

MEMO

Date: April 20, 2022

To: Robb MacDonald, Engineering Department
T.J. Frans, Engineering Department
Steve Pendleton, Engineering Department
Alan Perry, Fire Marshal
Chris Bryant, Building Department
Dave Wright, Police Department
Dave Marston, Mapping Department
Angie Hopf, Mapping Department
Baily Barnes, Mapping Department
Vallivue School District
Pioneer Irrigation District
Mason Creek Ditch Co.
Caldwell Lateral Irrigation
Compass Idaho
Caldwell Transportation
Canyon Highway District #4
Idaho Power
Intermountain Gas
Boise River Flood Control District #10
USPS Caldwell

From: Emma Hill, Associate Planner
Caldwell P & Z Department

RE: Case Number SUB22-000007: Cedars 3-7

Please review the attached application and information and provide us with your written input. We request that you e-mail any comments as soon as possible but no later than **Friday, May 13, 2022.**

E-mail: **P&Z@cityofcaldwell.org**

Case Number SUB22-000007: A request by Trilogy Development, Inc. for the Preliminary Plat of **Cedars 3-7 Subdivision**. This preliminary plat consists of 208 single family residential lots and 28 common lots and will be phased into 2 developments. The property is zoned R1 (Single Family Residential). The properties are located south of E Homedale Road and extend south of Moss Street to S Indiana Ave.

This case is scheduled to be presented before the **Caldwell Hearing Examiner on Tuesday, May 24, 2022 at 7:00 pm.**

We will assume that you have no objections, concerns or comments if you do not reply to this request within the requested timeframe. If you have any questions, you may contact me at 208-455-4594.



CITY OF *Caldwell, Idaho*

Planning &
Zoning
Hearing
Review
Application

Type of Review Requested

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

STAFF USE ONLY:

File Number(s): _____

Project Name: _____

Date Filed: _____ Date Complete: _____

Related Files: _____

Subject Property Information

Address: 0 S FLORIDA AVE CALDWELL, ID 83605 Parcel Number(s): R3274101000

Subdivision: ___ Block: ___ Lot: ___ Acreage: 13.84 Zoning: ___

Prior Use of the Property: AG

Proposed Use of the Property: RESIDENTIAL

Applicant Information

Applicant Name: Kent Brown Phone: _____

Address: 3161 E Springwood Dr City: MERIDIAN State: ID Zip: 83642

Email: kentlkb@gmail.com Cell: _____

Owner Name: CHALLENGER DEVELOPMENT INC Phone: _____

Address: 1977 E OVERLAND RD City: MERIDIAN State: ID Zip: 83642

MERIDIAN, ID 83642 Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) KENT BROWN PLANNING

Address: 3161 E Springwood Dr City: MERIDIAN State: ID Zip: 83642

Email: kentlkb@gmail.com Cell: _____

Authorization

Print Applicant Name: Kent Brown

Applicant Signature: _____ Date: 03/08/2022

AI

KENT BROWN PLANNING SERVICES

March 8, 2022

Planning and Zoning Commission
&
City Council
Caldwell City Hall
621 E. Cleveland Blvd
Caldwell, ID 83605

RE: Preliminary Plat Application for Cedars Subdivision No's 3-7

Dear Commissioners and Council Members:

On behalf of Trilogy Idaho, we respectfully request the City of Caldwell's approval of the preliminary plat for Cedars Subdivision No's 3-7. The Cedars Subdivision No's 3-7 has 208 single family residential lots and 28 common lots. Cedars 3-7 has an overall density of 2.78 dwellings per acre. The common lots encompass 14.58 acres or 19.5% of the overall subdivision. Of 14.58 acres of common area 4.63 acres or 6.2% is qualified open space including: 2,700 feet of regional pathway along the Dixie Drain and 1,565 feet of neighborhood pathway along the Phyllis Canal. There is also 3 pocket parks linked micro pathways interconnecting to the open spaces within the subdivision.

The northern portion of the preliminary plat is between Homedale Road and Moss Lane on the west side of the Dixie Drain. The southern portion is located at the southeast corner of Moss Lane and Indiana Ave.

Water and sewer services are available to the property. Cedars 3-7 complies with the City's Comprehensive Plan designation for the site of Low Density Residential and the complies with the existing zone of R-1.

Please contact me if you have any questions regarding this application.

Sincerely,



Kent Brown, Planner

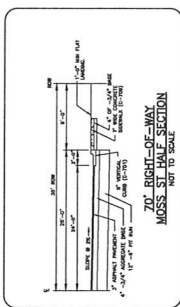
**PRELIMINARY PLAT AND PHASING UPDATE FOR
THE CEDARS SUBDIVISION**
A PORTION OF THE WEST 1/2 OF SECTION 11,
TOWNSHIP 36N, RANGE 12E, COUNTY OF IDAHO,
CAMPBELL CANTON, COUNTY OF IDAHO
2021

98 Valley Engineering, Inc.
Civil Engineering/Planning/CADD
1111 S. PARKER ST. #113
BOISE, IDAHO 83725
PHONE: (208) 333-1111
WWW.VALENG.COM



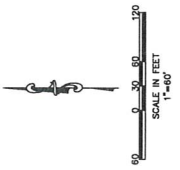
PROJECT NO.	19-00000000
DATE	12/21/2021
DESCRIPTION	PRELIMINARY PLAT AND PHASING
CLIENT	TRILGY DEVELOPMENT, INC.
LOCATION	THE CEDARS SUBDIVISION
SCALE	AS SHOWN
DATE	12/21/2021
PROJECT	PRELIMINARY PLAT AND PHASING
SHEET	PP-3

TRILGY DEVELOPMENT, INC.
THE CEDARS SUBDIVISION
PRELIMINARY PLAT AND PHASING



PLAT LEGEND

- BOUNDARY
- ADJACENT PROPERTY
- LOT NUMBER
- LOT AREA
- BLOCK NUMBER
- STREET NAME
- STREET WIDTH
- STREET MAINTENANCE
- STREET LIGHTS
- STREET SIGNAGE
- STREET FURNITURE
- STREET LIGHTS
- STREET SIGNAGE
- STREET FURNITURE
- STREET LIGHTS
- STREET SIGNAGE
- STREET FURNITURE



MATCHLINE SEE SHEET PP-3

MATCHLINE SEE SHEET PP-4

Handwritten initials/signature

PRELIMINARY PLAT AND PHASING UPDATE FOR
 THE CEDARS SUBDIVISION
 A PORTION OF THE WEST 1/2 OF SECTION 11,
 TOWNSHIP 35 NORTH, RANGE 10 WEST, 3RD
 MERIDIAN, CANTON COUNTY, ILLINOIS

MATCHLINE SEE SHEET PP-3



PLAT LEGEND:
 BOUNDARY
 LOT LINES
 LOT AREA
 LOT NUMBER
 BLOCK NUMBER
 STREET NAME
 STREET WIDTH
 STREET CENTERLINE
 STREET RIGHT-OF-WAY
 SERVICE LINE - 10"
 SEWER LINE - 12"
 WATER MAIN - 12"
 GAS MAIN - 12"
 PRESSURE REGULATION
 FLOW ARROW



City Engineering Planning CADD
 98 Valley Engineering, Inc.
 1115 S. STATE ST. #110
 CHICAGO, IL 60607
 312.467.1111



REVISIONS:
 NO. DATE DESCRIPTION
 01-02-2011 PHASES 3-7 TO CORRECT RT LOTS
 02-03-2011 PHASES 3-7 TO CORRECT RT LOTS
 03-04-2011 PHASES 3-7 TO CORRECT RT LOTS
 04-05-2011 PHASES 3-7 TO CORRECT RT LOTS

PRELIMINARY PLAT AND PHASING
 THE CEDARS SUBDIVISION
 TRILOGY DEVELOPMENT, INC.
 SHEET 4
 PP-4

AS
 PP

A3
PP

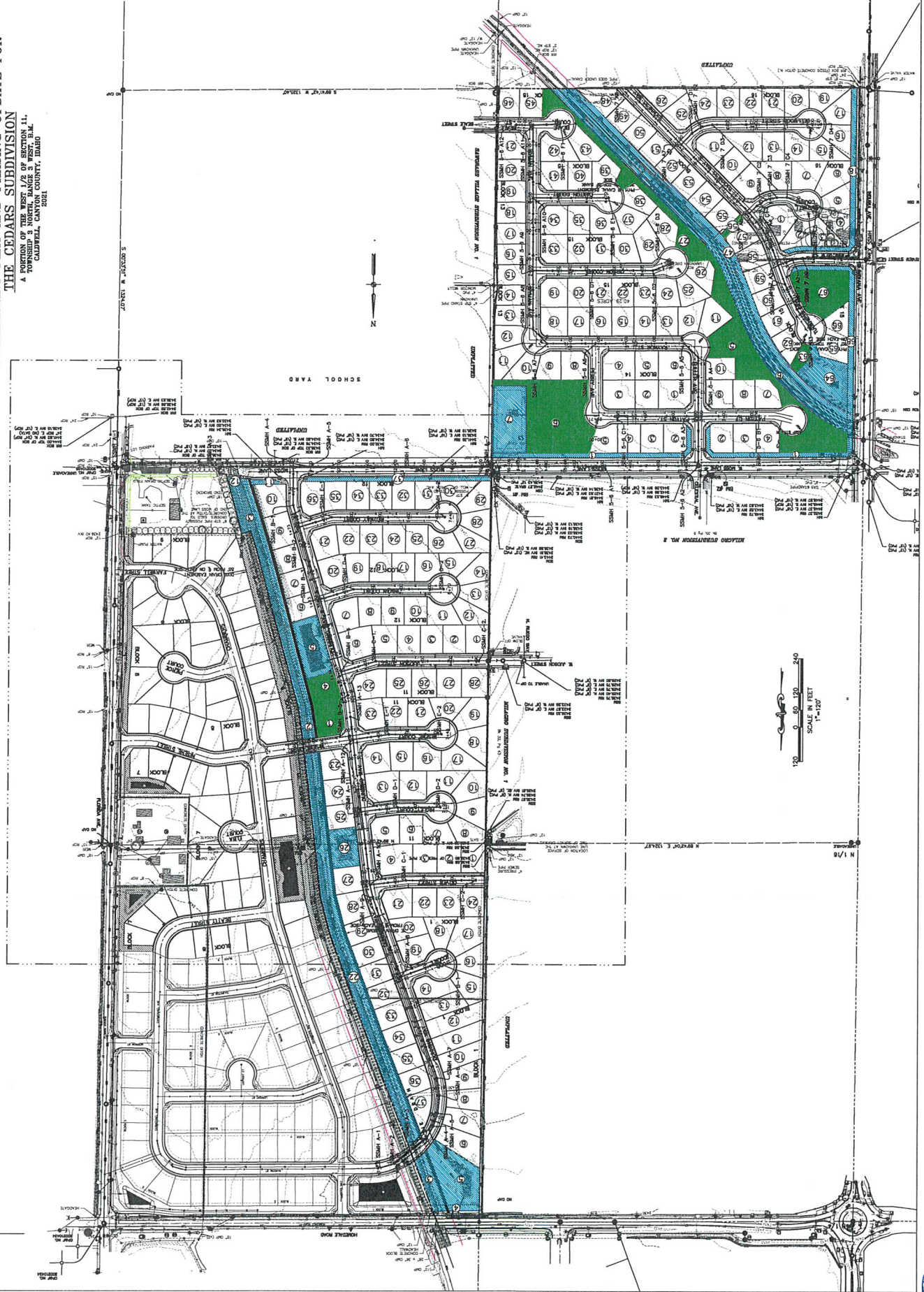
PP-6

EXISTING SITE AND UTILITIES
THE CEDARS SUBDIVISION
TRILOGY DEVELOPMENT INC.

Alley Engineering, Inc.
Civil Engineering/Planning/CADD
11111 W. 12th Ave., Suite 100
Golden, CO 80401
303.440.1111

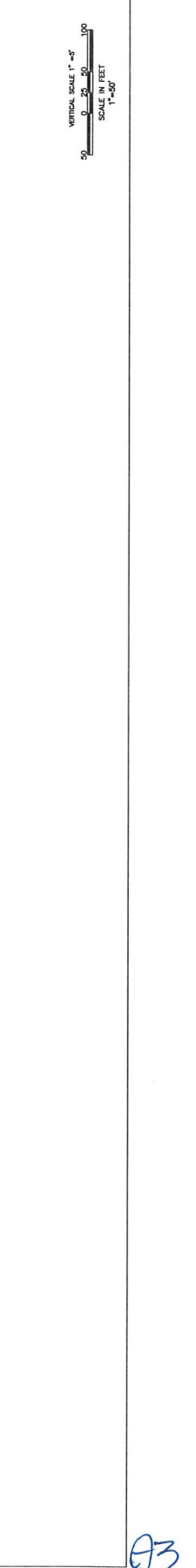
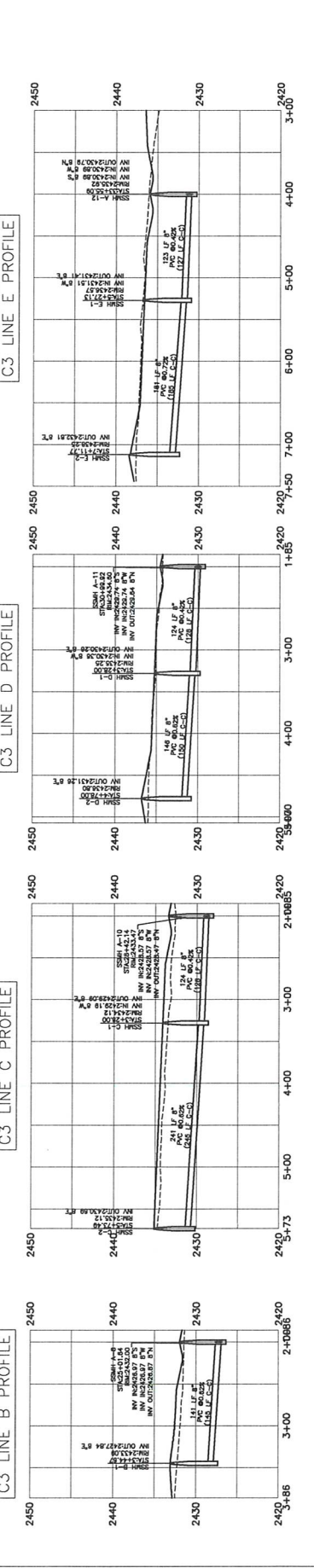
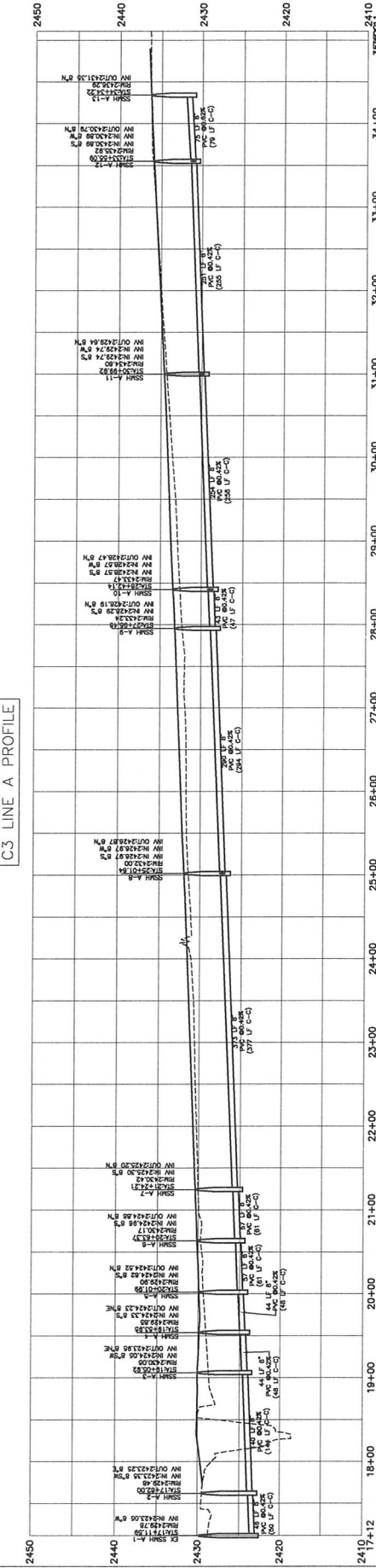


PRELIMINARY PLAT AND PHASING UPDATE FOR
THE CEDARS SUBDIVISION
A PORTION OF THE WEST 1/2 OF SECTION 11,
TOWNSHIP 2 NORTH, RANGE 3 WEST, R.M.
GOLDEN, COLORADO COUNTY, DENVER





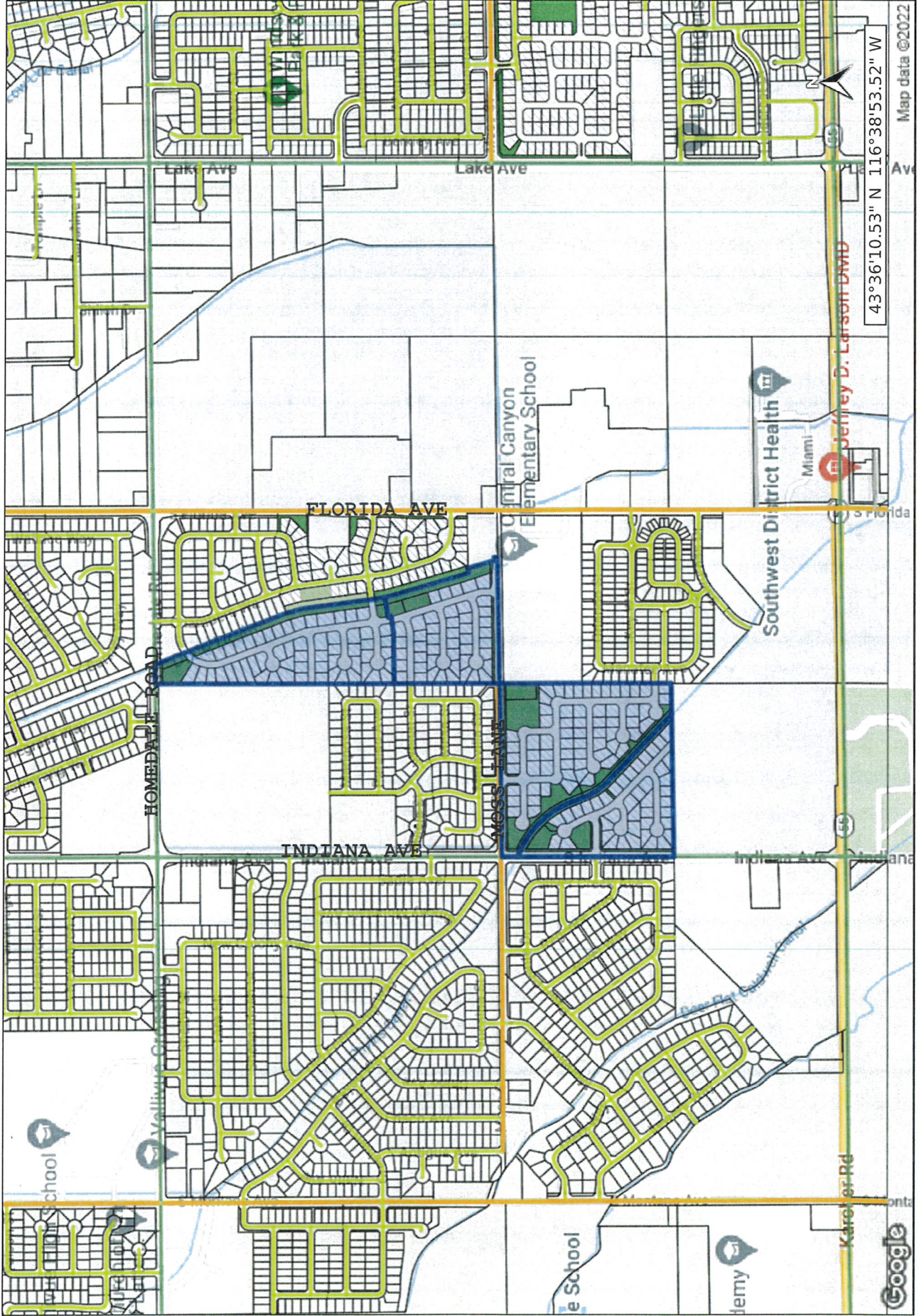
DATE:	12/15/10
PROJECT:	THE CEDARS SUBDIVISION
SHEET NO.:	PP-7
REVISIONS:	
DESIGNED BY:	
CHECKED BY:	
DATE:	



VERTICAL SCALE 1" = 4'
 HORIZONTAL SCALE 1" = 50'

Handwritten initials/signature.

CEDARS 3-7 VICINITY MAP



14

Cedars 3-7 neighborhood Meeting

Start Time of Neighborhood Meeting: 6:00PM

End Time of Neighborhood Meeting: 6.35pm

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

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

1. Kent Brown 3161 E Springwood Meridian

2. Marshall Bosier

3. Nathan Titchenal

4. Richard Oliphant

5. Kathryn L Cock

6. Tanya M

7. Bart Andrae

8. Amanda Young

9. Kelly Gabel

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

18. _____

19. _____



610 S. Kimball Avenue
Caldwell, ID 83605

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

2021-064022
RECORDED
09/14/2021 08:16 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=7 SCARDENAS \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

2021-058110
RECORDED
08/18/2021 01:47 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 EHOWELL \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 782217 TK/

**** RERECORDING CORRECTING LEGAL**

WARRANTY DEED

For Value Received **Open Door Rentals LLC, an Idaho Limited Liability Company**
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Challenger Development, Inc., an Idaho corporation

hereinafter referred to as Grantee, whose current address is 1977 East Overland Road Meridian, ID 83642

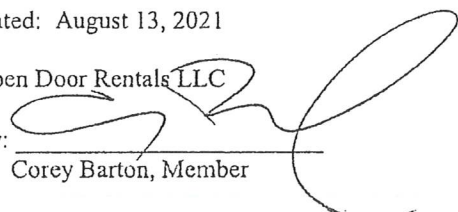
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

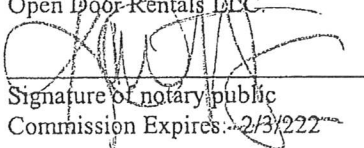
Dated: August 13, 2021

Open Door Rentals LLC

By: 
Corey Barton, Member

State of Idaho, County of Ada

This record was acknowledged before me on Aug. 17th 2021 by Corey Barton, as manager of Open Door Rentals LLC


Signature of notary public
Commission Expires 2/3/222


KATIE TAYLOR
COMMISSION #56973
NOTARY PUBLIC
STATE OF IDAHO

RESIDING IN CALDWELL, IDAHO
MY COMMISSION EXPIRES 10/26/2022

AG



610 S. Kimball Avenue
Caldwell, ID 83605

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

**** RE-RECORDING CORRECTING LEGAL**

File No. 782217 TK/

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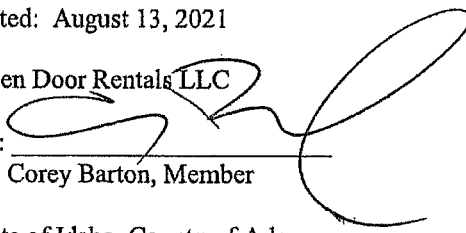
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

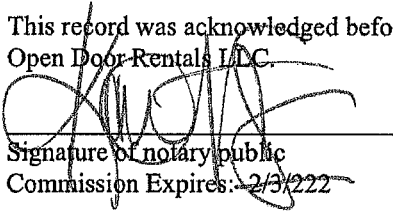
Dated: August 13, 2021

Open Door Rentals LLC

By: 
Corey Barton, Member

State of Idaho, County of Ada

This record was acknowledged before me on Aug. 17th 2021 by Corey Barton, as manager of Open Door Rentals LLC.


Signature of notary public
Commission Expires: 2/3/2022



RESIDING IN CALDWELL, IDAHO
MY COMMISSION EXPIRES 10/26/2022

AG

EXHIBIT A

DESCRIPTION

A parcel of land located in the E1/2 of the NW1/4 of Section 11, T.3N., R.3W., B.M., Canyon County, Idaho more particularly described as follows:

Commencing at the N1/4 corner of said Section 11 from which the NW corner of said Section 11 bears South 89°42'06" West, 2649.55 feet;

thence along the North boundary line of said Section 11 North 89°42'06" East, 1,176.51 feet the NW corner of Cedars Subdivision No. 1 as filed in Book 49 of Plats at Page 39, records of Canyon County, Idaho, said point also being the **REAL POINT OF BEGINNING**;

thence along the westerly boundary line of said Cedars Subdivision No. 1 and the centerline of the Dixie Drain the following 5 courses and distances:

thence leaving said North boundary line South 21°02'32" East, 564.54 feet;

thence South 21°30'13" East, 129.75 feet;

thence South 20°10'51" East, 177.53 feet;

thence South 20°15'39" East, 175.33 feet;

thence 31.94 feet along the arc of a non-tangent curve to the right, said curve having a radius of 1,033.26 feet, a central angle of 01°46'15" and a long chord which bears South 19°22'31" East, 31.94 feet to the SW corner of said Cedars Subdivision No. 1, said point also being the NW corner of Cedars Subdivision No. 2 as filed in Book of Plats at Page , records of Canyon County, Idaho;

thence along the westerly boundary line of said Cedars Subdivision No. 2 and the centerline of the Dixie Drain the following 4 courses and distances:

thence South 15°15'53" East, 129.02 feet;

thence South 06°52'12" East, 506.26 feet;

thence South 07°32'32" East, 56.00 feet;

thence South 08°50'44" East, 80.01 feet;

thence leaving said westerly boundary line and said centerline South 81°49'17" West, 153.79 feet;

thence South 06°57'02" East, 26.89 feet;

thence South 83°02'58" West, 130.50 feet;

thence South 89°47'29" West, 385.22 feet to a point on the West boundary line of the E1/2 of the NW1/4 of said Section 11;

thence along said West boundary line North 00°34'36" East, 1,835.59 feet to a point on the North boundary line of said Section 11;

thence along said North boundary line North 89°42'06" East, 148.27 feet to the REAL POINT OF BEGINNING. Containing 19.45 acres, more or less.



AL6

**DESCRIPTION FOR
CEDARS SUBDIVISION NO. 3**

A parcel of land located in the E1/2 of the NW1/4 of Section 11, T.3N., R.3W., B.M., Canyon County, Idaho more particularly described as follows:

Commencing at the N1/4 corner of said Section 11 from which the NW corner of said Section 11 bears South 89°42'06" West, 2649.55 feet;

thence along the North boundary line of said Section 11 South 89°42'06" West, 1,176.51 feet the NW corner of Cedars Subdivision No. 1 as filed in Book 49 of Plats at Page 39, records of Canyon County, Idaho, said point also being the **REAL POINT OF BEGINNING**;

thence along the westerly boundary line of said Cedars Subdivision No. 1 and the centerline of the Dixie Drain the following 5 courses and distances:

thence leaving said North boundary line South 21°02'32" East, 564.54 feet;

thence South 21°30'13" East, 129.75 feet;

thence South 20°10'51" East, 177.53 feet;

thence South 20°15'39" East, 175.33 feet;

thence 31.94 feet along the arc of a non-tangent curve to the right, said curve having a radius of 1,033.26 feet, a central angle of 01°46'15" and a long chord which bears South 19°22'31" East, 31.94 feet to the SW corner of said Cedars Subdivision No. 1;

thence continuing along the centerline of the Dixie Drain the following 4 courses and distances:

thence South 15°15'53" East, 129.02 feet;

thence South 06°52'12" East, 506.26 feet;

thence South 07°32'32" East, 56.00 feet;

thence South 08°50'44" East, 80.01 feet;

thence leaving said centerline South 81°49'17" West, 153.79 feet;

thence South 06°57'02" East, 26.89 feet;

thence South 83°02'58" West, 130.50 feet;

thence South 89°47'29" West, 385.22 feet to a point on the West boundary line of the E1/2 of the NW1/4 of said Section 11;

thence along said West boundary line North 00°34'36" East, 1,835.59 feet to a point on the North boundary line of said Section 11;

thence along said North boundary line North 89°42'06" East, 148.27 feet to the **REAL POINT OF BEGINNING**. Containing 19.45 acres, more or less.



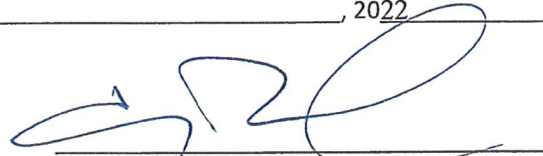
Alc

Property Owner Acknowledgement

I, Corey Barton /Challenger Development Inc, the record owner for real property addressed as Cedars No 3-4; parcels R32747010D0 & R3274701000, am aware of, in agreement with, and give my permission to Kent Brown, to submit the accompanying application(s) pertaining the that property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

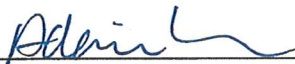
Dated this 24th day of February, 2022


(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Adair Koltos, a Notary Public, do hereby certify that on this 24th day of February, 2022, personally appeared before me Corey Barton known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.


NOTARY PUBLIC FOR IDAHO
Residing at Nampa, ID
My Commission Expires 6-05-22

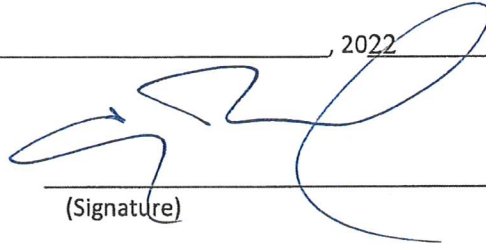


Property Owner Acknowledgement

I, Corey Barton, the record owner for real property addressed as Cedars No 5-7; parcels R32744010A0 & R3274401000, am aware of, in agreement with, and give my permission to Kent Brown, to submit the accompanying application(s) pertaining the that property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

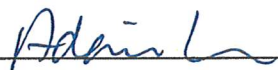
Dated this 24th day of February, 2022


(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Adair Koltes, a Notary Public, do hereby certify that on this 24th day of February, 2022, personally appeared before me Corey Barton, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.


NOTARY PUBLIC FOR IDAHO
Residing at Nampa, ID
My Commission Expires 6-05-22

