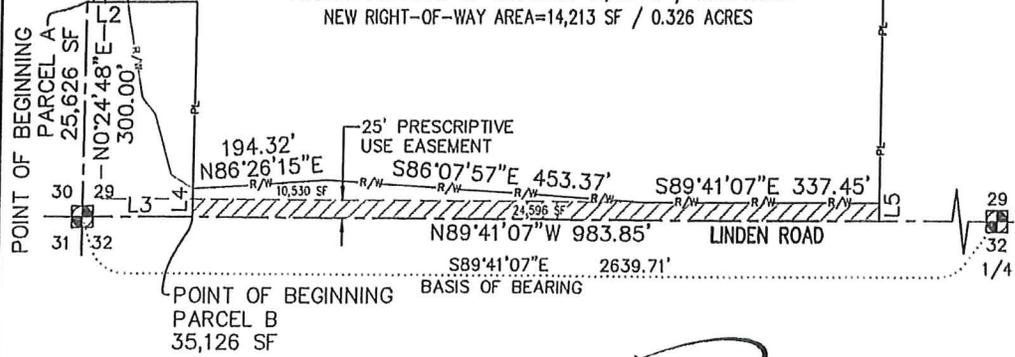
7

PARCEL R3430400000

EARNEST LAND, LLC
 0 LINDEN ROAD



RIGHT-OF-WAY REQUIREMENT AREA=60,752 SF / 1.394 ACRES
 PRESCRIPTIVE RIGHT-OF-WAY AREA=46,539 SF / 1.068 ACRES
 NEW RIGHT-OF-WAY AREA=14,213 SF / 0.326 ACRES



LandSolutions
 Land Surveying and Consulting
 231 E. 5TH ST., STE. A
 MERIDIAN, ID 83642
 (208) 288-2040 (208) 288-2557 fax
 www.landsolutions.biz

PAB

Canyon Highway District No. 4
Middleton Road and Linden Road Roundabout
Tax Parcel No. R3430400000

Parcel 7
Right-of-Way Requirement Description

Parcels located in the SW ¼ of Section 29, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

PARCEL A

Commencing at a point marking the southwest corner of the SW ¼ of said Section 29, from which a point marking the southeast corner of said SW ¼ bears S 89°41'07" E a distance of 2639.71 feet;

Thence N 0°24'48" E along the westerly boundary of said SW ¼ a distance of 300.00 feet to the **POINT OF BEGINNING**;

Thence continuing N 0°24'48" E along said boundary a distance of 877.74 feet to a point;

Thence leaving said boundary S 89°39'20" E a distance of 25.00 feet to a point;

Thence S 0°24'48" W along a line being 25.00 feet easterly of and parallel to the westerly boundary of said SW ¼ a distance of 650.18 feet to a point;

Thence S 7°41'04" E a distance of 229.78 feet to a point;

Thence N 89°41'07" W a distance of 57.37 feet to the **POINT OF BEGINNING**.

Said Parcel A contains 25,626 square feet (0.588 acres) of which 21,943 square feet (0.504 acres) is prescriptive right-of-way.

PARCEL B

Commencing at a point marking the southwest corner of the SW ¼ of said Section 29, from which a point marking the southeast corner of said SW ¼ bears S 89°41'07" E a distance of 2639.71 feet;

Thence S 89°41'07" E along the southerly boundary of said SW ¼ a distance of 156.00 feet to the **POINT OF BEGINNING**;

Thence leaving said southerly boundary N 0°24'48" E a distance of 39.96 feet to a point;

Thence N 86°26'15" E a distance of 194.32 feet to a point;

Thence S 86°07'57" E a distance of 453.37 feet to a point;

Thence S 89°41'07" E along a line being 25.00 feet northerly of and parallel to the southerly boundary of said SW ¼ a distance of 337.45 feet to a point;



Middleton and Linden Roundabout
Job No. 18-05
Page 1 of 2

PA3

Thence S 0°24'48" W a distance of 25.00 feet to a point on the southerly boundary of said SW ¼;

Thence N 89°41'07" W along said southerly boundary a distance of 983.85 feet to the POINT OF BEGINNING.

Said Parcel B contains 35,126 square feet (0.806 acres) of which 24,596 square feet (0.564 acres) is prescriptive right-of-way.

Total Parcel 7 right-of-way requirement contains 60,752 square feet (1.394 acres) and includes 46,539 square feet (1.068 acres) of prescriptive right-of-way.

Prepared By: Clinton W. Hansen
Land Solutions, PC
April 10, 2019

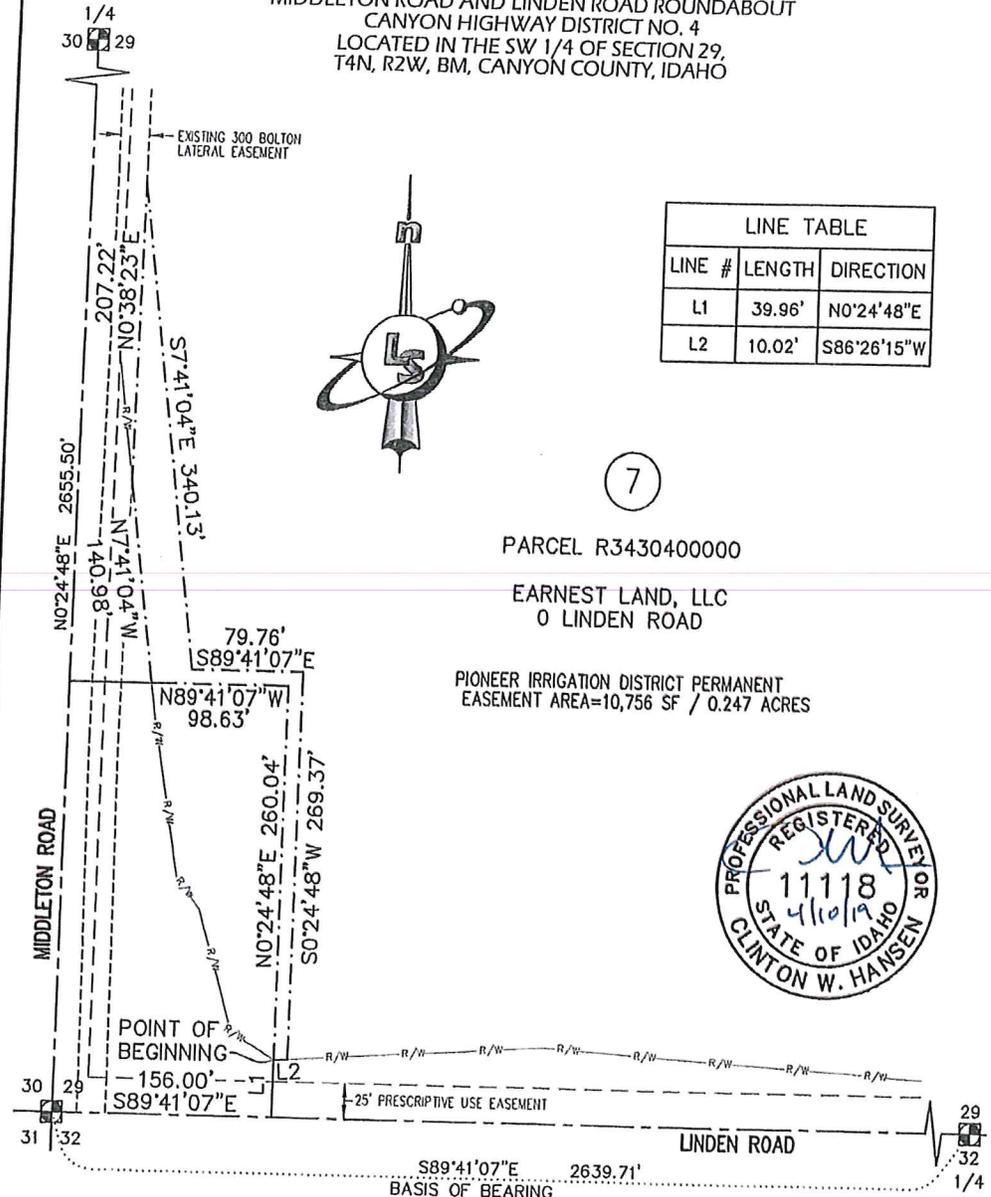


Middleton and Linden Roundabout
Job No. 18-05
Page 2 of 2

PA3

PIONEER IRRIGATION DISTRICT PERMANENT EASEMENT - PARCEL 7 - EXHIBIT

MIDDLETON ROAD AND LINDEN ROAD ROUNDABOUT
 CANYON HIGHWAY DISTRICT NO. 4
 LOCATED IN THE SW 1/4 OF SECTION 29,
 T4N, R2W, BM, CANYON COUNTY, IDAHO



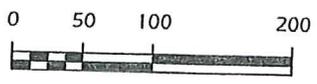
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	39.96'	N0°24'48"E
L2	10.02'	S86°26'15"W

7

PARCEL R3430400000

EARNEST LAND, LLC
 0 LINDEN ROAD

PIONEER IRRIGATION DISTRICT PERMANENT
 EASEMENT AREA=10,756 SF / 0.247 ACRES



LandSolutions
 Land Surveying and Consulting
 231 E. 5TH ST. STE. A
 MERIDIAN, ID 83642
 (208) 289-2040 (208) 289-2557 fax
 www.landsolutions.biz

PA3

Canyon Highway District No. 4
Middleton Road and Linden Road Roundabout
Tax Parcel No. R3430400000

Parcel 7
Pioneer Irrigation District Permanent Easement Description

An easement located in the SW ¼ of Section 29, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a point marking the southwest corner of the SW ¼ of said Section 29, from which a point marking the southeast corner of said SW ¼ bears S 89°41'07" E a distance of 2639.71 feet;

Thence S 89°41'07" E along the southerly boundary of said SW ¼ a distance of 156.00 feet to a point;

Thence leaving said southerly boundary N 0°24'48" E a distance of 39.96 feet to the POINT OF BEGINNING;

Thence continuing N 0°24'48" E a distance of 260.04 feet to a point;

Thence N 89°41'07" W a distance of 98.63 feet to a point;

Thence N 7°41'04" W a distance of 140.98 feet to a point on the easterly boundary of the existing easement for the 300 (Bolton) Lateral;

Thence N 0°38'23" E along said existing easement boundary a distance of 207.22 feet to a point;

Thence S 7°41'04" E a distance of 340.13 feet to a point;

Thence S 89°41'07" E a distance of 79.76 feet to a point;

Thence S 0°24'48" W a distance of 269.37 feet to a point;

Thence S 86°26'15" W a distance of 10.02 feet to the POINT OF BEGINNING.

This easement contains 10,756 square feet (0.247 acres) and is subject to any other easements existing or in use.

Prepared By: Clinton W. Hansen
Land Solutions, PC
April 10, 2019



Middleton and Linden Roundabout
Job No. 18-05
Page 1 of 1

PA3

Exhibit PA-8
CANYON HIGHWAY DISTRICT #4 (CHD4)
Addendum: September 8, 2020



CANYON HIGHWAY DISTRICT No. 4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607
TELEPHONE 208/454-8135
FAX 208/454-2008

September 8, 2020

City of Caldwell Planning & Zoning Commission
621 Cleveland Blvd
Caldwell, Idaho 83605
Attention: Debbie Root, Senior Planner

RE: Mason Creek Grove Subdivision
ZON-20-04/CMP-20-03/SUB-20P-04 Rezone and Preliminary Plat
Middleton Rd and Linden Rd Frontage

Dear Commissioners:

Canyon Highway District No. 4 (CHD4) has reviewed the application preliminary plat of Mason Creek Grove Subdivision dated August 13, 2020. The development is located near the northeast corner of Middleton Rd and Linden Rd (SW ¼ Section 29 T4N R2W), and consists of approximately 110 single family residential lots and approximately 5 acres of proposed commercial development. CHD4 provides the following comments on the proposed subdivision:

1. By agreement with the City, (Exchange Maintenance Agreement, 2008) CHD4 operates and maintains Middleton Rd between Ustick Rd and Lincoln Rd, and Linden Rd from Middleton Rd to Midland Rd. Under this agreement, CHD4 is responsible for access permitting and utility permitting along the corridor, and is provided opportunity to review and comment on development plans as they may impact the operation and maintenance of the highway.
2. CHD4 and the City has jointly conducted a study for the Middleton Rd corridor between Ustick and the Boise River, the "Middleton Road Corridor Plan" dated October 2016. CHD4 requests that the right-of-way widths, road sections, intersection locations, and access controls described in the plan be required conditions of the development. These road sections may be different than the standard arterial section (Std Dwg R-810A) used by the city.
3. The Traffic Impact Study prepared for the development by CR Engineering dated 6/29/20 indicates the following:
 - a. A WB right-turn lane for the Middleton/Linden intersection is needed for the 2030 buildout traffic. Additional right-of-way along the Linden and Middleton Rd frontages should be provided to accommodate this need, and do not appear to be shown on the preliminary plat.
 - b. A NB right-turn lane is warranted for the Super Cub St approach to Middleton Rd; additional right-of-way and frontage improvements should be shown to accommodate this auxiliary turn lane.
 - c. An EB left-turn lane is warranted for the ~~Elm~~ ^{Skycatcher} Ave approach to Linden Rd. Additional right-of-way along the Linden Rd frontage should be provided to accommodate this need, and do not appear to be shown on the preliminary plat.

PA 8
1 of 2

4. CHD4, in partnership with the City, has prepared plans for a dual-lane roundabout at the intersection of Middleton Rd and Linden Rd to provide capacity and safety improvements to the existing all-way stop controlled intersection. CHD4 is in the process of acquiring right-of-way for this project, and has prepared legal descriptions for public road right-of-way for Middleton Rd and Linden Rd, and for associated permanent and temporary easements to accommodate the intersection improvements. CHD4 requests that the City require, as a condition of approval of the rezone and preliminary plat, that the developer dedicate this right-of-way and grant the associated easements (City of Caldwell as the beneficiary) within 30 days of rezone or preliminary plat approval to facilitate this project. Copies of the legal descriptions, and maps of the right-of-way needs are attached to this letter for reference. Total right-of-way request is approximately 0.33 acres new right-of-way, 1.1 acres existing prescriptive right-of-way, 0.25 acres permanent irrigation easement, and 0.14 acres temporary construction easement.
5. CHD4 requests that the City include as part of any development agreement for the project a clause requiring dedication of public right-of-way for Middleton Road (and any other public road as desired by the City) upon written request of the City, to facilitate construction of public roadway improvements independent of the timing of the proposed development.
6. The joint CHD4/Caldwell project for the Middleton & Linden roundabout is tentatively scheduled for construction in 2024, due to availability of local funds, and coordination of detour routes related to the I-84 widening project and reconstruction of the Middleton Rd and Ustick Rd overpasses. This intersection currently operates at LOS F for all approaches in peak hours, and additional trips from the proposed development will further increase delay times and degrade safety at the intersection until improvements can be made.
7. Consideration should be given to requiring additional right-of-way for Linden Rd to accommodate the City's minor arterial street section north of the existing Caldwell Highline Canal along the south side of Linden Rd, such that future relocation of the canal would not be necessary to fully improve Linden Rd.
8. The City should, through exactions or other fees, determine and require a proportionate share of the costs necessary to improve capacity at local intersections affected by new traffic from the development, including but not limited to Middleton / US 20-26 and Linden / Midland. No other local funding sources for these improvements is currently available to CHD4.

Please feel free to contact me with any questions on these comments.

Respectfully,



Chris Hopper, P.E.
Assistant District Engineer

CC: Robb MacDonald, P.E. Caldwell City Engineer
File: Caldwell/Middleton Rd- Mason Creek Grove Subdivision

PA 8
2 of 2

EXHIBIT PA-1
Pioneer Irrigation District

Debbie Root

From: Mark Zirschky <mark@pioneerirrigation.com>
Sent: Monday, May 11, 2020 1:52 PM
To: P&Z
Cc: Kirk Meyers; Lupe
Subject: FW: ZON-20-04 SUB-20P-04 Mason Creek Grove Rezone and Prelim Plat - Public Agency Memo
Attachments: ZON-20-04 CMP-20-03 SUB-20P-04 Mason Creek Grove - Public Agency Memo.pdf

Greetings,

The above referenced project appears to impact the following Pioneer Irrigation District and Bureau of Reclamation facilities.

The Noble Drain is a Federal Bureau of Reclamation facility, which has a 110 foot federal right of way, which is 55 feet from center of drain, along both sides. This right of way must be noted on all plans and plats. Please verify all right of ways with the Bureau of Reclamation.

Pioneer Irrigation District's 300 (Bolton) Lateral, 200 Lateral and Highline Canal, appear to be impacted by this development. The 300 Lateral is piped in its current location along the frontage of Middleton Road, and has a 30 foot easement, centered on the pipeline. The 200 Lateral is an open lateral, which has a 16 foot easement from top of bank, along both sides of the lateral. The Highline Canal has a 16 foot easement from top of bank, along both sides of the canal. All Pioneer facility easements must be noted on all plans and plats.

Per Idaho Code, 42-1209, written permission must be obtained from Pioneer Irrigation District, prior to any modification or encroachment of any Pioneer facility.

Should you have any questions or comments, please do not hesitate to contact me.

Regards,

Mark Zirschky - Superintendent
Pioneer Irrigation District
208-459-3617
208-250-8481
www.pioneerirrigation.com

From: Lori Colligan
Sent: Thursday, May 7, 2020 12:45 PM
To: Robb MacDonald ; Andy Cater ; Chris Bryant ; Dave Wright ; nfrench@caldwellschools.org; Mark Zirschky ; Amber O'Neal ; Carl Miller ; trichard@canyonhd4.org; chopper@canyonhd4.org; Sarah Arjona ; shunt@valleyregionaltransit.org; easements@idahopower.com; mishelle.singleton@intgas.com
Subject: FW: ZON-20-04 SUB-20P-04 Mason Creek Grove Rezone and Prelim Plat - Public Agency Memo

Hello,

Please see the attached public agency memo.

Please direct all responses or questions to P&Z@cityofcaldwell.org

Thank you,

Lori

EXHIBIT PA-10
CITY OF CALDWELL ENGINEERING MEMORANDUM

Memorandum

To: Debbie Root, Senior Planner
From: TJ Frans, Project Manager
Re: SUB0-20P-04 / ZON-20-04 / CMP-20-03, Mason Creek Grove Subdivision
Date: September 14, 2020 (Version 2)

The Engineering Department provides the following comments on a request by Providence Properties, LLC for a comprehensive plan amendment, rezone and preliminary plat for Mason Creek Grove Subdivision, a proposed mixed-use development, on 35.47 acres located on the northeast corner of Middleton and Linden Roads, Caldwell, Idaho. The subject property, parcel R34304, is currently zoned "R-1" (low density residential). The City of Caldwell 2040 Comprehensive Plan designates the property as low density residential (25.9 acres more or less) with the approximate 4.57 acre corner lying northeast of the Noble Drain designated as medium density residential. The applicant is requesting that the southwest corner, approximately 5 acres, be designated Commercial and rezoned to "C-2" (community commercial) with the balance of the property to be designated Medium Density Residential and rezoned from "R-1" to "R-2" (medium density). Concurrently the applicant is requesting approval of a preliminary plat to include 114 single family lots with an average residential lot size of 6,544sf and four commercial lots.

Development Plans

1. Development Plans – Prior to commencing construction, plans must be prepared by the developer's engineer and approved by the City Engineering Department which shall include the following items:
 - a. Street section and alignment (including curb and gutter);
 - b. Sidewalk (sidewalk width based on street classification);
 - c. Sanitary sewer (per City and DEQ requirements);
 - d. Potable water (per City and DEQ requirements);
 - e. Stormwater facilities (per City requirements/storm water manual);
 - f. Street lighting (per City standards);
 - g. Street signage (per City and MUTCD requirements);
 - h. Vertical Datum based on NAVD 88 Datum.

General

1. Easements for Public Utilities shall be 10 feet wide minimum along all front lot lines. A minimum 10 feet wide easement (or larger if deemed necessary by the City Engineer in order to facilitate future maintenance operations of utilities) may be required along select interior lot lines to facilitate pressure irrigation or other utilities.
2. Appropriate easements for emergency access, transmission lines and/or other utilities shall be clearly indicated, with recorded instrument numbers provided for said easements, on the face of the final plat (visually and in writing). Existing easements shall be shown on all construction drawings.
3. All utilities on and within the boundaries of the subdivision shall be located and/or relocated underground.
4. All street, sewer, water, fire protection, and street light facilities must be dedicated to the City. Some conveyance facilities for stormwater drainage may be eligible for dedication to the City.
5. Construction of facilities to be dedicated and/or within public right-of-way shall be performed by an appropriately licensed public works contractor and shall be inspected by and constructed to City of Caldwell specifications.
6. Prior to commencement of construction in any dedicated right-of-way, or construction of any improvement intended for dedication to the City or connected to a City facility, the City Engineering staff is to be notified. This preferably will take place in a pre-construction conference scheduled by the engineer of record in which all appropriate personnel and utilities are present. Appropriate City personnel are to be notified in advance of all testing (including compaction, pressure and coliform, etc.) and given opportunity to be present during conduct of the testing. The engineer of record or his designated representative is to witness all tests (not covered by City inspectors) and a log of inspection visits and testing results is to be kept by the engineer of record or his representative.
7. The developer is to employ a responsible design professional, preferably the engineer of record, to oversee and inspect construction, to perform and/or observe all requisite testing of completed facilities, and to certify that improvements have been constructed according to approved plans and in compliance with applicable City, State, and Federal standards.
8. The engineer of record shall be held responsible to ensure that subdivision improvements are in substantial compliance with said engineer's design. Following the construction of the subdivision improvements, the developers engineer shall provide the City of Caldwell Engineering Department with electronic (.dwg) format record drawings spatially referenced to the Idaho State Plane Coordinate System-West Zone, North America Datum (NAD) 83. Vertical control shall be referenced to the North America Datum (NAVD) 88 for future reference and to establish that the engineer of record has caused construction to occur in substantial compliance with the design of said engineer of record.
9. Any note, item or drawing element on the plats, construction drawings, engineering drawings and/or design drawings related to the property inconsistent with City Codes, Policies and/or Ordinances shall not be construed as approved unless specifically addressed and granted by City Council.

Rights-of-Way

1. Middleton Road is classified as a Principal Arterial. The applicant shall dedicate as public right-of-way a minimum forty-eight (48) foot half width right-of-way (from centerline) along the entire Middleton Road alignment (per City Standard R-810 A). This section of Middleton Road is maintained by Canyon Highway District 4 (CHD4) and all right-of-way work, plan review, and approvals for access on Middleton Road must be reviewed and approved by CHD4, in addition to the City of Caldwell.
 - a. All construction of, and access to, Middleton Road shall fully comply with the Middleton Road Corridor Plan.
 - b. Right-of-way shall be dedicated to the City at the time of final platting or within 90 days of written request from the City.
2. Linden Road is classified as a Minor Arterial. The applicant shall dedicate as public right-of-way a minimum forty (40) foot half width right-of-way (from centerline) along the entire frontage (per City Standard R-810 B). Right-of-way shall be dedicated to the City at the time of final platting or within 90 days of written request from the City.
 - a. Applicant shall dedicate an additional 20' of right-of-way along the Linden Road alignment (60' total from centerline) to allow for the full width construction of Linden Road without the relocation of the Caldwell Highline Canal. Fair market value compensation for the additional 20' of right-of-way may be credited towards the projects traffic mitigation value.
3. All interior local streets classified as residential shall be dedicated to the City. The applicant shall dedicate as public right-of-way a minimum fifty-three (53) foot full width right-of-way (per City Standard R-810 E).
4. CHD4 and the City have partnered and prepared plans for a dual-lane roundabout at the intersection of Middleton Road and Linden Road. Applicant shall dedicate to the City any right-of-way, and temporary or permanent easements, necessary along Middleton and Linden Roads to facilitate the construction of said roundabout. Applicant shall plan their development in such a manner that will allow for the construction of said roundabout. Applicant shall provide said right-of-way and easements within 30 days of approval of this application.

Street

1. Full frontage half street improvements shall be completed to all classified roads adjacent to the proposed preliminary plat (Middleton & Linden) 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, One spare 2" diameter rigid PVC communication conduit along classified roadways, storm drainage facilities, etc.
 - a. The cost of construction for the additional 20' of Linden Road being constructed may be credited towards Applicants traffic mitigation value.
2. All construction of, and access to, Middleton Road shall fully comply with the Middleton Road Corridor Plan (including but not limited to right-of-way widths, road section, intersection locations, turn pockets (aka "loons") and access controls). Access points required to be right-in/right-out access per the Corridor Plan shall have median curbing installed to adequately

enforce the right-in/right-out movement at the time said access is constructed. Temporary full access is not permitted.

- a. Any inconsistencies/accesses/alignments/etc. shown on the proposed preliminary plat not in conformance with this Corridor Plan shall not be construed as approved and shall be modified during plan review to fully comply with the Plan.
3. The Middleton Road Corridor Plan identifies left turn pockets ("loons") at approximate ¼ mile intervals between the half-mile intersections, at Linden & Skyway. Applicant shall dedicate necessary right-of-way at this location (plus 5' behind back of sidewalk) and construct said turn pocket as part of this development. Exact location of the turn pocket may be determined during the review of construction drawings but shall more-or-less comply with the location set forth in the corridor plan. The full turn pocket shall be constructed. CHD4 and the City shall agree to the final location of this turn pocket.
4. All requirements placed on the proposed development by Canyon Highway District No. 4 shall be met. In instances where City and CHD4 requirements differ, the more stringent of the two shall apply.
5. Commercial lots located within the C2 zone (Proposed Block 2 at the southwest corner of the development) shall utilize shared access points.
 - a. Access to proposed Skycatcher Avenue for lots 2 & 3 shall be near the common property line of these two parcels and shall be aligned, centerline to centerline, with the proposed Beechcraft Street. No other access to/from these lots will be permitted.
 - b. Access to proposed Super Cub Street for lots 4 & 5 shall be near the common property line of these two parcels. No other access to/from these lots will be permitted.
6. A northbound right-hand turn lane shall be constructed at the proposed Super Cub Street right-in/right-out access point to Middleton Road. Full right-of-way, turn lane, storage bay, taper, striping, etc. shall be constructed when said access point is constructed.
7. A westbound right-hand turn lane shall be constructed at the proposed Skycatcher Avenue access point to Linden Road. Full right-of-way, turn lane, storage bay, taper, striping, etc. shall be constructed when said access point is constructed.
8. An eastbound left-hand turn lane shall be constructed at the proposed Skycatcher Avenue access point to Linden Road. Full right-of-way, turn lane, storage bay, taper, striping, etc. shall be constructed when said access point is constructed.
9. All access points to/from Middleton Road that are required to be right-in/right-out shall be constructed as such at the time of construction. Temporary full access points will not be permitted.
10. Applicant currently shows frontage improvements along Linde Road which are located within the proposed roundabout construction limits. Said improvements, depending on the construction timing of the development, may be deferred and allowed to be constructed as part of the roundabout project. Applicant shall pay funds to the City in lieu of construction should deferment be allowed. During plan review of construction drawings final coordination will be made concerning this matter. Temporary intersection improvements at Linden/Middleton in the

form of a westbound RHTL may be required, to be determined during design review. Temporary improvements are contingent upon development timing, phasing, phase size, trips per day, etc.

Outparcels:

19240 Middleton Road (R34306)

1. The City is working on obtaining right-of-way from this property owner. Should the city successfully obtain right-of-way Applicant shall construct full width improvements across the frontage of this parcel. Should the City not obtain the right-of-way Applicant shall construct all improvements possible, as determined by the City & CHD4, within the prescriptive right-of-way (including but not limited to, asphalt paving and driveway modification as necessary).
2. Applicant shall construct an access for this parcel from within the development for said parcel to use as their main point of access once constructed.
3. Applicant shall provide a water service for this outparcel.
4. Applicant shall provide a sewer service stub for this outparcel, in the location of the required interior access point. All necessary easements for said sewer service shall be granted on the final plat.

10760 Linden Road (R34305)

1. The City is working on obtaining right-of-way from this property owner. Should the city successfully obtain right-of-way Applicant shall construct full width improvements across the frontage of this parcel. Should the City not obtain the right-of-way Applicant shall construct all improvements possible, as determined by the City & CHD4, within the prescriptive right-of-way (including but not limited to, asphalt paving and driveway modification as necessary).
2. Applicant shall construct an access for this parcel from within the development for said parcel to use.
3. Applicant shall provide a water service for this outparcel.
4. Applicant shall provide a sewer service stub for this outparcel, in the location of the required interior access point. All necessary easements for said sewer service shall be granted on the final plat.

Traffic Mitigation

The following are the required traffic related mitigation measures for the Mason Creek AND Mason Creek Grove Subdivisions (combined) resulting from the traffic impact study pursuant to City Code Chapter 10, Article 10. A traffic impact study will be required for this development because of the volume of traffic produced.

1. Provide a cross-access easement allowing use of approaches and cross-access of the site by both onsite and adjacent development. This requirement shall be noted on the final plat.
2. Community Planning Association of Southwest Idaho has computed the average trip length in Canyon County to be 7.3 mi. Traffic impact mitigation should presumably occur at both trip ends so ½ of the trip length should be attributed to each end. It is estimated that trips will encounter a major intersection every half mile along any given path. The capacity of an average fully improved intersection (assumed to be the intersection of a collector and an arterial road) is estimated to be 5,080 vehicles/hour.

The estimated traffic resulting from the proposed density in this subdivision based on the traffic impact study conducted by CR Engineering, Inc. dated June 29, 2020 sets the am peak hour trip generation at 529 vehicles/hour and the pm peak hour trip generation at 679 vehicles/hour for the entire subdivision.

Following the City of Caldwell's mitigation equation $((679\text{veh/hr} * 7.3 \text{ mile/trip} * 0.5 \text{ trip ends} * 2\text{inter/mi}) / (5080\text{veh/hr}))$, the total contribution of this development to traffic mitigation shall be 97.5% of a fully improved intersection. This percentage represents the total capacity utilized from each intersection (once fully improved and possibly signalized) encountered by trips generated over the development's half of the generated trip length.

- a) The owner/developer/applicant shall design and construct roughly 97.5% of the signalization improvements needed for an average intersection, as defined, at one or more nearby (within 3.5 miles of the site) deficient locations to be determined by Engineering staff. The Engineering staff shall have reasonable discretion to determine the sites of construction and what design and construction equals roughly 97.5% of the signalization improvements needed for an average intersection. Engineering staff can provide information about applications with whose mitigation efforts the owner/developer/applicant can combine to achieve even units of 100%.
 - i) The owner/developer/applicant may be allowed, at his option, to contribute monies in lieu of construction to the City of Caldwell Roadway Trust Fund, but the basis for the obligation is for construction. Monetary contributions must be made at a level commensurate with costs to construct the same by the City and as estimated by the City. This alternate provision for payment of money is not a requirement, is for the benefit and convenience of the owner/developer/applicant only and does not constitute an Impact Fee.
 - ii) Improvements needed at and near the intersection of Middleton Rd. and Linden St. may be considered in lieu of some part or all traffic mitigation requirements.
 - iii) The average cost of an intersection is estimated at \$425,000 for procurement of design services, construction, and associated costs by the City, of which 97.5% of that cost is what needs to be covered by this subdivision.

The owner/developer/applicant shall keep the City informed of and comply with any additional requirements CHD4 has pertaining to Middleton Road. CHD4 has the final authority to impose Middleton Rd. requirements and said requirements shall be met independent of requirements of the City. CHD4 standards shall be followed for roadway section depth on Middleton Rd. The stricter of City or CHD4 requirements shall be followed for roadway width and traffic mitigation measures on Middleton Rd

Water

1. All on site water mains will need to be looped into existing mains for fire flow and water quality purposes. Internal main sizing and construction plan approval, will be dependent upon the availability of fire flow.
2. Each phase of development shall have a redundant/secondary supply of domestic water.
3. Each buildable lot shall be supplied with potable water. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately
4. The location of water service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans. This development will be required to comply with the Water Master Study.
5. Applicant shall construct a 12" water mainline in Linden Road along the entire project frontage, including across the frontage of outparcel R3430500000, ultimately connecting to the Applicants currently-in-construction subdivision (Mason Creek Landing) which is located at the outparcels east property line.

Sanitary Sewer

1. It shall be the responsibility of the applicant's engineer to verify that connection to existing sewer mainlines will not exceed the functional capacity of said mainlines. Provision for connectivity by future developments shall be met in accordance with current City standards.
2. The location of sewer service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans. This development will be required to install trunk lines specified within the most current version of the Franklin Sewer Study that reside within the limits of this preliminary plat.
3. The Developer will be required (where applicable) to extend all sewer mainlines to the center of adjacent roadways for connectivity by future developments. Locations of said extensions will be decided during the review of the improvement plans.
4. Each buildable lot shall be provided with individual sewer service. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately.
5. Any easements for sewer lines not in the right-of-way should be at a width sufficient to construct same and not less than 20 feet in width. Easements for adjacent sewer and water lines not in the right-of-way shall be at a width sufficient to construct the same and shall be no less than 30 feet in width.
6. A 20' wide all-weather surfaces may be required to be constructed over mainlines that fall outside the public right-of-way. All weather surfaces shall be constructed sufficiently to support heavy equipment necessary to construct and maintain sewer under all seasonal weather conditions.

Irrigation

1. Existing easements and/or right-of-ways for any irrigation facility shall be determined and clearly indicated on the construction plans and on the final plat (excluding prescriptive easements). Construction across or re-routing of these facilities is subject to approval by the Pioneer Irrigation District and at their discretion, their assigns.
2. The Developer shall maintain any existing upstream drainage rights and downstream irrigation rights across the property. During the design phase of this project, the developer or his engineer is to contact the appropriate irrigation district to help ascertain these rights. Appropriate facilities shall be provided by the developer to convey irrigation and drainage water across the property to take care of these offsite needs. There is to be no discharge of gravity/pressure irrigation return water into the subdivision storm water system.
3. The development is to include a non-potable water pressure irrigation system. The design of this pressure irrigation system is to be reviewed and approved by the Caldwell Municipal Irrigation District prior to construction plan approval. It shall be required that the system will be operated and maintained by the Caldwell Municipal Irrigation District.
4. Applicant may be able to connect to the existing Mason Creek Subdivision pump station if Caldwell Municipal Irrigation District deems it appropriate and the pump station has the capacity to serve this development. Any modifications/upgrades necessary to facilitate connection shall be the responsibility of the Applicant.
 - a) If the existing pump station is used the existing deliver point head gate may need to be upsized to provide adequate water flow to the pressure irrigation pump station. The need to upsize this head gate will be reviewed and determined during plan review. Applicant shall provide City with confirmation that Pioneer Irrigation District will accommodate the increased head gate size if necessary.
 - b) Should the applicant elect to construct their own pump station the station shall be located in a common lot to be owned and maintained by the HOA. CMID shall own and maintain the pump station and granted access to/from/across the common lot.
5. Each lot shall be provided with a pressure irrigation service.
6. All pressure irrigation mainlines shall be located in the public right-of-way, and within a public utility easement of a minimum of 10 feet in width centered over said mainlines as per current City standards.
7. The applicant shall ensure that an adequate continuous irrigation supply flow is available to meet the pressure irrigation system requirements of CMID.
8. The applicant shall transfer a proportionate share of any existing water right(s), except those held in trust by an irrigation district, to the City of Caldwell for both irrigation and domestic water supply for the subject development. If this should occur, The City shall assist in registering the transfer.
9. Applicant shall supply the City of Caldwell with a water model of the whole pressurized irrigation system showing that the system design meets all Caldwell Municipal Irrigation District standards.

10. All plans and construction drawings submitted to the City of Caldwell for review and approval for any out-of-season irrigation work to be performed within Pioneer Irrigation Facilities shall be submitted to the Caldwell Engineering Department no later than August 15th. Submittal of plans after this date may result in Applicant not receiving plan approval in time to complete out-of-season work.

Storm Drain

1. As noted previously, provision is to be made for the disposal of stormwater drainage in accordance with the City Stormwater Management Manual and any updates adopted subsequent to this application. It is to be noted that retention designs will be denied in most instances. A copy of this policy is available upon request. The engineer of record is to provide calculations, which indicate that the assumptions in his stormwater drainage plan comply with the requirements of the stormwater manual. In this case, if a storm water system is existing, the burden of proof is on the developer to verify the capacity is sufficient for the proposed development.
2. The applicant shall identify and retain all historical drainage discharge points from the property for the purpose of draining on-site storm water detention facilities.
3. The final plat drawing should indicate that storm water detention basins are to be placed in common lots in accordance with the referenced Stormwater policy. A note should be placed on the final plat indicating that all areas designated as common areas are to be operated and maintained by the home owners association.
4. There is to be no discharge of storm water overflow into any irrigation water return/discharge facility/ditch/pipe/etc.

Other Utilities

1. The Developer is responsible to relocate all frontage utilities in accordance with City standards and specifications in conjunction with this development.

Plat

1. Prior to approval of the final plat, subdivision facilities must be completed or an appropriate construction security provided. There may be temporary restrictions to the obtaining of building permits, even with acceptable construction security, depending on fire protection, emergency service requirements, and City approval of the sanitary sewer system. A 50% temporary restriction to obtaining of building permits will be enforced until all facility construction has been completed, inspected and certified by the Applicants engineer including all punch list items.
2. A note shall be placed on the Final Plat indicating that all rights-of-way are to be dedicated to the public.
3. A note shall be added to the final stating that no lot shall have direct access to/from Middleton and Linden Roads.

4. Upon recordation of the plat, the Engineering Department is to be provided with a PDF copy of the recorded final and 3 full paper set.
5. An electronic (dwg.) copy of the Final Plat suitable for mapping and addressing purposes will be required with Final Plat application submittal.

EXHIBIT PA-11
ENGINEERING EMAIL 9-14-20

Debbie Root

From: T.J. Frans
Sent: Monday, September 14, 2020 1:53 PM
To: Debbie Root
Cc: Robb MacDonald; Katie Phillips; Lori Colligan
Subject: RE: Mason Creek Grove- prelim plat CHD4 comments
Attachments: 9-14-2020 _ Mason Creek Grove Sub _ SUB-20P-04 & ZON-20-04.docx

Debbie,

I'm just getting to this. Attached is the updated staff report from Engineering reflecting the proper roadway names as shown on the most recent Preliminary plat drawing dated **8-13-2020**.

Applicant does not show the LHTL on Linden for access to Skycatcher. Applicant should show this on the pre-plat drawing as previously requested.

Applicant does not show the RHTL on Middleton Road at Super Cub. Applicant should show this on the pre-plat drawing as previously requested.

Thank you,



T.J. FRANS
PROJECT MANAGER
621 Cleveland Blvd. Caldwell, ID 83605
P: (208) 455-4674 | F: (208) 455-3012
tjfrans@cityofcaldwell.org

[ATTN: City buildings are currently open to the public on a limited use basis. We ask that you please consider limiting visits to City buildings to business that cannot feasibly be conducted via email, phone, or electronic submittal.](#)

From: Chris Hopper
Sent: Tuesday, September 08, 2020 10:27 AM
To: Debbie Root
Cc: Robb MacDonald ; T.J. Frans ; Chad Kinkela
Subject: Mason Creek Grove- prelim plat CHD4 comments

PA11

Debbie-

Please see updated comments on the Mason Creek Grove prelim plat dated 8.13.20. (PA8)_{dr}

Respectfully,

Chris Hopper, P.E.
District Engineer

Canyon Highway District No. 4
15435 Hwy 44
Caldwell, Idaho 83607
208-454-8135

Total Control Panel

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To: tjfrans@cityofcaldwell.org

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PA11

EXHIBIT A 15
PROPOSED COMMERCIAL LOT USAGE

Debbie Root

From: Patrick Connor <pconnor@hubblehomes.com>
Sent: Tuesday, September 8, 2020 10:48 AM
To: Debbie Root
Subject: RE: Commercial properties

Debbie – The intended user of the commercial property would be an out-patient health clinic, dentist office, small medical office, professional office space, daycare facility, retail shop, restaurant or a community bank. We do not project it to be residential multi-family.

Patrick



Patrick Connor
Director of Planning and Design
e pconnor@hubblehomes.com
o (208) 433-8800
p (214) 564-2812

From: Debbie Root <droot@cityofcaldwell.org>
Sent: Sunday, September 6, 2020 4:50 PM
To: Patrick Connor <pconnor@hubblehomes.com>
Subject: Commercial properties

Patrick,

Commercial lots on the corner: What is the intended use of those lots? Are you projecting it to be residential multi-family?

Deb Root, MBA, PCED
Senior Planner
City of Caldwell Planning and Zoning
208-455-4662
droot@cityofcaldwell.org

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To: droot@cityofcaldwell.org [Remove](#) this sender from my allow list
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**BILL NO. 19
ORDINANCE NO. 3277**

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS WITHIN THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE REZONED TO THE R-2 (MEDIUM DENSITY RESIDENTIAL) AND C-2 (COMMUNITY COMMERCIAL) ZONE; DETERMINING THAT SAID CHANGE IN ZONING IS IN THE BEST INTEREST OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO AMEND SAID PROPERTY ON THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH.

BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO:

Section 1. That the Caldwell City Council, upon recommendation of the Caldwell Planning and Zoning Commission and following the public notice and hearing procedures as required in Section 10-03-03, Caldwell Municipal Code, approved Case No. ZON-20-04 (Mason Creek Rezone) at a public hearing held, October 19, 2020.

Section 2. The parcel is within the City of Caldwell, Idaho and the applicant has requested that said following described property should be rezoned to R-2 (Medium Density Residential) and C-2 (Community Commercial) zone:

R-2 Zone:

A portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 29, T4N, R2W, BM, Canyon County, Idaho more particularly described as follows:

COMMENCING at the SW corner of said Section 29, from which the W $\frac{1}{4}$ corner of said Section 29 bears N00°09'25"W, 2655.48 feet; thence N00°09'25"W, 660.00 feet along the West boundary line of said Section 29 to the **POINT OF BEGINNING**; thence continuing N00°09'25"W, 517.74 feet along said West boundary line; thence N89°46'22"E, 200.00 feet; thence N00°09'25"W, 150.00 feet to a point on the North boundary line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 29; thence N89°46'22"E, 1119.80 feet along said North boundary line to the SW $\frac{1}{16}$ corner of said Section 29; thence S00°09'36"E, 654.16 feet along the East boundary line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 29 to a point on the centerline of the Noble Drain; thence N61°10'07"W, 154.44 feet along said centerline of the Noble Drain; thence continuing along said centerline of the Noble Drain 55.20 feet along the arc of a non-tangent curve to the right, said curve having a radius of 234.65 feet, a central angle of 13°28'38" and a long chord which bears N54°47'52"W, 55.07 feet; thence S00°09'36"E, 780.00 feet to a point on the South boundary line of said Section 29; thence S89°44'48"W, 612.50 feet along said South boundary line; thence N00°09'36"W, 659.76 feet; thence S89°46'22"W, 527.34 feet to the **POINT OF BEGINNING**. Containing 28.55 acres, more or less.

C-2 Zone:

A portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 29, T4N, R2W, BM, Canyon County, Idaho more particularly described as follows:

COMMENCING at the SW corner of said Section 29, from which the W $\frac{1}{4}$ corner of said Section 29 bears N00°09'25"W, 2655.48 feet; thence N00°09'25"W, 300.00 feet along the West boundary line of said Section 29 to the **POINT OF BEGINNING**; thence continuing along said West boundary line N00°09'25"W, 360.00 feet; thence N89°46'22"E, 527.34 feet; thence S00°09'36"E, 659.76 feet to a point on the South boundary line of said Section 29; thence S89°44'48"W, 371.37 feet along said South boundary line; thence N00°09'25"W, 300.00 feet; thence S89°44'48"W, 156.00 feet to the **POINT OF BEGINNING**. Containing 6.91 acres, more or less.

Section 3. That the City Engineer and the Planning and Zoning Director of the City of Caldwell, Idaho, are hereby instructed to so designate the same above described property on the official zoning map and other

area maps of the City of Caldwell, Idaho as R-2 (Medium Density Residential) and C-2 (Community Commercial)

Section 4. All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

Section 5. This ordinance shall be in full force and in effect from and after its passage, approval and publication, according to law.

PASSED BY THE COUNCIL OF THE CITY OF CALDWELL, IDAHO, this 19th day of October, 2020.

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this 19th day of October, 2020.

Mayor Garret L. Nancolas

ATTEST:

City Clerk

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. 3277
REGARDING ZONE DESIGNATION
OF CERTAIN PROPERTY

This ordinance provides for the rezone of a parcel of land in the City of Caldwell as R-2 (Medium Density Residential) and C-2 (Community Commercial).

R-2 Zone:

A portion of the SW ¼ SW ¼ of Section 29, T4N, R2W, BM, Canyon County, Idaho more particularly described as follows:

COMMENCING at the SW corner of said Section 29, from which the W ¼ corner of said Section 29 bears N00°09'25"W, 2655.48 feet; thence N00°09'25"W, 660.00 feet along the West boundary line of said Section 29 to the **POINT OF BEGINNING**; thence continuing N00°09'25"W, 517.74 feet along said West boundary line; thence N89°46'22"E, 200.00 feet; thence N00°09'25"W, 150.00 feet to a point on the North boundary line of the SW ¼ SW ¼ of said Section 29; thence N89°46'22"E, 1119.80 feet along said North boundary line to the SW 1/16 corner of said Section 29; thence S00°09'36"E, 654.16 feet along the East boundary line of the SW ¼ SW ¼ of said Section 29 to a point on the centerline of the Noble Drain; thence N61°10'07"W, 154.44 feet along said centerline of the Noble Drain; thence continuing along said centerline of the Noble Drain 55.20 feet along the arc of a non-tangent curve to the right, said curve having a radius of 234.65 feet, a central angle of 13°28'38" and a long chord which bears N54°47'52"W, 55.07 feet; thence S00°09'36"E, 780.00 feet to a point on the South boundary line of said Section 29; thence S89°44'48"W, 612.50 feet along said South boundary line; thence N00°09'36"W, 659.76 feet; thence S89°46'22"W, 527.34 feet to the **POINT OF BEGINNING**. Containing 28.55 acres, more or less.

C-2 Zone:

A portion of the SW ¼ SW ¼ of Section 29, T4N, R2W, BM, Canyon County, Idaho more particularly described as follows:

COMMENCING at the SW corner of said Section 29, from which the W ¼ corner of said Section 29 bears N00°09'25"W, 2655.48 feet; thence N00°09'25"W, 300.00 feet along the West boundary line of said Section 29 to the **POINT OF BEGINNING**; thence continuing along said West boundary line N00°09'25"W, 360.00 feet; thence N89°46'22"E, 527.34 feet; thence S00°09'36"E, 659.76 feet to a point on the South boundary line of said Section 29; thence S89°44'48"W, 371.37 feet along said South boundary line; thence N00°09'25"W, 300.00 feet; thence S89°44'48"W, 156.00 feet to the **POINT OF BEGINNING**. Containing 6.91 acres, more or less.

The Ordinance includes a provision to amend the official maps of the City by designating the above-described property as R-2 and C-2 and providing an effective date, which shall be when published in the Idaho Press Tribune on the 27th day of October 2020. Ordinance No. 3277 was passed by the Council and approved by the Mayor on the 19th day of October 2020. The full text of the Ordinance is available at Caldwell City Hall, 411 Blaine Street, Caldwell, Idaho. The Mayor and City Council approved the foregoing summary for publication pursuant to Idaho Code 50-901A on the 19th day of October 2020.

STATEMENT OF LEGAL ADVISOR

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 3277 and provides adequate notice to the public as to the contents of such ordinance.

DATED this 19th day of October 2020.
Mark Hilty, Attorney for City of Caldwell

CITY OF CALDWELL FINANCIAL REPORT

TO: Mayor Nancolas, Carol Mitchell, and Members of the City Council
FROM: Keri Foster
DATE: October 14, 2020

This packet contains:

- Payroll and Accounts Payable Reports
- Check Register of approved accounts payable claims

Detailed reports are available for your review at any time.

FINANCE COMMITTEE MOTION:

The Finance Committee has reviewed current accounts payable in the amount of **\$2,842,412.11** for the period ending October 14th, 2020, a net payroll of **\$483,434.21** for pay period ending September 26th, 2020.

I move that accounts payable in the amount of **\$2,842,412.11** represented by check numbers **149000** through **149410** and payroll for the amount of **\$483,434.21** represented by check numbers **34983** through **35105** and direct deposits be accepted, payments approved, and vouchers filed in the office of the City Clerk.

Payroll report by: Keri
 Payroll ending: 9/26/2020
 Paid on: 10/2/2020

Check numbers: 34983-35105
 Total net checks: \$ 483,434.21 *includes Longevity
 # of Employees: 315

Fund Name	Fund #	Salary	Benefits	Total
General	01	\$ 514,081.32	\$ 282,452.99	796,534.31
Events Center	03	2,875.20	2,003.35	4,878.55
Library	04	19,061.51	9,366.68	28,428.19
Street	05	38,279.95	21,973.17	60,253.12
Airport	06	3,724.80	2,079.77	5,804.57
Parks & Recreation	08	22,774.83	11,387.87	34,162.70
CDBG	10	679.32	288.18	967.50
Cemetery	20	3,883.96	2,320.35	6,204.31
Economic Development	28	5,960.80	2,880.22	8,841.02
Golf	60	8,866.82	3,903.32	12,770.14
Water	70	36,935.02	19,998.85	56,933.87
Sewer	72	18,992.07	10,373.52	29,365.59
Irrigation	76	5,906.17	2,759.20	8,665.37
Wellness	85			-
TOTAL		\$ 682,021.77	\$ 371,787.47	\$ 1,053,809.24

Accounts Payable Report

check #'s	\$ Amount	Date
149000-149014	73,085.27	10/1/2020
electronic checks	497,289.76	10/1/2020
149015-149130	734,246.34	10/8/2020
149131-149396	1,017,810.46	10/14/2020
149397-149410	66,434.49	10/14/2020
electronic checks	453,545.79	10/14/2020
	<u>2,842,412.11</u>	

Bank Reconciliation

Checks by Date

User: abrown
 Printed: 10/14/2020 - 3:28PM
 Cleared and Not Cleared Checks



Check No	Check Date	Name	Comment	Module	Clear Date	Amount
0	10/1/2020	PERSI Fire Voluntary Retirement		AP		14,683.00
0	10/1/2020	PERSI Voluntary Retirement		AP		28,060.72
0	10/1/2020	PERSI Voluntary Retirement Con		AP		8,775.67
0	10/1/2020	Public Employee Retirement		AP		106,420.82
0	10/1/2020	Public Employee Fire Retirement		AP		38,523.38
0	10/1/2020	Public Employee Fire Retirement		AP		14,164.07
0	10/1/2020	EFTPS- IRS withdraw - DO NOT CASI		AP		130,112.55
0	10/1/2020	Caldwell Health Care Pl Trust		AP		156,549.55
149000	10/1/2020	American Family Life Assurance		AP		2,718.95
149001	10/1/2020	Business Planning Concepts, Inc.		AP		120.00
149002	10/1/2020	Caldwell Police Association		AP		933.78
149003	10/1/2020	Canyon County Sheriff Garnishments		AP		292.47
149004	10/1/2020	City Of Caldwell		AP		15.00
149005	10/1/2020	Idaho Child Support Receipting		AP		830.67
149006	10/1/2020	Idaho State Tax Commission		AP		17,620.04
149007	10/1/2020	Int'l Firefighters LAFF #1821		AP		1,709.40
149008	10/1/2020	Nationwide Retirement Solutions		AP		5,415.88
149009	10/1/2020	Northwest Fire Fighters Benefits Trust		AP		31,045.25
149010	10/1/2020	Ohio Child Support Payment Central		AP		235.38
149011	10/1/2020	PacificSource Administrators, Inc.		AP		4,944.73
149012	10/1/2020	State Tax Commission Field Ser		AP		293.26
149013	10/1/2020	United Heritage Life Insurance Compan		AP		3,760.46
149014	10/1/2020	WSCFF Employee Benefit Trust		AP		3,150.00
149015	10/8/2020	4x4 Shop LLC		AP		1,397.95
149016	10/8/2020	A-Gem Supply, Inc.		AP		45.95
149017	10/8/2020	A.M.E. Electric, Inc.		AP		884.34
149018	10/8/2020	AAA-I Lock & Key		AP		59.15
149019	10/8/2020	Action Garage Door, Inc.		AP		210.00
149020	10/8/2020	ALSCO		AP		139.37
149021	10/8/2020	Arnold Machinery Co.		AP		227.30
149022	10/8/2020	ASC. Inc.		AP		1,052.00
149023	10/8/2020	Associated Taxpayers of Idaho		AP		100.00
149024	10/8/2020	Backdraft Magazine		AP		65.00
149025	10/8/2020	Bonneville Blueprint Supply		AP		16,218.00
149026	10/8/2020	Bowen Collins & Associates, Inc		AP		857.69
149027	10/8/2020	Bowling Property Improvements, LLC		AP		650.00
149028	10/8/2020	Kenneth Branstetter		AP		86.00
149029	10/8/2020	BrinkAlert		AP		14,369.16
149030	10/8/2020	Peter Burton		AP		1,512.00
149031	10/8/2020	C. Stein Inc.		AP		637.65
149032	10/8/2020	Caldwell Auto Supply		AP		154.30
149033	10/8/2020	Caldwell Fire Auxillary		AP		168.28
149034	10/8/2020	Caldwell True Value		AP		402.17
149035	10/8/2020	Brad Calkins		AP		97.50
149036	10/8/2020	Canyon County Auditor		AP		25.00
149037	10/8/2020	Canyon County Fleet		AP		326.50

Check No	Check Date	Name	Comment	Module	Clear Date	Amount
149038	10/8/2020	Joseph Cardwell		AP		55.00
149039	10/8/2020	Carpenter Screen Printing		AP		1,970.20
149040	10/8/2020	United Grocers Cash & Carry		AP		399.38
149041	10/8/2020	Caxton Printers, Ltd.		AP		235.77
149042	10/8/2020	CenturyLink		AP		4.83
149043	10/8/2020	CenturyLink		AP		156.52
149044	10/8/2020	CenturyLink		AP		83.94
149045	10/8/2020	Cintas Corporation #610		AP		230.02
149046	10/8/2020	City Of Caldwell		AP		343.29
149047	10/8/2020	City of Caldwell		AP		144.84
149048	10/8/2020	City of Caldwell Water Dept		AP		20,833.25
149049	10/8/2020	City of Notus		AP		82.40
149050	10/8/2020	Civil Air Patrol Magazine		AP		45.00
149051	10/8/2020	Coastline Equipment		AP		1,219.00
149052	10/8/2020	Consolidated Supply Company		AP		3,200.08
149053	10/8/2020	Country Repair, Inc.		AP		375.00
149054	10/8/2020	Crane Alarm Service		AP		9,380.00
149055	10/8/2020	Gerald and Gail Crownover		AP		19,419.75
149056	10/8/2020	L.N. Curtis & Sons dba Curtis Blue Lin		AP		2,822.00
149057	10/8/2020	D&B Supply Company		AP		199.47
149058	10/8/2020	Dan's Pump & Filter, LLC		AP		3,433.10
149059	10/8/2020	Advanced Communications, Inc. dba D:		AP		2,750.00
149060	10/8/2020	Thomas DeFur		AP		55.00
149061	10/8/2020	Denco Sales Co.		AP		2,795.51
149062	10/8/2020	Destination Caldwell, Inc.		AP		96.43
149063	10/8/2020	Dig Line		AP		873.60
149064	10/8/2020	ESRI		AP		2,170.00
149065	10/8/2020	Express Employment Professionals		AP		4,780.68
149066	10/8/2020	Ferguson Waterworks		AP		9,426.10
149067	10/8/2020	Ronald Lloyd dba Firemark Equipment		AP		3,680.77
149068	10/8/2020	G & R Ag Products, Inc.		AP		137.50
149069	10/8/2020	Galls, LLC		AP		9,296.08
149070	10/8/2020	Roger Garner		AP		2,471.16
149071	10/8/2020	Gem State Paper & Supply Compa		AP		273.43
149072	10/8/2020	Jared George		AP		55.00
149073	10/8/2020	H & E Equipment Services		AP		1,132.04
149074	10/8/2020	Hamilton, Michaelson & Hilty, LLP		AP		16,950.00
149075	10/8/2020	HD Supply Facilities Maintenance LTD		AP		512.78
149076	10/8/2020	Heating Equipment Company		AP		510.37
149077	10/8/2020	Hughes Fire Equipment, Inc.		AP		16,911.70
149078	10/8/2020	Rod Hutton		AP		86.00
149079	10/8/2020	Hydro Logic, Inc.		AP		58,140.00
149080	10/8/2020	ICRMP		AP		199,702.00
149081	10/8/2020	Idaho Irrigation Supply LLC		AP		483.59
149082	10/8/2020	Idaho Materials & Construction		AP		32,163.20
149083	10/8/2020	Idaho Materials & Construction		AP		3,572.50
149084	10/8/2020	Idaho Power Company		AP		11,946.67
149085	10/8/2020	Idaho State Police		AP		299.25
149086	10/8/2020	Interstate Batteries		AP		1,881.60
149087	10/8/2020	Interwest Ag & Industrial Water Mngmt		AP		84.00
149088	10/8/2020	Steven Jenkins		AP		72.96
149089	10/8/2020	Kenworth Sales Company		AP		257.20
149090	10/8/2020	Les Schwab Tire Center		AP		1,224.14
149091	10/8/2020	Elizabeth McNannay		AP		3,705.00
149092	10/8/2020	Modern Machinery		AP		131.96
149093	10/8/2020	Municipal Emergency Serv ,Inc		AP		530.00

Check No	Check Date	Name	Comment	Module	Clear Date	Amount
149094	10/8/2020	Norco Inc.		AP		713.06
149095	10/8/2020	Orion Integration Group		AP		7,447.20
149096	10/8/2020	Pepsi-Cola		AP		658.44
149097	10/8/2020	Personnel Plus		AP		22,780.14
149098	10/8/2020	POSM Software LLC		AP		2,000.00
149099	10/8/2020	Powder River Development		AP		47,273.00
149100	10/8/2020	Priest Electric		AP		1,002.50
149101	10/8/2020	Rice Fergus Miller, Inc.		AP		6,191.03
149102	10/8/2020	Right Now Inc Heating & Cooling		AP		36.60
149103	10/8/2020	Rink Systems Inc.		AP		1,250.00
149104	10/8/2020	Roger's Tire Pros & Auto Care Center		AP		56.55
149105	10/8/2020	RU2 Systems Inc		AP		360.00
149106	10/8/2020	Fred Schilling		AP		200.00
149107	10/8/2020	Sirchie Finger Print Laboratories		AP		77.30
149108	10/8/2020	Smith's Lawn Mower Sales & Ser		AP		133.60
149109	10/8/2020	Springbrook Holding Company, LLC		AP		44,896.00
149110	10/8/2020	Stan's Golf Cars, Inc.		AP		231.63
149111	10/8/2020	Staples Credit Plan-store purchase		AP		719.96
149112	10/8/2020	State Of Idaho		AP		100.00
149113	10/8/2020	Stein Distributing Company, Inc.		AP		367.84
149114	10/8/2020	Todd Banta dba Stitch It, LLC		AP		30.00
149115	10/8/2020	Sysco Idaho, Inc.		AP		772.18
149116	10/8/2020	T-O Engineers		AP		4,627.60
149117	10/8/2020	Tacoma Screw Products, Inc.		AP		23.66
149118	10/8/2020	TMG Services, Inc		AP		502.07
149119	10/8/2020	Treasure Valley Coffee, Inc.		AP		6.65
149120	10/8/2020	Uniforms2Gear		AP		679.58
149121	10/8/2020	United Heritage Life Insurance Compan		AP		6,589.56
149122	10/8/2020	United Oil		AP		2,267.47
149123	10/8/2020	United Site Services/A-Company Inc		AP		321.35
149124	10/8/2020	Locahan, LLC dba Valley Office System		AP		341.81
149125	10/8/2020	Violet Defense, LLC		AP		61,423.20
149126	10/8/2020	Scott Wallace		AP		192.00
149127	10/8/2020	Walmart Business/SYNCB		AP		296.19
149128	10/8/2020	Weidner Fire		AP		14,156.80
149129	10/8/2020	West Valley Medical Center, Inc.		AP		3,375.00
149130	10/8/2020	WH Pacific Inc		AP		8,670.00
0	10/14/2020	PERSI Fire Voluntary Retirement		AP		11,110.55
0	10/14/2020	PERSI Voluntary Retirement		AP		26,193.61
0	10/14/2020	PERSI Voluntary Retirement Con		AP		8,042.38
0	10/14/2020	Public Employee Retirement		AP		97,720.88
0	10/14/2020	Public Employee Fire Retirement		AP		27,366.27
0	10/14/2020	Public Employee Fire Retirement		AP		9,953.61
0	10/14/2020	EFTPS- IRS withdraw - DO NOT CASI		AP		118,690.10
0	10/14/2020	Caldwell Health Care PI Trust		AP		154,468.39
149131	10/14/2020	208 Houses LLC		AP		99.68
149132	10/14/2020	A.M.E. Electric, Inc.		AP		807.50
149133	10/14/2020	AAA-1 Lock & Key		AP		105.00
149134	10/14/2020	AAC Building Maintenance, LLC		AP		598.00
149135	10/14/2020	Renee Ackerman		AP		91.04
149136	10/14/2020	Air Comfort		AP		531.85
149137	10/14/2020	Air Supply and Pump LLC		AP		1,312.12
149138	10/14/2020	Aire-Master Of Southern Idaho		AP		51.00
149139	10/14/2020	Airgas USA, LLC		AP		195.59
149140	10/14/2020	David or Livvy Albizo		AP		135.62
149141	10/14/2020	Margarita Alcaraz		AP		31.27

Check No	Check Date	Name	Comment	Module	Clear Date	Amount
149142	10/14/2020	Joshua Alexander		AP		140.56
149143	10/14/2020	Peter Allen		AP		51.32
149144	10/14/2020	ALLEN PROP. MNG.		AP		102.56
149145	10/14/2020	Allen Property Management		AP		86.44
149146	10/14/2020	Allied Business Solutions, Inc		AP		151.92
149147	10/14/2020	Michael W. or Karalee Allred		AP		57.45
149148	10/14/2020	ALSCO		AP		39.93
149149	10/14/2020	Alturas Construction, LLC		AP		340.00
149150	10/14/2020	Analytical Laboratories, Inc.		AP		5,914.24
149151	10/14/2020	Barbara Anderson		AP		84.15
149152	10/14/2020	ArchiveSocial, Inc.		AP		3,955.29
149153	10/14/2020	Kimberly Archuleta		AP		57.49
149154	10/14/2020	Assoc of ID Public Works Professional		AP		40.00
149155	10/14/2020	Dionicio Baeza		AP		49.68
149156	10/14/2020	Dustin Bahr		AP		40.75
149157	10/14/2020	Kenneth J or Caroyln Baker		AP		52.66
149158	10/14/2020	Jessica or Juan Jr. Balderaz		AP		142.44
149159	10/14/2020	Annie Balija		AP		48.09
149160	10/14/2020	Cameron Beck		AP		75.23
149161	10/14/2020	Marla Beckman		AP		34.35
149162	10/14/2020	Codey Benishek		AP		67.81
149163	10/14/2020	Billing Document Specialist		AP		2,389.50
149164	10/14/2020	Billing Document Specialists		AP		11,050.16
149165	10/14/2020	Alona Blakeley		AP		92.14
149166	10/14/2020	Terry Bowden		AP		82.66
149167	10/14/2020	Bowen Collins & Associates, Inc		AP		6,743.00
149168	10/14/2020	Sallie Bradshaw		AP		29.23
149169	10/14/2020	Brighton Homes		AP		497.00
149170	10/14/2020	Andrew or Katherine Brown		AP		59.68
149171	10/14/2020	Melissa Brown		AP		60.00
149172	10/14/2020	Tabetha Bryant		AP		50.67
149173	10/14/2020	Building Safety Prof of SW ID		AP		1,660.00
149174	10/14/2020	Delana Butler		AP		36.70
149175	10/14/2020	ByteSpeed LLC		AP		2,205.00
149176	10/14/2020	C. Stein Inc.		AP		349.89
149177	10/14/2020	Daniel or Grace Cabunoc		AP		81.99
149178	10/14/2020	Caldwell Auto Supply		AP		420.92
149179	10/14/2020	Caldwell True Value		AP		41.17
149180	10/14/2020	Dan or Terry Campbell		AP		75.79
149181	10/14/2020	Canyon County Prosecuting Attorneys C		AP		25,945.00
149182	10/14/2020	Canyon County Fleet		AP		1,009.86
149183	10/14/2020	Canyon County Solid Waste		AP		6.38
149184	10/14/2020	Canyon Machine and Pump, LLC		AP		1,308.00
149185	10/14/2020	Gerardo Caracas or Veronica Cardenas		AP		30.74
149186	10/14/2020	Caxton Printers, Ltd.		AP		758.73
149187	10/14/2020	CDW Government, Inc.		AP		789.33
149188	10/14/2020	CenturyLink		AP		85.44
149189	10/14/2020	Caldwell Foundation Ed Opportunity Cl		AP		4,500.00
149190	10/14/2020	Check 2 Hire, LLC		AP		330.00
149191	10/14/2020	Kole Christensen		AP		149.13
149192	10/14/2020	Cintas Corporation #610		AP		230.02
149193	10/14/2020	City of Caldwell		AP		3,923.87
149194	10/14/2020	City Of Caldwell		AP		65.90
149195	10/14/2020	Coffman Associates		AP		47,274.00
149196	10/14/2020	Robert Collins		AP		63.44
149197	10/14/2020	Community Planning Assoc. SW		AP		6,747.00

Check No	Check Date	Name	Comment	Module	Clear Date	Amount
149198	10/14/2020	Consolidated Supply Company		AP		109.37
149199	10/14/2020	Jeremy Courtois		AP		108.01
149200	10/14/2020	Crane Alarm Service		AP		480.00
149201	10/14/2020	Jared Crusta		AP		36.96
149202	10/14/2020	Culligan of SW Idaho		AP		95.00
149203	10/14/2020	Cummins Rocky Mountain LLC		AP		873.45
149204	10/14/2020	Sean or Devan Cunningham		AP		62.12
149205	10/14/2020	Travis Cunningham or Lindsey Healy		AP		53.71
149206	10/14/2020	D&B Supply Company		AP		1,662.92
149207	10/14/2020	Dan's Pump & Filter, LLC		AP		19,948.10
149208	10/14/2020	DATABLAZE		AP		119.85
149209	10/14/2020	John Davis		AP		339.91
149210	10/14/2020	Richard or Anne Davis		AP		62.53
149211	10/14/2020	Joyce Desaro		AP		37.98
149212	10/14/2020	ZW USA Inc. Dog Waste Depot		AP		1,088.89
149213	10/14/2020	Christopher Draper		AP		114.74
149214	10/14/2020	DrugFree Idaho		AP		200.00
149215	10/14/2020	DT Caldwell Investments LLC		AP		23.72
149216	10/14/2020	Ronnett Duncan		AP		21.64
149217	10/14/2020	Allison or Jason Edlund		AP		146.84
149218	10/14/2020	Michael or Patricia Ellis		AP		114.44
149219	10/14/2020	ERS Inc		AP		800.00
149220	10/14/2020	Vivian Evangelho		AP		73.79
149221	10/14/2020	Experian		AP		27.00
149222	10/14/2020	Brannon Farner		AP		12.58
149223	10/14/2020	Ferguson Waterworks		AP		4,720.84
149224	10/14/2020	Richard Ferrera		AP		110.00
149225	10/14/2020	Fire Extinguisher Co.,Inc		AP		320.00
149226	10/14/2020	Antonio or Sherry Flores		AP		66.14
149227	10/14/2020	Fouser Law		AP		60.79
149228	10/14/2020	G & R Ag Products, Inc.		AP		9.35
149229	10/14/2020	Gallimaufries		AP		36.93
149230	10/14/2020	Norma Garibay		AP		10.81
149231	10/14/2020	Jacob or Jennifer Garsez		AP		77.68
149232	10/14/2020	Gem State Paper & Supply Compa		AP		1,396.32
149233	10/14/2020	Elizzette Godina		AP		60.00
149234	10/14/2020	Maria Gomez		AP		85.98
149235	10/14/2020	Miguel Gomez		AP		60.00
149236	10/14/2020	EDELIA GONZALEZ		AP		40.72
149237	10/14/2020	Adrian Nunez dba Green Springs Lands		AP		280.00
149238	10/14/2020	Hach Company		AP		930.00
149239	10/14/2020	Norman or Angela Hall		AP		129.17
149240	10/14/2020	Richard Hall		AP		109.48
149241	10/14/2020	Jodi Hallingstad		AP		73.31
149242	10/14/2020	Hamilton, Michaelson & Hilty, LLP		AP		924.00
149243	10/14/2020	Kirk Hanson		AP		100.20
149244	10/14/2020	Hardin Sanitation		AP		266.92
149245	10/14/2020	Jason Hardy		AP		60.00
149246	10/14/2020	Christina or Jesse Hart		AP		52.39
149247	10/14/2020	Glenda Heath		AP		14.60
149248	10/14/2020	Carolyn Hendershot		AP		173.63
149249	10/14/2020	Home Depot Credit Services		AP		21.94
149250	10/14/2020	Hubble Homes, LLC		AP		66,086.55
149251	10/14/2020	Donald or Roberta Huffman		AP		122.04
149252	10/14/2020	Idaho Dept of Environment Quality		AP		49,600.00
149253	10/14/2020	Idaho Materials & Construction		AP		15,098.58

Check No	Check Date	Name	Comment	Module	Clear Date	Amount
149254	10/14/2020	Idaho Power Company		AP		80,584.97
149255	10/14/2020	Idaho Press Tribune		AP		1,180.06
149256	10/14/2020	Idaho Sales Tax Division		AP		284.81
149257	10/14/2020	Idaho Sales Tax Division		AP		1,303.64
149258	10/14/2020	Idaho Sales Tax Division		AP		5,355.67
149259	10/14/2020	Idaho Sales Tax Division		AP		472.53
149260	10/14/2020	Idaho Enironmental Services LLC dba I		AP		1,200.00
149261	10/14/2020	Intermountain Gas Company		AP		26.48
149262	10/14/2020	International Code Council, In		AP		3,318.84
149263	10/14/2020	International Training & Rehab Technol		AP		10,000.00
149264	10/14/2020	J-U-B Engineers, Inc.		AP		14,912.85
149265	10/14/2020	Tristan or Sabrina Jacobi		AP		37.75
149266	10/14/2020	Scott McCormick dba Janitors for Hire		AP		318.00
149267	10/14/2020	Darryl John		AP		66.57
149268	10/14/2020	Brad Johnson		AP		1,649.80
149269	10/14/2020	Mitchell or Katelyn Kelly		AP		112.67
149270	10/14/2020	Loreena Kemp		AP		70.67
149271	10/14/2020	Kendall Ford of Meridian		AP		30,534.00
149272	10/14/2020	Kendall Dealership Holdings, LLC dba		AP		262.01
149273	10/14/2020	Phillip Korn		AP		41.29
149274	10/14/2020	Jenny or Nick Kotanjian		AP		57.76
149275	10/14/2020	Ermin or Dusanka Kurtagic		AP		21.84
149276	10/14/2020	KWA Property Management		AP		34.56
149277	10/14/2020	Lindsay or Steven Ladwig		AP		80.99
149278	10/14/2020	Rick Larsen		AP		60.00
149279	10/14/2020	Stacey Lenz		AP		60.00
149280	10/14/2020	Jose Leon		AP		178.66
149281	10/14/2020	Seth or Jessica Lockwood		AP		33.00
149282	10/14/2020	Iris Lovett		AP		75.12
149283	10/14/2020	Anthony Lubacky		AP		58.95
149284	10/14/2020	Lube Shop		AP		241.58
149285	10/14/2020	Lucky J Excavation		AP		507.00
149286	10/14/2020	Managment Pro LLC		AP		30.26
149287	10/14/2020	Dan Mangum		AP		16.41
149288	10/14/2020	Aristeo Marroquin		AP		18.54
149289	10/14/2020	Ammon Marshall		AP		98.56
149290	10/14/2020	William McCaskill		AP		46.38
149291	10/14/2020	Grace McCulloch		AP		47.58
149292	10/14/2020	John McEvoy		AP		64.57
149293	10/14/2020	Sarah McLeod		AP		147.83
149294	10/14/2020	Russell Meroney		AP		117.16
149295	10/14/2020	Bryce Meyet		AP		116.08
149296	10/14/2020	Denise Milburn		AP		150.00
149297	10/14/2020	Vance Millward		AP		46.53
149298	10/14/2020	Daniel Milton		AP		62.49
149299	10/14/2020	Rodolfo Montiel		AP		38.37
149300	10/14/2020	Ray or Hailey Moore		AP		35.14
149301	10/14/2020	Austin Morris		AP		38.43
149302	10/14/2020	Juan Munoz		AP		21.70
149303	10/14/2020	Denise or Chris Naillon		AP		36.22
149304	10/14/2020	Norco Inc.		AP		95.60
149305	10/14/2020	Zelda NYSINGH		AP		147.57
149306	10/14/2020	Open Door Rentals		AP		37.74
149307	10/14/2020	Rachelle Orand		AP		84.92
149308	10/14/2020	Orion Integration Group		AP		367.00
149309	10/14/2020	Michelle Osmus		AP		19.25

Check No	Check Date	Name	Comment	Module	Clear Date	Amount
149310	10/14/2020	Peak Property Management		AP		75.50
149311	10/14/2020	Pepsi-Cola		AP		205.75
149312	10/14/2020	Miah Perez		AP		78.56
149313	10/14/2020	Victor Perez		AP		116.20
149314	10/14/2020	Andrew or Jena Pratt		AP		293.84
149315	10/14/2020	Prusik Construction LLC		AP		17,182.54
149316	10/14/2020	Reed Bright at R & R Real Estate		AP		49.83
149317	10/14/2020	Rambo Sand & Gravel Co.		AP		81,163.96
149318	10/14/2020	Juan Rangel		AP		64.95
149319	10/14/2020	Realty Management Associates		AP		38.86
149320	10/14/2020	Republic Services		AP		347,283.70
149321	10/14/2020	Republic Services Meridian Transfer-47		AP		26,311.96
149322	10/14/2020	Nathan or Alison Rex		AP		35.03
149323	10/14/2020	Elias Reyes		AP		64.15
149324	10/14/2020	Kristina or Jerome Rimer		AP		45.63
149325	10/14/2020	RMT		AP		1,968.39
149326	10/14/2020	Keith or Cara Robinson		AP		65.19
149327	10/14/2020	Scott Robinson		AP		93.80
149328	10/14/2020	SIGRUN RODGERS		AP		51.40
149329	10/14/2020	Mayra Rodriguez		AP		55.55
149330	10/14/2020	Serafin Rodriguez		AP		60.00
149331	10/14/2020	Lionel Rodriguez or Rosario Sanchez		AP		63.16
149332	10/14/2020	Roger's Tire Pros & Auto Care Center		AP		5,431.18
149333	10/14/2020	Root Rents		AP		39.75
149334	10/14/2020	Salvation Army		AP		13.90
149335	10/14/2020	Roland Samera		AP		60.00
149336	10/14/2020	Giavonni or Melinda Sanguinetti		AP		170.50
149337	10/14/2020	Joseph Schmigel III or Patricia Schuler		AP		90.96
149338	10/14/2020	Rex Schnee		AP		60.00
149339	10/14/2020	Jeff Scott		AP		60.00
149340	10/14/2020	Kevin Shane		AP		85.55
149341	10/14/2020	Terry or Lori Shirley		AP		41.13
149342	10/14/2020	Sign Shoppe		AP		350.00
149343	10/14/2020	Silver Creek Supply		AP		107.29
149344	10/14/2020	Simplot Partners		AP		22,532.00
149345	10/14/2020	Daniel G. Smede		AP		800.00
149346	10/14/2020	Justin Smith		AP		92.00
149347	10/14/2020	Sparklight		AP		156.97
149348	10/14/2020	Sparklight		AP		153.66
149349	10/14/2020	Sparklight		AP		42.76
149350	10/14/2020	Spikes Golf Supplies, Inc.		AP		500.00
149351	10/14/2020	Stan's Golf Cars, Inc.		AP		250.00
149352	10/14/2020	Staples Credit Plan-store purchase		AP		74.25
149353	10/14/2020	State of Idaho		AP		240.00
149354	10/14/2020	Stein Distributing Company, Inc.		AP		91.12
149355	10/14/2020	Sara Strawn		AP		65.70
149356	10/14/2020	Kingston or Heather Strecker		AP		21.92
149357	10/14/2020	Judy Subia		AP		2,233.65
149358	10/14/2020	Superior Paint & Glass, Inc.		AP		43.11
149359	10/14/2020	SwiftComply		AP		1,200.00
149360	10/14/2020	Sysco Idaho, Inc.		AP		383.18
149361	10/14/2020	Tacoma Screw Products, Inc.		AP		18.69
149362	10/14/2020	The College of Idaho/rental		AP		117.56
149363	10/14/2020	Natasha Tirado		AP		47.95
149364	10/14/2020	Tolsma Auto Body & Towing		AP		231.00
149365	10/14/2020	Linda Toups		AP		85.64



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

CITY OF
Caldwell, Idaho

October 3, 2020

Mayor Nancolas
Council Member Wagoner
Council Member Callsen
Council Member McGee
Council Member Pollard
Council Member Hopper
Council Member Allgood

RE: City of Caldwell Cash Balances as of 08/31/20

Mayor and Council,

I am attaching a current Cash Balances Report for all funds as of August 31st, 2020. This is an information only report and requires no action by city council.

I look forward to providing this report to you in the future at the first council meeting of each month. If you have any questions regarding the Cash Balances Report, please contact me.

Respectfully,

Carol Mitchell
Finance Director/Treasurer
City of Caldwell
208-455-4686
cmitchell@cityofcaldwell.org

CITY OF CALDWELL
Cash Balances Report
7/31/2020

FUND	FUND NAME	BALANCE
01	General Fund	\$ 18,324,897.05
03	Caldwell Events Center	\$ -
09	Liability Insurance (GF)	\$ 77,070.45
02	Payroll Deductions & Benefits	\$ -
04	Library Fund	\$ 1,195,381.71
05	Street Fund	\$ 6,830,580.69
06	Airport Fund	\$ 280,764.00
08	Parks, Recreation & Forestry	\$ 816,646.20
10	CDBG/HUD	\$ (52,536.93) * See Footnote
20	Cemetery Fund	\$ 437,723.99
21	Cemetery Capital Improvements	\$ 60,318.55
22	Cemetery Perpetual Care	\$ 1,155,105.00
28	Economic Development	\$ 158,557.62
29	H.U.D. Fund (Remaining)	\$ 23.79
31 - 47	LIDS	\$ 495,523.68
50	Capital Improvements (GF)	\$ 1,690,972.33
51	Capital Reserves - Fire (GF)	\$ 531,669.96
52	Park Improvement- Impact Fees	\$ 3,292,101.62
53	Police Service - Impact Fees	\$ 147,887.58
54	Fire Service - Impact Fees	\$ 3,724,405.58
56	Capital Maint/Wolfe&Simplot	\$ 96,268.67
60	Golf Fund	\$ (143.16) * See Footnote
70	Water Fund	\$ 7,507,169.32
71	Water Capital Improvements	\$ 4,283,317.83
72	Sewer Fund	\$ 12,839,268.24
73	Sewer Capital Improvements	\$ 3,128,372.27
74	Sanitation Fund	\$ 1,186,403.33
75	Street Lighting Fund	\$ 991,549.29
76	Irrigation Fund	\$ 2,174,316.36
85	HRA VEBA Fund	\$ 878,681.10
86	Other Insurance Plans	\$ 9,200.73
87	Employee 125 Flex Fund	\$ 12,630.23
91	Agency Funds	\$ 120,485.09
93	Business Improvement District	\$ 189.92
TOTAL CASH BALANCES		<u>\$ 72,394,802.09</u>

CITY OF CALDWELL EMPLOYEE HEALTH TRUST

Cash Balances Report Debbie-
7/31/2020

84	Employee Health Care PlanTrust	\$ 2,802,752.75
TOTAL CASH BALANCES		<u>\$ 2,802,752.75</u>

CALDWELL EAST URBAN RENEWAL
Cash Balances Report
7/31/2020

96	Urban Renewal Agency Fund	\$ 22,212,845.90
	TOTAL CASH BALANCES	<u>\$ 22,212,845.90</u>

\$ 97,410,400.74

\$ 97,410,400.74

\$ -

FOOTNOTE:

10 CDBG Fund is pending reimbursement from HUD
60 Golf Course General Fund Support @ 09/30/2020



CITY OF
Caldwell, Idaho

August 17, 2020

GARRET NANCOLAS
Mayor

208.455.3011
(f) 208.455.3003

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411 Blaine Street
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Mayor Nancolas
Council Member Wagoner
Council Member Callsen
Council Member McGee
Council Member Pollard
Council Member Hopper
Council Member Allgood

RE: City of Caldwell Monthly Revenue Report as of 07/31/20

Mayor & Council,

I am attaching a current Monthly Revenue Report for all funds as of July 31st, 2020. This is an information only report and requires no action by city council.

I look forward to providing this report to you in the future at the first council meeting of each month. If you have any questions regarding the Monthly Revenue Report, please contact me.

Respectfully,

Carol Mitchell
Finance Director/Treasurer
City of Caldwell
208-455-4686
cmitchell@cityofcaldwell.org

General Ledger

Revenue Analysis

User: emitchell
 Printed: 10/2/2020 - 4:40 PM
 Period: 01 to 11, 2020
 Fiscal Year: 2020
 JE Number: 0



Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Uncollected Bal	% Received
01	General Fund					
01-1-02-110-34191	MYAC (Mayor's Youth Advisory)	20,000.00	15,500.00	15,500.00	4,500.00	77.50
01-1-02-110-34194	Reimbursable Rev/Mayor	0.00	1,000.00	1,000.00	-1,000.00	0.00
01-1-02-400-34810	Information Technology Service	0.00	0.00	0.00	0.00	0.00
01-1-02-600-31100	Property Taxes	204,278.00	387,102.81	387,102.81	-182,824.81	189.50
01-1-02-600-31102	Property Tax Replacement	0.00	0.00	0.00	0.00	0.00
01-1-02-600-31300	Sales Taxes	1,129,172.00	1,121,955.73	1,121,955.73	7,216.27	99.36
01-1-02-600-31810	Gas Franchise	275,000.00	248,782.57	248,782.57	26,217.43	90.47
01-1-02-600-31820	Cable Franchise	75,000.00	53,813.41	53,813.41	21,186.59	71.75
01-1-02-600-32110	Beer & Wine Licenses	17,500.00	20,016.66	20,016.66	-2,516.66	114.38
01-1-02-600-32120	Liquor Licenses	13,000.00	14,636.88	14,636.88	-1,636.88	112.59
01-1-02-600-32130	Catering Permits	1,200.00	1,700.00	1,700.00	-500.00	141.67
01-1-02-600-32150	Misc Business Permits	3,000.00	2,915.25	2,915.25	84.75	97.18
01-1-02-600-33100	Federal Grants (Other)	72,660.00	32,588.40	32,588.40	40,071.60	44.85
01-1-02-600-33200	Urban Renewal Projects	0.00	0.00	0.00	0.00	0.00
01-1-02-600-33530	St Rev Shared Sales Tax	882,693.00	713,779.93	713,779.93	168,913.07	80.86
01-1-02-600-34030	Admin/payroll Services	923,669.00	695,114.16	695,114.16	228,554.84	75.26
01-1-02-600-34050	City Attorney Services	35,385.00	26,726.25	26,726.25	8,658.75	75.53
01-1-02-600-34190	Miscellaneous Revenue	3,250.00	1,306.24	1,306.24	1,943.76	40.19
01-1-02-600-36106	Claims Interest Revenue	1,000.00	211.61	211.61	788.39	21.16
01-1-02-600-36110	Invest Interest Revenue	200,000.00	220,693.29	220,693.29	-20,693.29	110.35
01-1-02-600-36320	Land Rental	250.00	250.00	250.00	0.00	100.00
01-1-02-600-39100	Intrfund Oper Transfer In	70,000.00	0.00	0.00	70,000.00	0.00
01-1-02-600-39200	Sale of Fixed Asset	575,000.00	573,626.95	573,626.95	1,373.05	99.76
01-1-02-600-39250	Proceeds From Insurance	47,500.00	48,057.36	48,057.36	-557.36	101.17
01-1-02-700-36310	Building Rental	0.00	0.00	0.00	0.00	0.00
01-1-02-700-39250	Proceeds From Insurance	0.00	103.42	103.42	-103.42	0.00
01-1-04-600-34031	Senior Citizen Van Fees	4,000.00	1,504.50	1,504.50	2,495.50	37.61
01-1-05-100-34190	Miscellaneous Revenue	8,000.00	9,242.72	9,242.72	-1,242.72	115.53
01-5-15-200-31100	Police Property Taxes	8,851,484.00	8,851,484.00	8,851,484.00	0.00	100.00
01-5-15-200-31102	Property Tax Replacement	219,082.00	218,500.09	218,500.09	581.91	99.73

Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Uncollected Bal	% Received
01-5-15-200-31830	Electricity Franchise (police)	200,000.00	166,376.56	166,376.56	33,623.44	83.19
01-5-15-200-33100	Police Federal Grant	134,732.00	40,487.18	40,487.18	94,244.82	30.05
01-5-15-200-33110	Vallivue Resource Officer	145,642.00	145,042.00	145,042.00	600.00	99.59
01-5-15-200-33111	Caldwell District Res Officer	271,301.00	158,999.92	158,999.92	112,301.08	58.61
01-5-15-200-33112	Vision Charter Sch Res Officer	0.00	0.00	0.00	0.00	0.00
01-5-15-200-33116	Elevate Academy Res Officer	94,524.00	76,527.50	76,527.50	17,996.50	80.96
01-5-15-200-33400	State Grants	86,000.00	76,834.46	76,834.46	9,165.54	89.34
01-5-15-200-33570	State Liquor Apportionmen	428,242.00	409,416.00	409,416.00	18,826.00	95.60
01-5-15-200-34210	Vin Inspections	1,300.00	1,250.00	1,250.00	50.00	96.15
01-5-15-200-34211	Pet License revenue	35,000.00	23,542.00	23,542.00	11,458.00	67.26
01-5-15-200-34285	Spec Event Security/police	15,000.00	9,095.08	9,095.08	5,904.92	60.63
01-5-15-200-34290	Miscellaneous Police	17,753.00	24,616.83	24,616.83	-6,863.83	138.66
01-5-15-200-34292	Police/Reimbursable Revenue	15,000.00	4,756.51	4,756.51	10,243.49	31.71
01-5-15-200-35110	Court Fines	250,000.00	154,283.47	154,283.47	95,716.53	61.71
01-5-15-200-35120	Overtime Parking Fines	3,000.00	1,400.00	1,400.00	1,600.00	46.67
01-5-15-200-39100	Intrfund Oper Transfer In	150,000.00	150,000.00	150,000.00	0.00	100.00
01-5-15-400-39250	Proceeds From Insurance	0.00	14,716.96	14,716.96	-14,716.96	0.00
01-6-16-100-31100	Fire property taxes	4,762,580.00	4,762,580.00	4,762,580.00	0.00	100.00
01-6-16-100-33100	Fire Federal Grants	716,153.00	44,703.35	44,703.35	671,449.65	6.24
01-6-16-100-34317	Fire-tank Removal Fee	810.00	0.00	0.00	810.00	0.00
01-6-16-100-34360	Infant Car Seat Program	515.00	130.00	130.00	385.00	25.24
01-6-16-100-34380	Fire Prevention Revenue	0.00	50.00	50.00	-50.00	0.00
01-6-16-100-34390	Fire Misc. Revenue	10,000.00	49,217.87	49,217.87	-39,217.87	492.18
01-6-16-100-37560	Smoke Detector Program	0.00	7,975.02	7,975.02	-7,975.02	0.00
01-6-16-400-34337	Hazmat State Reimbursement	0.00	8,183.91	8,183.91	-8,183.91	0.00
01-6-16-800-34310	Rural Fire Dist Fee	1,912,000.00	1,752,691.73	1,752,691.73	159,308.27	91.67
01-6-16-800-34313	Rural Fire Plan Reviews	0.00	180.00	180.00	-180.00	0.00
01-8-16-100-32210	Building Permits	90,775.00	0.00	0.00	90,775.00	0.00
01-8-16-100-34320	Misc Fire Permits	1,000.00	2,469.41	2,469.41	-1,469.41	246.94
01-8-16-100-34327	Fire Plan Review Fees	60,000.00	72,139.94	72,139.94	-12,139.94	120.23
01-8-16-100-34328	Plat Review Fees	5,000.00	9,248.05	9,248.05	-4,248.05	184.96
01-8-16-100-34330	Fire-inspections	7,000.00	7,171.00	7,171.00	-171.00	102.44
01-8-16-100-34333	Fire Sprinklr/Alarm Reviews	52,000.00	68,208.00	68,208.00	-16,208.00	131.17
01-8-17-120-33200	Urban Renewal Projects	2,396,616.00	1,602,362.69	1,602,362.69	794,253.31	66.86
01-8-18-100-32211	Building Permit/Engineering Rev	8,000.00	15,830.00	15,830.00	-7,830.00	197.88
01-8-18-100-34111	Eng/subdivision Plans	30,000.00	63,393.99	63,393.99	-33,393.99	211.31
01-8-18-100-34113	Eng/spec Use Permt Nonpud	1,500.00	320.00	320.00	1,180.00	21.33
01-8-18-100-34114	Eng/special Use Permitpud	0.00	935.25	935.25	-935.25	0.00
01-8-18-100-34115	Eng/annexation	500.00	419.84	419.84	80.16	83.97
01-8-18-100-34140	Eng/Printing & Duplctn Fees	500.00	199.09	199.09	300.91	39.82

Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Uncollected Bal	% Received
01-8-18-100-34150	Sewer Connect Prmts (eng)	0.00	881.58	881.58	-881.58	0.00
01-8-18-100-34160	Engineering Svcs Revenues	1,373,138.00	1,029,853.50	1,029,853.50	343,284.50	75.00
01-8-18-100-34193	Miscellaneous Revenue	0.00	1,429.20	1,429.20	-1,429.20	0.00
01-8-18-200-32201	Credit Card Convenience fee	21,000.00	0.00	0.00	21,000.00	0.00
01-8-18-200-32210	Building Permits	657,535.91	1,305,766.41	1,305,766.41	-648,230.50	198.58
01-8-18-200-32220	Electrical Permits	244,278.68	237,137.46	237,137.46	7,141.22	97.08
01-8-18-200-32230	Plumbing Permits	178,029.81	215,202.39	215,202.39	-37,172.58	120.88
01-8-18-200-32240	Plan Check Fees	459,931.52	423,858.82	423,858.82	36,072.70	92.16
01-8-18-200-32255	Investigation Fees	7,003.55	4,187.35	4,187.35	2,816.20	59.79
01-8-18-200-32260	Misc Bldg Permits	56,744.54	463.85	463.85	56,280.69	0.82
01-8-18-200-32261	Mechanical Permit	183,225.95	195,207.24	195,207.24	-11,981.29	106.54
01-8-18-200-32264	Sign Permits	3,277.75	2,505.85	2,505.85	771.90	76.45
01-8-18-200-34192	Bldg/"Reimbursable Expense"	6,000.00	0.00	0.00	6,000.00	0.00
01-8-18-300-34161	Mapping Revenue (GIS)	495,920.00	579,176.14	579,176.14	-83,256.14	116.79
01-8-18-300-34190	Miscellaneous Revenue	1,200.00	0.00	0.00	1,200.00	0.00
01-8-23-100-32150	Misc Business Permits	4,500.00	6,310.00	6,310.00	-1,810.00	140.22
01-8-23-100-32210	Building Permits	292,136.00	0.00	0.00	292,136.00	0.00
01-8-23-100-34016	Code Enforcement Charges	34,000.00	26,883.18	26,883.18	7,116.82	79.07
01-8-23-100-34117	Building Permit/P&Z Review Fee	90,676.00	130,630.96	130,630.96	-39,954.96	144.06
01-8-23-100-34118	Development Agreements(P&Z)	4,500.00	2,878.00	2,878.00	1,622.00	63.96
01-8-23-100-34119	Commissioner/Examiner Fees	7,500.00	6,426.00	6,426.00	1,074.00	85.68
01-8-23-100-34121	Subdivision Plats Non-pud	26,750.00	45,545.00	45,545.00	-18,795.00	170.26
01-8-23-100-34123	Special Use Permits	2,900.00	2,209.00	2,209.00	691.00	76.17
01-8-23-100-34124	Planned Unit Developments	2,500.00	1,794.00	1,794.00	706.00	71.76
01-8-23-100-34125	Zone Change	4,260.00	5,604.00	5,604.00	-1,344.00	131.55
01-8-23-100-34127	Annexation	7,500.00	8,349.00	8,349.00	-849.00	111.32
01-8-23-100-34128	Variance	830.00	450.00	450.00	380.00	54.22
01-8-23-100-34129	Comp Plan Map Amendment	3,900.00	3,080.00	3,080.00	820.00	78.97
01-8-23-100-34131	Comp Plan Text Amendment	360.00	0.00	0.00	360.00	0.00
01-8-23-100-34132	Plat Amendment	4,500.00	4,329.00	4,329.00	171.00	96.20
01-8-23-100-34133	Appeals	1,040.00	1,944.00	1,944.00	-904.00	186.92
01-8-23-100-34135	Legal Notice Advertising	3,750.00	2,729.00	2,729.00	1,021.00	72.77
01-8-23-100-34136	Home Occupation Permit	2,500.00	2,820.00	2,820.00	-320.00	112.80
01-8-23-100-34137	Administrative Determination	900.00	355.00	355.00	545.00	39.44
01-8-23-100-34138	Mailings	2,390.00	2,325.66	2,325.66	64.34	97.31
01	General Fund	29,719,243.71	27,436,697.43	27,436,697.43	2,282,546.28	92.32
03	Caldwell Events Center					
03-7-10-100-33100	Federal Grants	65,000.00	406.75	406.75	64,593.25	0.63
03-7-10-100-34005	Alcohol Sale/20% Of Sales	17,000.00	7,526.79	7,526.79	9,473.21	44.28

Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Uncollected Bal	% Received
03-7-10-100-34010	Charges For Services	17,000.00	8,796.87	8,796.87	8,203.13	51.75
03-7-10-100-34190	Miscellaneous Revenue	14,000.00	6,480.68	6,480.68	7,519.32	46.29
03-7-10-100-34720	Facilities Rental	100,000.00	62,422.73	62,422.73	37,577.27	62.42
03-7-10-100-34730	Rodeo Lease Revenue	8,000.00	8,000.00	8,000.00	0.00	100.00
03-7-10-100-34735	Charge/event Security Svc	14,000.00	4,607.00	4,607.00	9,393.00	32.91
03-7-10-100-34736	City Sponsored Events	15,000.00	8,850.00	8,850.00	6,150.00	59.00
03-7-10-100-34750	Concessions	40,000.00	10,810.20	10,810.20	29,189.80	27.03
03-7-10-100-34755	Occupant Charge Fee	2,000.00	700.00	700.00	1,300.00	35.00
03-7-10-100-34760	Advertising Revenue	3,500.00	1,200.00	1,200.00	2,300.00	34.29
03-7-10-100-39100	Intrfund Oper Transfer In	74,945.00	14,945.00	14,945.00	60,000.00	19.94
03	Caldwell Events Center	370,445.00	134,746.02	134,746.02	235,698.98	36.37
04	Library Fund					
04-2-10-100-31100	Property Taxes	753,282.00	753,282.00	753,282.00	0.00	100.00
04-2-10-100-31300	Sales Taxes	125,550.00	99,809.35	99,809.35	25,740.65	79.50
04-2-10-100-33100	Federal Grants	6,951.00	7,226.08	7,226.08	-275.08	103.96
04-2-10-100-33400	State Grants	3,200.00	2,238.35	2,238.35	961.65	69.95
04-2-10-100-33530	St Rev Shared Sales Tax	155,232.00	125,526.65	125,526.65	29,705.35	80.86
04-2-10-100-34010	Charges for Services	12,000.00	9,481.82	9,481.82	2,518.18	79.02
04-2-10-100-34012	Library Retail Sales	4,000.00	0.00	0.00	4,000.00	0.00
04-2-10-100-34140	Printing & Duplctn Fees	12,000.00	6,895.48	6,895.48	5,104.52	57.46
04-2-10-100-34190	Miscellaneous Revenue	1,200.00	737.46	737.46	462.54	61.46
04-2-10-100-34315	Lost /Damaged	5,000.00	3,339.96	3,339.96	1,660.04	66.80
04-2-10-100-34770	Interlibrary Loan	0.00	5.00	5.00	-5.00	0.00
04-2-10-100-34775	Oral History	0.00	37.72	37.72	-37.72	0.00
04-2-10-100-34777	Summer Reading	1,000.00	0.00	0.00	1,000.00	0.00
04-2-10-100-35130	Library Fines	3,000.00	4,346.55	4,346.55	-1,346.55	144.89
04-2-10-100-36110	Invest Interest Revenue	19,258.00	17,697.15	17,697.15	1,560.85	91.90
04-2-10-100-36999	Unrealized Gain Or Loss	0.00	11,268.00	11,268.00	-11,268.00	0.00
04-2-10-100-37600	Library Gifts/Donations	7,000.00	7,430.38	7,430.38	-430.38	106.15
04-2-10-100-37610	Endowments	20,000.00	620.00	620.00	19,380.00	3.10
04-2-10-100-39125	Other Grants	1,000.00	500.00	500.00	500.00	50.00
04	Library Fund	1,129,673.00	1,050,441.95	1,050,441.95	79,231.05	92.99
05	Street Fund					
05-8-40-100-31100	Property Taxes	2,156,974.00	2,156,974.00	2,156,974.00	0.00	100.00
05-8-40-100-31300	Sales Taxes	176,420.00	175,291.82	175,291.82	1,128.18	99.36
05-8-40-100-33100	Federal Grants	0.00	759.48	759.48	-759.48	0.00
05-8-40-100-33200	Urban Renewal Projects	0.00	8,851.31	8,851.31	-8,851.31	0.00
05-8-40-100-33400	State Grants	2,339,744.09	0.00	0.00	2,339,744.09	0.00

Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Uncollected Bal	% Received
05-8-40-100-33530	St Rev Shared Sales Tax	272,632.00	220,460.85	220,460.85	52,171.15	80.86
05-8-40-100-33540	Gas Tax	2,573,241.00	1,922,006.89	1,922,006.89	651,234.11	74.69
05-8-40-100-34012	Scrap Metal/Recycling	0.00	652.10	652.10	-652.10	0.00
05-8-40-100-34013	Special Project Services	65,000.00	69,412.72	69,412.72	-4,412.72	106.79
05-8-40-100-34163	Electrical Service	67,316.20	35,376.54	35,376.54	31,939.66	52.55
05-8-40-100-34190	Miscellaneous Revenue	24,792.00	6,144.48	6,144.48	18,647.52	24.78
05-8-40-100-34191	Rebates/Reimbursements	500.00	0.00	0.00	500.00	0.00
05-8-40-100-36106	Claims Interest Revenue	0.00	101.26	101.26	-101.26	0.00
05-8-40-100-36110	Invest Interest Revenue	95,000.00	81,140.12	81,140.12	13,859.88	85.41
05-8-40-100-39100	Intrfund Oper Transfer In	182,368.00	0.00	0.00	182,368.00	0.00
05-8-40-100-39200	Sale of Fixed Asset	23,000.00	22,801.00	22,801.00	199.00	99.13
05-8-40-100-39250	Proceeds From Insurance	53,100.00	53,080.65	53,080.65	19.35	99.96
05-8-40-100-39360	Loan/lease Proceeds	287,250.00	0.00	0.00	287,250.00	0.00
05-8-40-210-33150	Dept of Transportation Reimb.	306,704.60	94,462.50	94,462.50	212,242.10	30.80
05-8-40-340-33550	Road & Bridge St Revenue	583,159.69	443,305.81	443,305.81	139,853.88	76.02
05-8-40-400-34164	MS4 Service Revenue	1,781,057.00	1,081,992.15	1,081,992.15	699,064.85	60.75
05	Street Fund	10,988,258.58	6,372,813.68	6,372,813.68	4,615,444.90	58.00
06	Airport Fund					
06-8-24-100-31100	Property Taxes	149,572.00	149,572.00	149,572.00	0.00	100.00
06-8-24-100-31300	Sales Taxes	15,510.00	15,410.93	15,410.93	99.07	99.36
06-8-24-100-33100	Federal Grants	2,729,305.00	283,737.73	283,737.73	2,445,567.27	10.40
06-8-24-100-33200	Urban Renewal Projects	2,343,443.00	2,366,626.59	2,366,626.59	-23,183.59	100.99
06-8-24-100-33400	State Grants	75,000.00	11,825.06	11,825.06	63,174.94	15.77
06-8-24-100-33530	St Rev Shared Sales Tax	23,968.00	19,357.20	19,357.20	4,610.80	80.76
06-8-24-100-34190	Miscellaneous Revenue	12,000.00	26,953.79	26,953.79	-14,953.79	224.61
06-8-24-100-35115	Attorney related fees	400.00	525.00	525.00	-125.00	131.25
06-8-24-100-35140	Past due charges	0.00	25.00	25.00	-25.00	0.00
06-8-24-100-36106	Claims Interest Revenue	65.00	13.50	13.50	51.50	20.77
06-8-24-100-36110	Invest Interest Revenue	2,571.00	971.98	971.98	1,599.02	37.81
06-8-24-100-36310	Building Rental	20,710.95	17,436.10	17,436.10	3,274.85	84.19
06-8-24-100-36315	Airport Electricity	11,000.00	7,930.57	7,930.57	3,069.43	72.10
06-8-24-100-36316	Electricity/one Time Fee	9,142.00	9,142.00	9,142.00	0.00	100.00
06-8-24-100-36320	Land Rental	180,000.00	175,328.21	175,328.21	4,671.79	97.40
06	Airport Fund	5,572,686.95	3,084,855.66	3,084,855.66	2,487,831.29	55.36
08	Parks, Recreation & Forestry					
08-7-12-100-31100	Property Taxes	273,611.00	273,611.00	273,611.00	0.00	100.00
08-7-12-100-31300	Sales Taxes	37,309.00	37,070.85	37,070.85	238.15	99.36
08-7-12-100-33100	Federal Grants	1,500.00	568.74	568.74	931.26	37.92

Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Uncollected Bal	% Received
08-7-12-100-33530	St Rev Shared Sales Tax RECRIN	57,655.00	46,622.07	46,622.07	11,032.93	80.86
08-7-12-100-34190	Miscellaneous Revenue - Rec	6,275.00	8,582.13	8,582.13	-2,307.13	136.77
08-7-12-100-34710	Program Revenues	248,000.00	168,428.35	168,428.35	79,571.65	67.91
08-7-12-100-34715	Player's Fees	6,000.00	13,129.36	13,129.36	-7,129.36	218.82
08-7-12-100-36106	Claims Interest Revenue	0.00	30.27	30.27	-30.27	0.00
08-7-12-100-36110	Invest Interest Revenue	6,500.00	6,062.33	6,062.33	437.67	93.27
08-7-12-100-37600	Rec Gifts/Donations	4,070.00	1,949.33	1,949.33	2,120.67	47.90
08-7-12-100-37600	Swimming Pool Admissions	38,000.00	37,100.78	37,100.78	899.22	97.63
08-7-12-200-34740	Concessions	5,250.00	4,147.51	4,147.51	1,102.49	79.00
08-7-12-200-34750	Property Taxes / Parks	391,294.00	391,294.00	391,294.00	0.00	100.00
08-7-12-300-31100	Federal Grants	0.00	645.89	645.89	-645.89	0.00
08-7-12-300-33100	St Rev Shared Sales Tax PARKS	862,281.00	697,274.00	697,274.00	165,007.00	80.86
08-7-12-300-33530	Band shell rental	9,400.00	3,436.03	3,436.03	5,963.97	36.55
08-7-12-300-34780	Mallard Park Shelter Rentals	13,500.00	7,552.73	7,552.73	5,947.27	55.95
08-7-12-300-34781	Pipe Dream Park Shelter Rent	1,000.00	353.76	353.76	646.24	35.38
08-7-12-300-34782	Luby Gazebo	1,500.00	660.36	660.36	839.64	44.02
08-7-12-300-34785	Rose Garden Rental	1,100.00	726.43	726.43	373.57	66.04
08-7-12-300-34790	Misc Revenue - Parks	129,715.00	93,356.57	93,356.57	36,358.43	71.97
08-7-12-300-34795	Curtis Park Rental	0.00	1,037.74	1,037.74	-1,037.74	0.00
08-7-12-300-34796	Train Depot rental	7,000.00	7,529.15	7,529.15	-529.15	107.56
08-7-12-300-36340	Sale of Fixed Asset	0.00	14,174.55	14,174.55	-14,174.55	0.00
08-7-12-300-39200	Miscellaneous Revenue-Forestry	200.00	0.00	0.00	200.00	0.00
08-7-12-400-34770	Parks, Recreation & Forestry	2,101,160.00	1,815,343.93	1,815,343.93	285,816.07	86.40
09	Liability Insurance (GF)					
09-1-02-100-34036	Admin Insurance Services	384,951.00	384,850.56	384,850.56	100.44	99.97
09-1-02-100-36106	Claims Interest Revenue	0.00	0.01	0.01	-0.01	0.00
09-1-02-100-36110	Invest Interest Revenue	1,300.00	1,024.96	1,024.96	275.04	78.84
09	Liability Insurance (GF)	386,251.00	385,875.53	385,875.53	375.47	99.90
10	CDBG/HUD					
10-1-10-950-33100	Federal Grants	741,039.00	564,232.00	564,232.00	176,807.00	76.14
10	CDBG/HUD	741,039.00	564,232.00	564,232.00	176,807.00	76.14
20	Cemetery Fund					
20-7-13-100-31100	Property Taxes	124,580.00	124,580.00	124,580.00	0.00	100.00
20-7-13-100-31300	Sales Taxes	15,665.00	15,564.88	15,564.88	100.12	99.36
20-7-13-100-33530	St Rev Shared Sales Tax	24,209.00	19,576.34	19,576.34	4,632.66	80.86
20-7-13-100-34010	Charges For Services	300.00	432.00	432.00	-132.00	144.00
20-7-13-100-34190	Miscellaneous Revenue	0.00	719.00	719.00	-719.00	0.00

Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Uncollected Bal	% Received
20-7-13-100-34810	Sale Of Lots	58,000.00	53,963.60	53,963.60	4,036.40	93.04
20-7-13-100-34820	Grave Fees	73,285.09	56,127.40	56,127.40	17,157.69	76.59
20-7-13-100-34840	Saturday Burials	6,262.54	4,812.00	4,812.00	1,450.54	76.84
20-7-13-100-36105	Accrued Interest Revenue	5,771.00	5,770.80	5,770.80	0.20	100.00
20-7-13-100-36106	Claims Interest Revenue	25.00	25.90	25.90	-0.90	103.60
20-7-13-100-36110	Invest Interest Revenue	5,500.00	2,032.03	2,032.03	3,467.97	36.95
20-7-13-100-36310	Building Rental	4,400.00	0.00	0.00	4,400.00	0.00
20-7-13-100-36320	Land Rental	3,776.00	0.00	0.00	3,776.00	0.00
20	Cemetery Fund	321,775.63	283,603.95	283,603.95	38,169.68	88.14
21	Cemetery Capital Improvements					
21-7-13-100-34810	Sale of Lots	65,000.00	0.00	0.00	65,000.00	0.00
21-7-13-100-34820	Grave Fees	11,000.00	12,270.00	12,270.00	-1,270.00	111.55
21-7-13-100-36106	Claims Interest Revenue	0.00	2.02	2.02	-2.02	0.00
21-7-13-100-36110	Invest Interest Revenue	0.00	292.41	292.41	-292.41	0.00
21	Cemetery Capital Improvements	76,000.00	12,564.43	12,564.43	63,435.57	16.53
22	Cemetery Perpetual Care					
22-7-13-100-34820	Grave Fees	19,987.00	20,138.00	20,138.00	-151.00	100.76
22-7-13-100-36105	Accrued Interest Revenue	25,150.00	25,150.00	25,150.00	0.00	100.00
22-7-13-100-36106	Claims Interest Revenue	0.00	13.57	13.57	-13.57	0.00
22-7-13-100-36110	Invest Interest Revenue	10,824.00	9,735.46	9,735.46	1,088.54	89.94
22-7-13-100-39360	Loan/Lease Proceeds	0.00	275,000.00	275,000.00	-275,000.00	0.00
22	Cemetery Perpetual Care	55,961.00	330,037.03	330,037.03	-274,076.03	589.76
28	Economic Development					
28-7-10-100-33100	Federal Grants	0.00	199.90	199.90	-199.90	0.00
28-7-10-100-33200	Urban Renewal Projects	216,000.00	198,000.00	198,000.00	18,000.00	91.67
28-7-10-100-36106	Claims Interest Revenue	0.00	2.37	2.37	-2.37	0.00
28-7-10-100-39100	Intrfund Oper Transfer In	63,206.00	31,603.00	31,603.00	31,603.00	50.00
28-7-10-200-36310	Rental Revenue	200,000.00	183,333.37	183,333.37	16,666.63	91.67
28	Economic Development	479,206.00	413,138.64	413,138.64	66,067.36	86.21
29	H.U.D. Fund (Remaining)					
29-2-06-100-36115	H.u.d. Loan Interest Rev	0.00	-8,765.00	-8,765.00	8,765.00	0.00
29	H.U.D. Fund (Remaining)	0.00	-8,765.00	-8,765.00	8,765.00	0.00
31	LID Guarantee Fund					
31-2-06-100-36106	Claims Interest Revenue	0.00	5.62	5.62	-5.62	0.00
31-2-06-100-36110	Invest Interest Revenue	5,400.00	3,725.09	3,725.09	1,674.91	68.98
31	LID Guarantee Fund	5,400.00	3,730.71	3,730.71	1,669.29	69.09

Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Uncollected Bal	% Received
32	CLID 10+ Years					
32-2-06-100-35510	Special Assessments	1,000.00	1,460.18	1,460.18	-460.18	146.02
32-2-06-100-36120	Spec Assess Interest Rev	700.00	9,264.64	9,264.64	-8,564.64	1,323.52
32	CLID 10+ Years	1,700.00	10,724.82	10,724.82	-9,024.82	630.87
36	LID #10 - Bonded					
36-2-06-100-35510	Special Assessments	850.00	0.00	0.00	850.00	0.00
36-2-06-100-36120	Spec Assess Interest Rev	650.00	0.00	0.00	650.00	0.00
36	LID #10 - Bonded	1,500.00	0.00	0.00	1,500.00	0.00
39	LID #13 - Streets					
39-2-06-100-35510	Special Assessments	161,000.00	41,993.03	41,993.03	119,006.97	26.08
39-2-06-100-36120	Spec Assess Interest Rev	20,000.00	12,634.28	12,634.28	7,365.72	63.17
39	LID #13 - Streets	181,000.00	54,627.31	54,627.31	126,372.69	30.18
40	LID #10 - Water/WWTP					
40-2-06-100-35510	Special Assessments	109,826.00	9,342.91	9,342.91	100,483.09	8.51
40-2-06-100-36120	Spec Assess Interest Rev	4,550.00	3,301.67	3,301.67	1,248.33	72.56
40	LID #10 - Water/WWTP	114,376.00	12,644.58	12,644.58	101,731.42	11.06
43	LID #14 - Water/Street					
43-2-06-100-35510	Special Assessments	6,160.00	2,096.16	2,096.16	4,063.84	34.03
43-2-06-100-36120	Spec Assess Interest Rev	2,096.00	1,839.28	1,839.28	256.72	87.75
43	LID #14 - Water/Street	8,256.00	3,935.44	3,935.44	4,320.56	47.67
44	LID #					
44-2-06-100-35510	Special Assessments	60,000.00	0.00	0.00	60,000.00	0.00
44-2-06-100-36120	Spec Assess Interest Rev	10,000.00	0.00	0.00	10,000.00	0.00
44	LID #	70,000.00	0.00	0.00	70,000.00	0.00
50	Capital Improvements (GF)					
50-1-02-100-31100	Property Taxes	414,826.00	414,826.00	414,826.00	0.00	100.00
50-1-02-100-31300	Sales Taxes	53,621.00	53,278.12	53,278.12	342.88	99.36
50-1-02-100-33530	St Rev Shared Sales Tax	82,864.00	67,007.06	67,007.06	15,856.94	80.86
50-1-02-100-34190	Miscellaneous Revenue	56,832.00	56,832.00	56,832.00	0.00	100.00
50-1-02-100-36106	Claims Interest Revenue	0.00	46.61	46.61	-46.61	0.00
50-1-02-100-36110	Invest Interest Revenue	17,750.00	15,627.40	15,627.40	2,122.60	88.04
50-1-02-100-39100	Intrfund Oper Transfer In	20,000.00	0.00	0.00	20,000.00	0.00
50	Capital Improvements (GF)	645,893.00	607,617.19	607,617.19	38,275.81	94.07

Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Uncollected Bal	% Received
51	Capital Reserves - Fire (GF)					
51-6-16-100-31831	Electricity Franchise Fire	175,000.00	83,188.27	83,188.27	91,811.73	47.54
51-6-16-100-36106	Claims Interest Revenue	0.00	66.96	66.96	-66.96	0.00
51-6-16-100-36110	Invest Interest Revenue	20,000.00	23,263.51	23,263.51	-3,263.51	116.32
51-6-16-100-39100	Intrfund Oper Transfer In	480,518.00	469,946.82	469,946.82	10,571.18	97.80
51	Capital Reserves - Fire (GF)	675,518.00	576,465.56	576,465.56	99,052.44	85.34
52	Park Improvement- Impact Fees					
52-1-02-100-34190	Miscellaneous Revenue	0.00	1,023,901.00	1,023,901.00	-1,023,901.00	0.00
52-1-02-100-34774	Park Impact Fees	550,000.00	854,475.00	854,475.00	-304,475.00	155.36
52-1-02-100-36106	Claims Interest Revenue	0.00	87.18	87.18	-87.18	0.00
52-1-02-100-36110	Invest Interest Revenue	35,000.00	34,310.83	34,310.83	689.17	98.03
52	Park Improvement- Impact Fees	585,000.00	1,912,774.01	1,912,774.01	-1,327,774.01	326.97
53	Police Service - Impact Fees					
53-1-02-100-34773	Impact Fees	80,000.00	114,542.64	114,542.64	-34,542.64	143.18
53-1-02-100-36106	Claims Interest Revenue	20.00	5.71	5.71	14.29	28.55
53-1-02-100-36110	Invest Interest Revenue	2,000.00	1,161.01	1,161.01	838.99	58.05
53-1-02-100-39100	Intrfund Oper Transfer In	150,000.00	0.00	0.00	150,000.00	0.00
53	Police Service - Impact Fees	232,020.00	115,709.36	115,709.36	116,310.64	49.87
54	Fire Service - Impact Fees					
54-1-02-100-34773	Fire Impact Fees	500,000.00	571,701.60	571,701.60	-71,701.60	114.34
54-1-02-100-36106	Claims Interest Revenue	0.00	51.45	51.45	-51.45	0.00
54-1-02-100-36110	Invest Interest Revenue	20,000.00	21,172.53	21,172.53	-1,172.53	105.86
54-1-02-100-39100	Intrfund Oper Transfer In	3,500,000.00	0.00	0.00	3,500,000.00	0.00
54	Fire Service - Impact Fees	4,020,000.00	592,925.58	592,925.58	3,427,074.42	14.75
56	Capital Maint/Wolfe&Simplot					
56-1-02-100-34190	Miscellaneous Revenue	0.00	11,547.19	11,547.19	-11,547.19	0.00
56-1-02-100-39100	Intrfund Oper Transfer In	0.00	84,721.48	84,721.48	-84,721.48	0.00
56	Capital Maint/Wolfe&Simplot	0.00	96,268.67	96,268.67	-96,268.67	0.00
60	Golf Fund					
60-7-14-100-33100	Federal Grants	500.00	152.45	152.45	347.55	30.49
60-7-14-100-34190	Miscellaneous Revenue	15,820.00	10,352.87	10,352.87	5,467.13	65.44
60-7-14-100-34570	PS - Concessions	105,000.00	56,709.25	56,709.25	48,290.75	54.01
60-7-14-100-34571	PS - Golf Cart Concessions	5,000.00	0.00	0.00	5,000.00	0.00
60-7-14-100-34720	Facilities Rental	3,000.00	300.00	300.00	2,700.00	10.00
60-7-14-100-34910	PS - Season Ticket Revenue	150,000.00	148,604.84	148,604.84	1,395.16	99.07
60-7-14-100-34930	PS - Green Fees	372,500.00	254,274.27	254,274.27	118,225.73	68.26

Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Uncollected Bal	% Received
60-7-14-100-34940	PS - Trail Fees	23,200.00	25,957.34	25,957.34	-2,757.34	111.89
60-7-14-100-34941	Daily Trail Fees	750.00	2,285.96	2,285.96	-1,535.96	304.79
60-7-14-100-34951	PS - Pro Shop Revenue	60,000.00	60,096.27	60,096.27	-96.27	100.16
60-7-14-100-34953	PS Range Fees	35,000.00	28,951.13	28,951.13	6,048.87	82.72
60-7-14-100-36106	Claims Interest Revenue	100.00	0.22	0.22	99.78	0.22
60-7-14-100-36110	Invest Interest Revenue	2,400.00	153.60	153.60	2,246.40	6.40
60-7-14-100-36320	Land Rental	8,500.00	6,236.10	6,236.10	2,263.90	73.37
60-7-14-100-36330	PS - Cart Storage	23,600.00	21,009.79	21,009.79	2,590.21	89.02
60-7-14-100-36335	PS - Cart Rental	198,250.00	129,158.37	129,158.37	69,091.63	65.15
60-7-14-100-39100	Intrfund Oper Transfer In	134,500.00	52,250.00	52,250.00	82,250.00	38.85
60-7-14-200-33100	Federal Grants	0.00	128.62	128.62	-128.62	0.00
60-7-14-200-34190	Miscellaneous Revenue	0.00	323.59	323.59	-323.59	0.00
60-7-14-200-34750	FV - Concessions	11,500.00	14,519.43	14,519.43	-3,019.43	126.26
60-7-14-200-34911	FV - Season Ticket Revenue	26,500.00	30,566.27	30,566.27	-4,066.27	115.34
60-7-14-200-34931	FV - Green Fees	65,000.00	84,393.97	84,393.97	-19,393.97	129.84
60-7-14-200-34941	FV - Trail Fees	8,000.00	7,941.64	7,941.64	58.36	99.27
60-7-14-200-34951	FV - Reimb Pro Shop Revenue	10,000.00	15,402.08	15,402.08	-5,402.08	154.02
60-7-14-200-36331	FV - Cart Storage Rental	5,500.00	5,200.00	5,200.00	300.00	94.55
60-7-14-200-36336	FV - Cart Rental	23,500.00	32,206.53	32,206.53	-8,706.53	137.05
60	Golf Fund	1,288,120.00	987,174.59	987,174.59	300,945.41	76.64
70	Water Fund					
70-8-25-100-33100	Federal Grants	1,000.00	604.46	604.46	395.54	60.45
70-8-25-100-33200	Urban Renewal Projects	0.00	104,139.19	104,139.19	-104,139.19	0.00
70-8-25-100-34010	Charges For Services	4,541,464.15	3,939,323.85	3,939,323.85	602,140.30	86.74
70-8-25-100-34013	Special Project Services	0.00	84,752.04	84,752.04	-84,752.04	0.00
70-8-25-100-34020	Bad Debt Recovery	1,000.00	902.86	902.86	97.14	90.29
70-8-25-100-34032	Backflow Inspection fines/fees	2,000.00	0.00	0.00	2,000.00	0.00
70-8-25-100-34040	Utility Billing Services	330,380.00	247,180.86	247,180.86	83,199.14	74.82
70-8-25-100-34061	Asphalt Repair Charges	3,000.00	110.15	110.15	2,889.85	3.67
70-8-25-100-34063	Tapping Fee	100.00	201.42	201.42	-101.42	201.42
70-8-25-100-34067	Fireline Connection	15,000.00	15,945.20	15,945.20	-945.20	106.30
70-8-25-100-34070	Meter Installation	300,000.00	307,008.75	307,008.75	-7,008.75	102.34
70-8-25-100-34080	Turn On Fees	180,000.00	164,436.46	164,436.46	15,563.54	91.35
70-8-25-100-34190	Miscellaneous Revenue	9,000.00	19,389.50	19,389.50	-10,389.50	215.44
70-8-25-100-36106	Claims Interest Revenue	100.00	74.31	74.31	25.69	74.31
70-8-25-100-36110	Invest Interest Revenue	50,000.00	91,166.36	91,166.36	-41,166.36	182.33
70-8-25-100-39100	Intrfund Oper Transfer In	49,632.00	5,000.00	5,000.00	44,632.00	10.07
70-8-25-100-39250	Proceeds From Insurance	0.00	1,008.47	1,008.47	-1,008.47	0.00
70	Water Fund	5,482,676.15	4,981,243.88	4,981,243.88	501,432.27	90.85

Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Uncollected Bal	% Received
71	Water Capital Improvements					
71-8-25-200-34062	Well Development Fee	325,858.79	547,067.99	547,067.99	-221,209.20	167.88
71-8-25-200-34065	Main Extension Fee	42,214.13	26,471.38	26,471.38	15,742.75	62.71
71-8-25-200-34069	Residential/Industrial Trunk	270,192.39	394,520.27	394,520.27	-124,327.88	146.01
71-8-25-200-36106	Claims Interest Revenue	50.00	68.62	68.62	-18.62	137.24
71-8-25-200-36110	Invest Interest Revenue	29,452.12	47,590.86	47,590.86	-18,138.74	161.59
71-8-25-200-36115	Bond/COP Interest Revenue	200.00	0.00	0.00	200.00	0.00
71	Water Capital Improvements	667,967.43	1,015,719.12	1,015,719.12	-347,751.69	152.06
72	Sewer Fund					
72-8-27-100-33100	Federal Grants	3,460.00	4,173.65	4,173.65	-713.65	120.63
72-8-27-100-34010	Charges For Services	5,795,513.98	5,253,661.30	5,253,661.30	541,852.68	90.65
72-8-27-100-34020	Bad Debt Recovery	800.00	763.36	763.36	36.64	95.42
72-8-27-100-34061	Asphalt Repair Charges	0.00	5,107.52	5,107.52	-5,107.52	0.00
72-8-27-100-34090	Septic Dump Services	600,000.00	738,258.22	738,258.22	-138,258.22	123.04
72-8-27-100-34190	Miscellaneous Revenue	4,500.00	589.27	589.27	3,910.73	13.09
72-8-27-100-36106	Claims Interest Revenue	500.00	78.34	78.34	421.66	15.67
72-8-27-100-36110	Invest Interest Revenue	130,000.00	159,598.29	159,598.29	-29,598.29	122.77
72-8-27-100-39100	Intrfund Oper Transfer In	81,632.00	0.00	0.00	81,632.00	0.00
72	Sewer Fund	6,161,405.98	6,162,229.95	6,162,229.95	454,176.03	93.14
73	Sewer Capital Improvements					
73-8-27-200-34020	Bad Debt Recovery	900.00	458.32	458.32	441.68	50.92
73-8-27-200-34063	60% Capital Improve Fee	3,375,621.50	3,174,106.10	3,174,106.10	201,515.40	94.03
73-8-27-200-34064	Interceptor Fee	793,879.95	1,096,326.38	1,096,326.38	-302,446.43	138.10
73-8-27-200-34065	Main Extension Fee	77,000.00	45,642.96	45,642.96	31,357.04	59.28
73-8-27-200-34070	Stub Out Fee	8,000.00	126,726.20	126,726.20	-118,726.20	1,584.08
73-8-27-200-34095	Treat. Plant Capacity Fee	680,000.00	1,174,886.22	1,174,886.22	-494,886.22	172.78
73-8-27-200-34190	Miscellaneous Revenue	0.00	178.69	178.69	-178.69	0.00
73-8-27-200-36106	Claims Interest Revenue	500.00	71.20	71.20	428.80	14.24
73-8-27-200-36110	Invest Interest Revenue	80,000.00	24,069.84	24,069.84	55,930.16	30.09
73	Sewer Capital Improvements	5,015,901.45	5,642,465.91	5,642,465.91	-626,564.46	112.49
74	Sanitation Fund					
74-8-31-100-31810	Franchise Fees	155,958.11	149,791.33	149,791.33	6,166.78	96.05
74-8-31-100-34010	Charges For Services	4,150,000.00	3,872,500.83	3,872,500.83	277,499.17	93.31
74-8-31-100-34011	Tax collected/Contracted svc	32,358.26	39,796.71	39,796.71	-7,438.45	122.99
74-8-31-100-34012	Recycling	420,286.28	391,171.00	391,171.00	29,115.28	93.07
74-8-31-100-34014	Fuel Surcharge	0.00	-0.27	-0.27	0.27	0.00

Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Uncollected Bal	% Received
74-8-31-100-34020	Bad Debt Recovery	1,500.00	669.71	669.71	830.29	44.65
74-8-31-100-34190	Miscellaneous Revenue	0.00	259.75	259.75	-259.75	0.00
74-8-31-100-36106	Claims Interest Revenue	200.00	35.49	35.49	164.51	17.75
74-8-31-100-36110	Invest Interest Revenue	65,330.00	11,116.12	11,116.12	54,213.88	17.02
74	Sanitation Fund	4,825,632.65	4,465,340.67	4,465,340.67	360,291.98	92.53
75	Street Lighting Fund					
75-8-32-100-34010	Charges For Services	653,383.61	589,695.59	589,695.59	63,688.02	90.25
75-8-32-100-34020	Bad Debt Recovery	150.00	81.79	81.79	68.21	54.53
75-8-32-100-34190	Miscellaneous Revenue	2,500.00	52.09	52.09	2,447.91	2.08
75-8-32-100-36106	Claims Interest Revenue	100.00	39.91	39.91	60.09	39.91
75-8-32-100-36110	Invest Interest Revenue	13,000.00	7,233.96	7,233.96	5,766.04	55.65
75-8-32-100-39250	Proceeds From Insurance	0.00	6,852.41	6,852.41	-6,852.41	0.00
75	Street Lighting Fund	669,133.61	603,955.75	603,955.75	65,177.86	90.26
76	Irrigation Fund					
76-8-35-100-34010	Charges for Services	1,576,015.51	1,579,907.30	1,579,907.30	-3,891.79	100.25
76-8-35-100-34080	Turn On Fees	200.00	0.00	0.00	200.00	0.00
76-8-35-100-34190	Miscellaneous Revenue	0.00	7,380.50	7,380.50	-7,380.50	0.00
76-8-35-100-36106	Claims Interest Revenue	0.00	18.47	18.47	-18.47	0.00
76-8-35-100-36110	Invest Interest Revenue	20,000.00	23,693.83	23,693.83	-3,693.83	118.47
76	Irrigation Fund	1,596,215.51	1,611,000.10	1,611,000.10	-14,784.59	100.93
84	Employee Health Care Plan Trust					
84-2-09-100-34180	Payroll Health Deduct	4,075,448.00	3,317,477.03	3,317,477.03	757,970.97	81.40
84-2-09-100-34190	Miscellaneous Revenue	211,500.00	60,037.80	60,037.80	151,462.20	28.39
84	Employee Health Care Plan Trust	4,286,948.00	3,377,514.83	3,377,514.83	909,433.17	78.79
85	HRA VEBA Fund					
85-2-09-100-34180	Payroll Health Deduct	142,000.00	127,000.00	127,000.00	15,000.00	89.44
85-2-09-100-36106	Claims Interest Revenue	75.00	14.83	14.83	60.17	19.77
85-2-09-100-36110	Invest Interest Revenue	7,500.00	7,852.40	7,852.40	-352.40	104.70
85	HRA VEBA Fund	149,575.00	134,867.23	134,867.23	14,707.77	90.17
86	Other Insurance Plans					
86-2-09-100-34180	Payroll Health Deduct	87,645.00	68,349.27	68,349.27	19,295.73	77.98
86-2-09-100-36106	Claims Interest Revenue	0.00	0.03	0.03	-0.03	0.00
86	Other Insurance Plans	87,645.00	68,349.30	68,349.30	19,295.70	77.98
87	Employee 125 Flex Fund					
87-0-00-000-34180	Payroll Health Deduct	5,995.00	5,995.21	5,995.21	-0.21	100.00

Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Uncollected Bal	% Received
87	Employee 125 Flex Fund	5,995.00	5,995.21	5,995.21	-0.21	100.00
91	Agency Funds					
91-1-02-810-37521	Van Slyke Museum Donations	5,000.00	5,700.00	5,700.00	-700.00	114.00
91-1-02-820-37523	Family Fund Day/Lets Move Cald	1,050.00	1,000.00	1,000.00	50.00	95.24
91-1-02-821-34190	Beautify Caldwell Donations	500.00	0.00	0.00	500.00	0.00
91-1-02-822-37519	Love Caldwell/Cemetery/Memoria	2,000.00	0.00	0.00	2,000.00	0.00
91-1-02-850-37515	Mayor's Svc Scholarship	8,500.00	8,550.00	8,550.00	-50.00	100.59
91-1-02-855-37542	Caldwell Youth Forum	2,500.00	0.00	0.00	2,500.00	0.00
91-1-02-875-37681	Caldwell Saves 1st Program	750.00	0.00	0.00	750.00	0.00
91-1-02-880-37577	Centennial Band Donations	3,800.00	2,956.00	2,956.00	844.00	77.79
91-5-15-810-37546	Police PAL	1,000.00	0.00	0.00	1,000.00	0.00
91-5-15-821-37543	K-9 Patrol Dog	20,000.00	495.00	495.00	19,505.00	2.48
91-5-15-850-37545	Cops, Kids, & Community Revent	5,000.00	6,070.30	6,070.30	-1,070.30	121.41
91-6-16-820-37560	Smoke Detector Program	1,500.00	0.00	0.00	1,500.00	0.00
91-6-16-840-37555	Fire Prevention Donation	100.00	0.00	0.00	100.00	0.00
91-7-11-821-37576	Wolfe Field Maintenance Account	4,000.00	0.00	0.00	4,000.00	0.00
91-7-11-860-37517	Archery Donations	1,500.00	267.35	267.35	1,232.65	17.82
91-7-11-860-37580	Misc. One Time Events	7,000.00	0.00	0.00	7,000.00	0.00
91-7-12-800-37516	Sports uniform account/Rec	5,000.00	35.25	35.25	4,964.75	0.71
91-7-12-810-37670	Recreation Secret Pals	5,500.00	8,050.00	8,050.00	-2,550.00	146.36
91-7-12-815-37600	Rec Boxing Program Revenues	5,500.00	3,741.81	3,741.81	1,758.19	68.03
91-7-12-820-37620	4th of July Donation Rev	4,500.00	0.00	0.00	4,500.00	0.00
91-8-17-100-37558	Friends of the Depot	2,000.00	2,053.21	2,053.21	-53.21	102.66
91	Agency Funds	86,700.00	38,918.92	38,918.92	47,781.08	44.89
96	Urban Renewal Agency Fund					
96-0-00-000-31100	Property Taxes	8,584,965.00	9,781,757.83	9,781,757.83	-1,196,792.83	113.94
96-0-00-000-31102	Property Tax Replacement	115,705.00	115,704.34	115,704.34	0.66	100.00
96-0-00-000-36106	Claims Interest Revenue	0.00	9,219.73	9,219.73	-9,219.73	0.00
96-0-00-000-36110	Invest Interest Revenue	0.00	2,830.49	2,830.49	-2,830.49	0.00
96-0-00-000-36115	Bond/COP Interest Revenue	0.00	46,905.30	46,905.30	-46,905.30	0.00
96-0-00-000-36310	Building Rental	0.00	23,444.25	23,444.25	-23,444.25	0.00
96	Urban Renewal Agency Fund	8,700,670.00	9,979,861.94	9,979,861.94	-1,279,191.94	114.70
	Report Totals:	97,961,946.65	84,937,645.88	84,937,645.88	13,024,300.77	86.70