File #: 23-000945
0 HWY 20 26 CALDWELL ID 83605
Escalon Park Mixed Use Planned Unit Development

Permit #: CPM23-000004
Permit Type: Comp Plan Map Change
Sub Type: Comm Plan Map Change
Work Description: Escalon Park Mixed Use Planned Unit Development

Applicant: NV5 - Bonnie Layton
Status: Online Application Received
Application Date: 04/04/2023
Total Amount: $0.00
Amount Paid: $0.00
Balance Due: $0.00
Valuation: $0.00
Non-Billable: 

OFFICE USE ONLY
P&Z Hearing Date Scheduled: 
P&Z Decision: 
CC Hearing Date Scheduled: 
CC Decision: 

SUBJECT PROPERTY INFORMATION
Current Comp Plan Map Designation: R-2
Proposed Comp Plan Map Designation: HC

APPLICANT INFORMATION
Applicant Name: Bonnie Layton
Phone: 208-724-2624
Email: bonnie.layton@nv5.com
Owner Name: Viper Investments, LLC
Phone: 208-724-2624
Address: 690 S. Industry Way, Sui
City: Meridian
State: Idaho
Zip: 83642
Email: bonnie.layton@nv5.com

SUBMITTAL REQUIREMENTS

- Copy of completed Master Land Use Application:
  Master Application.pdf

- Copy of Completed Checklist:

  Narrative:
  Recorded Warranty Deed for the subject property or
evidence of property interest to subject property:
  Signed Property Owner Acknowledgement (if applicable):
  Photographs of existing site conditions:
  Site Plan (PDF):
  Landscape Plan (if development is being proposed
  concurrently with this application):
  Colored Building Elevations elevations of any new
  proposed buildings. Building elevations must
  submitted for all four sides of the building and
  include callouts for colors, materials, building
  heights, windows, doors, architectural features,
  and landscaping:
  Copy of Neighborhood Meeting Mailing List (not
  required for final plats):
  Copy of Neighborhood Meeting Letter Sent (not
  required for final plats):

https://www2.citizenserve.com/Admin/PrintScreen_Page.jsp
Copy of Neighborhood Sign in Sheet (not required for final plats):

Vicinity Map, to scale, labeling the location of the property and adjacent streets:

AUTHORIZATION

By checking this box, I certify that all information provided is true to the best of my knowledge and that I have the authority to submit this application. I also understand that the application acceptance date and the scheduling of hearings will not take place until ALL required documents and applications have been submitted and accepted by the P&Z Department, and all fees have been received. In addition, I also acknowledge that the applicant or applicant’s representative MUST attend all public hearings:

Print applicant name: Bonnie Layton
Applicant Signature: signature.png
Date: 04/04/2023

Permit Fees

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Permit Project

File #: 23-000947
R3430901200 & R3429701080 Caldwell ID 83605
Escalon Park Mixed Use Planned Unit Development

Permit #: PUD23-000001
Permit Type: Planned Unit Development
Sub Type: Planned Unit Development
Work Description: Escalon Park Mixed Use Planned Unit Development

Applicant: NV5 - Bonnie Layton
Status: Online Application Received
Total Amount: $0.00
Amount Paid: $0.00
Balance Due: $0.00
Valuation: 0.00
Non-Billable: 

Application Date: 04/04/2023
Approval Date:
Issue Date:
Expiration Date:
Close Date:
Last Inspection:

Original Prelim Plat Approved Subdivision Name:
Approved Subdivision Name (Revised):
Subdivision Revised Name Change Approval Date:
HE Hearing Date Scheduled:
HE Decision:
P&Z Hearing Date Scheduled:
P&Z Decision:
CC Hearing Date Scheduled:
CC Decision:

SUBJECT PROPERTY INFORMATION
Prior Use of the Property: Agricultural
Proposed Use of the Property: Mixed use commercial a

APPLICANT INFORMATION
Applicant Name: Bonnie Layton
Address: 690 S. Industry Way, Sui
City: 
State: ID
Zip: 83642

https://www2.citizenserve.com/Admin/PrintScreen_Page.jsp
Phone: 208-275-8742
Email: bonnie.layton@nv5.com
Owner Name (if different than applicant): Viper Investments, LLC
Address: 1977 E Overland Road
City: Meridian
State: Idaho
Zip: 83642
Email: 
Cell: 

Agent Information: (e.g., architect, engineer, developer, representative)
Agent Name: Shawn Brownlee
Address: 9839 W. Cable Car Stree
City: Boise
State: Idaho
Zip: 83709
Email: shawn@trilogyidaho.com
Cell: 208-899-8858

PLANNED UNIT DEVELOPMENT INFORMATION
Total Acreage: 118.57
Current Zoning Designation: R1
Phased Project: Yes

What phase # is this application for (i.e. Ph. 1, Ph. 2): All phases
List all proposed uses: Commercial and residential

% Usable Open Space: 27.16
% Qualified Open Space: 15.5

TOTAL NUMBER OF LOTS
# of residential lots: 432
# of commercial lots: 9
# of industrial lots: 0
# of Common Lots: 60
TOTAL NUMBER OF DWELLING UNITS
Single Family (attached or detached): 240
Duplex Units: 0
Triplex Units: 0
Four, Five, or Six Family Units: 0
Multi-Family Units (7 or >): 192
Proposed Density: 5.37

SUBMITTAL REQUIREMENTS
Completed & signed Master Land Use Application: [Select File]
Master Application.pdf
Recorded Warranty Deed for the subject property or evidence of property interest to subject property: [Select File]
Warranty Deeds.pdf
Signed Property Owner Acknowledgement (if applicable):

Copy of Neighborhood Meeting Mailing List (not required for final plats):

Copy of Neighborhood Meeting Letter Sent (not required for final plats):

Copy of Neighborhood meeting Sign in Sheet (not required for final plats):

Narrative:

Detailed Site Plan (to scale) with all structures shown and labeled, property lines, setbacks, easements, special features, parking, lighting, trash storage areas, exterior mechanical equipment and screening, fencing, fire department access roadway clearly delineated, outdoor areas, common areas, utility services, sidewalks, etc.:

Site Photos, colored and labeled, of the site and surrounding area showing building context:

Preliminary Plat Drawings (if applicable), scaled at 1" = 100', containing all contents as specified in 11-02-02(1) of Caldwell City Code:

Phasing Plan (if phasing the project, a phasing plan is required):

Traffic Impact Study (if applicable):

Detailed Landscape Plan, to scale, indicating the type, size and location of all existing and proposed plant materials and other ground covers, the size of plants at planting and maturity, existing vegetation labeled to remain or to be removed with landscaping on adjacent properties by areas to be considered, method of irrigation, cross-sections through areas of special features, berms, retaining walls, etc., and footprints of all structures:

Building Elevations (colored) showing front, sides, and rear of building. Include scale, legend, materials, colors, screening materials, lighting, entryways, and awnings. (not required for final plats):

Floor Plans of each building type, drawn to scale with sizes and types of interior spaces indicated. Show the use and dimensions of each room.
All of the above items will be submitted in high resolution paper format AND electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned.

AUTHORIZATION

By checking this box, I certify that all information provided is true to the best of my knowledge and that I have the authority to submit this application. I also understand that the application acceptance date and the scheduling of hearings will not take place until ALL required documents and applications have been submitted and accepted by the P&Z Department, and all fees have been received. In addition, I also acknowledge that the applicant or applicant's representative MUST attend all public hearings:

Print applicant name: Bonnie Layton
Applicant Signature: signature.png
Date: 04/04/2023

### Permit Fees

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Permit Project

File #: 23-000948
R34297010B0 & R3430901200 Caldwell ID 83605
Escalon Park Mixed Use Planned Unit Development

Permits

File: SUB23-000012

Permit #: SUB23-000012
Permit Type: Subdivision Plats
Sub Type: Preliminary
Work Description: Escalon Park Mixed Use Planned Unit Development

Applicant: NV5 - Bonnie Layton
Status: Online Application Received
Total Amount: $0.00
Amount Paid: $0.00
Balance Due: $0.00
Valuation: $0.00
Non-Billable: Yes
Original Prelim Plat Approved
Subdivision Name:
Revised Name
Change Approval Date:

OFFICE USE ONLY
HE Hearing Date
HE Decision:
Scheduled:
P&Z Hearing Date
P&Z Decision:
Scheduled:
CC Hearing Date
CC Decision:
Scheduled:

CONTACT INFORMATION
Applicant Name: Bonnie Layton
City: Meridian
Zip: 83642
Address: 690 S. Industry Way, Suite 10
State: Idaho
Email: bonnie.layton@nv5.com

https://www2.citizenserve.com/Admin/PrintScreen_Page.jsp
Phone: 42624
Agent Name: Shawn Brownlee
City: 
Zip: 83709

PROPERTY INFORMATION
Is this part of a concurrent application?: Yes
Prior use of the property: Agricultural

TOTAL NUMBER OF LOTS
Residential: 250
Industrial: 0

TOTAL NUMBER OF DWELLING UNITS
Single Family (attached or detached): 240
Triplex Units: 0
Multi-Family Units (7 or >): 192

Total Acreage: 118.57
Max. Lot Size (excluding common lots): 13593
% Usable Open Space: 27.16

SUBMITTAL DOCUMENTS
Completed & signed Select File
Master Land Use Application: Master Application.pdf
Copy of Neighborhood Escalon Park Neighborhood Meeting Letter Sent
Neighborhood Meeting R34297010B0 Neighborhood Meeting Certification.pdf
Neighborhood Meeting R3430901200 - 300 ft Listing (002).pdf

Print Screen
Property Owner - Viper Investments, LLC (Corey)
Address:
State:
Email: shawn@trilogyidaho.com
Permit #:
Proposed use of the property: Commercial and residential mixed use planned unit development. Only a portion of
Commercial: 9
Common: 60
Duplex Units: 0
Four, Five, or Six Family Units: 0
Phased Project: ✓
What phase # is this application for (i.e. Ph. 1, Ph. 2):
Min. Lot Size (excluding common lots): 3487
Avg. Lot Size (excluding common lots): 3518; 3642; 8686
% Qualified Open Space: 15.5
(not required for final plats): Recorded Warranty Deed for the subject property or evidence of property interest to subject property:

Vicinity map drawn to scale, clearly showing the proposed subdivision or planned unit development configuration in relationship to, as well as, identifying and showing lot lines and street connections of all adjacent subdivisions, all arterial streets, all collector streets and bodies of water:

Metes and bounds legal description:
Preliminary Plat Drawings (if applicable), scaled at 1" = 100', containing all contents as specified in 11-02-02(1) of Caldwell City Code:

Detailed Landscape Plan to scale, indicating type, size and location of all existing and proposed plant materials and other ground covers, the size of plants at planting and maturity, existing vegetation labeled to remain or to be removed, method of irrigation, cross-sections through

Print Screen

Sheet (not req, for final plats):

Property Owner

Acknowledgement: Owner

Site Plan (show existing and proposed streets, buildings, utilities, parking, easements, canals, ditches, etc):

Narrative:

Building Elevations (colored) showing front, sides, and rear of building. Include scale, legend, materials, colors, screening materials, lighting, entryways, and awnings. (not required for final plats):
areas of special features, berms, retaining walls, etc., and footprints of all structures:

Please check with the Engineering Department to see if a Traffic Impact Study is required.

Traffic Impact Study: Escalon Park Sub TIS 01192023.pdf

Copy of any Applicable Record of Surveys:

Copy of Order of Decision's Regarding this Project:

By checking this box, I certify that all information provided is true to the best of my knowledge and that I have the authority to submit this application. I also understand that the application acceptance date and the scheduling of hearings will not take place until ALL required documents and applications have been submitted and accepted by the P&Z Department, and all fees have been received. In addition, I also acknowledge that the applicant or applicant's representative MUST attend all public hearings:

Applicant Name: Bonnie Layton
Date: 04/04/2023

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Applicant Signature: signature.png

https://www2.citizenserve.com/Admin/PrintScreen_Page.jsp
Permit Project

File #: 23-000946
0 HWY 20 26 CALDWELL ID 83605
Escalon Park Mixed Use Planned Unit Development

Permit #: ZON23-000004
Permit Type: Rezone
Sub Type: More than 20 acres
Work Description: Escalon Park Mixed Use Planned Unit Development

Applicant: NV5 - Bonnie Layton
Status: Online Application Received
Total Amount: $0.00
Amount Paid: $0.00
Balance Due: $0.00
Valuation: $0.00
Non-Billable: 

OFFICE USE ONLY
HE Hearing Date
Scheduled:
HE Decision:

P&Z Legal Ad
Publish Date:
CC Hearing Date
Scheduled:
CC Decision:

Bill and Ordinance
Approval Date:

PROPERTY INFORMATION
Is this part of a concurrent application?: Yes
Prior use of the property: Agricultural
Proposed use of the property: Commercial and residential

https://www2.citizenserve.com/Admin/PrintScreen_Page.jsp
Current Zoning: I

CONTACT INFORMATION
Applicant Name: Bonnie Layton
City: Meridian
Zip: 83642
Phone:

Address: 1977 E Overland Road
State: Idaho
Phone:

SUBMITTAL DOCUMENTS
Recorded Warranty: Warranty Deeds.pdf
Deed for the subject property or evidence of property interest to subject property:
Metes and bounds legal description: H-C Rezone Desc.pdf

Copy of Neighborhood Meeting Letter.pdf
Copy of Neighborhood Meeting Letter (not required for final plats):
Site Plan (show existing and proposed streets, buildings, utilities, parking, easements, canals, ditches, etc):
Vicinity Map to scale labeling the location of the property and adjacent streets:
Copy of any Applicable Record of Surveys:

PROPERTY OWNER
Property Owner: Escalon - Property
Acknowledgement: Owner
Acknowledgement.pdf

Copy of R34297010B0 R3430901200 - 300 ft Listing (002).pdf
Copy of Neighborhood meeting Sign in Sheet (not required for final plats):
Narrative: PUD Application Letter to Staff.pdf

Copy of Order of Decision's Regarding this Project:

AUTHORIZATION
By checking this box, I certify that all information provided is true to the best of

Applicant Name: Bonnie Layton
my knowledge and that I have the authority to submit this application. I also understand that the application acceptance date and the scheduling of hearings will not take place until ALL required documents and applications have been submitted and accepted by the P&Z Department, and all fees have been received. In addition, I also acknowledge that the applicant or applicant's representative MUST attend all public hearings.

Applicant Signature: signature.png  
Date: 04/04/2023

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CITY OF
Caldwell, Idaho
Planning & Zoning
HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

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

Subject Property Information

Address: ___________________________________________ Parcel Number(s): R3429701080 & R3430901200
Subdivision: ________________________ Block: _____ Lot: _____ Acreage: 118.57 Zoning: R-1
Prior Use of the Property: Agricultural
Proposed Use of the Property: Mixed use planned unit development including commercial and a variety residential units

Applicant Information:

Applicant Name: Bonnie Layton - NV5  Phone: 208-275-8742
Email: bonnie.layton@nv5.com

Owner Name: Viper Investments, LLC  Phone: 
Address: 1977 E. Overland Road  City: Meridian  State: Idaho  Zip: 83642
Email: 

Agent Name: (e.g., architect, engineer, developer, representative) Shown Brownlee - Trilogy Development, Inc.
Address: 9839 W. Cable Car Street  City: Boise  State: Idaho  Zip: 83709
Email: shawn@trilogyidaho.com

Authorization

Print applicant name: Bonnie Layton - NV5
Applicant Signature: Bonnie L. Layton  Date: 4/4/23
CITY OF
Caldwell, Idaho
Planning & Zoning
ANNEXATION

Project Name: Escalon Park - Mixed Use Planned Unit Development   File #:
Applicant/Agent: Bonnie Layton - NVS / Shawn Brownlee - Trilogy Development, Inc.

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<th>Please provide the following REQUIRED documentation:</th>
<th>Staff (V)</th>
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<td>x Completed &amp; signed Hearing Review Master Application</td>
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<td>x Narrative fully describing the proposed use/request, including current potable water supply and current sewage system</td>
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<td>x Recorded warranty deed for the subject property</td>
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<td>x Signed Property Owner Acknowledgement (if applicable)</td>
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<td>x Vicinity map, showing the location of the subject property</td>
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<td>x Site Plan</td>
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<td>The following are suggested items that may be shown on the site plan:</td>
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<td>x Property boundaries of the site</td>
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<td>x Existing buildings on the site</td>
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<td>x Parking stalls and drive aisles</td>
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<td>x Sidewalks or pathways (proposed and existing)</td>
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<td>x Metes and bounds legal description for the site to be annexed in WORD format</td>
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<td>x Landscape Plan (if applicable)</td>
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<td>x Neighborhood Meeting sign-in sheet</td>
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<td>N/A All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned.</td>
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**STAFF USE ONLY:**
Date Application Received: 
Received by: 
Proposed Hearing Date: 
Hearing Body: 

621 Cleveland Boulevard • Caldwell, Idaho 83605 • Phone: (208) 455-3021 • www.cityofcaldwell.com/PlanningZoning
Type of Review Requested (check all that apply)

- [ ] Annexation/Deannexation
- [ ] Appeal/Amendment
- [x] Comprehensive Plan Map Change
- [ ] Design Review
- [ ] Ordinance Amendment
- [x] Rezone
- [ ] Special Use Permit
- [x] Subdivision- Preliminary Plat
- [ ] Subdivision- Final Plat
- [ ] Subdivision- Short Plat
- [ ] Time Extension
- [ ] Variance
- [x] Other Mixed Use Planned Unit Development

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<td>Date complete:</td>
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<td>Related files:</td>
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Subject Property Information

Address: ___________________________ Parcel Number(s): R3429701080 & R3430901200
Subdivision: ___________ Block: _____ Lot: _____ Acreage: 118.57 Zoning: R-1

Prior Use of the Property: Agricultural

Proposed Use of the Property: Mixed use planned unit development including commercial and a variety of residential units

Applicant Information:

Applicant Name: Bonnie Layton - NV5
Phone: 208-275-8742
Email: bonnie.layton@nv5.com

Owner Name: Viper Investments, LLC
Phone: ___________
Address: 1977 E. Overland Road City: Meridian State: Idaho Zip: 83642
Email: ___________

Agent Name: (e.g., architect, engineer, developer, representative) Shawn Brownlee - Trilogy Development, Inc.
Address: 9839 W. Cable Car Street City: Boise State: Idaho Zip: 83709
Email: shawn@trilogyidaho.com

Authorization

Print applicant name: Bonnie Layton - NV5
Applicant Signature: Bonnie L. Layton Date: 4/4/23
Project Name: Escalon Park - Mixed Use Planned Unit Development  
File #: 

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<td>Vicinity map, showing the location of the subject property</td>
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<td>Site Plan The following are suggested items that may be shown on the site plan:</td>
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<td>• Property boundaries of the site</td>
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<td>• Existing buildings on the site</td>
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<td>• Parking stalls and drive aisles</td>
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<td>• Sidewalks or pathways (proposed and existing)</td>
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<td>• Fencing (proposed and existing)</td>
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<td>Metes and bounds legal description for the site to be annexed in WORD format</td>
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<td>Landscape Plan (if applicable)</td>
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<td>Neighborhood Meeting sign-in sheet</td>
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<td>All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned.</td>
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**STAFF USE ONLY:**

Date Application Received: __________________
Received by: __________________
Proposed Hearing Date: __________________
Hearing Body: __________________
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| Subdivision Plats            |                    |            |                |        |
| Preliminary Plat             | 10180             | $          | 12511          | $      |
| Short plat                   | 10180             | $          | 12512          | $      |
| PUD w/Subdivision            | 10210             | 1 12,420.00| 12513          | 1 $   10,864.13  |
| PUD w/o Subdivision          | 10210             | $          | 12513          | $      |
| Final Plat                   | 10180             | $          | 12512          | $      |
| Manufactured Home Park Prelim| 10190             | $          | 12520          | $      |
| Manufactured Home Park Final | 10190             | $          | 12520          | $      |
| Plat Amendment (Administrative) | 10280 | $          |                | $      |
| Plat Amendment (Public Hearing) | 10280 | $          |                | $      |
| Time Extension (Administrative) | 10280 | $          |                | $      |
| Time Extension (Public Hearing) | 10280 | $          |                | $      |

| Zone Change                  |                    |            |                |        |
| Less than 2 acres            | 10220             | $          |                | $      |
| More than 2 acres            | 10220             | 1 3,080.00 | $              | $      |

| Special Use Permit           |                    |            |                |        |
| Less than 2 acres            | 10200             | $          | 12530          | $      |
| More than 2 acres            | 10200             | $          | 12530          | $      |
| More than 20 acres           | 10200             | $          | 12530          | $      |

| Additional Fees              |                    |            |                |        |
| Appeals/Amendments to Conditions | 10290 | $          |                | $      |
| Business Permits (No change in use) | 11040 | $          |                | $      |
| Business Permits (Change in use) | 11040 | $          |                | $      |
| Business Permits Renewal     | 11040             | $          |                | $      |
| Certified Mailing            | 10340             | $          |                | $      |
| Code Enforcement Admin. Fee  | 64240             | $          |                | $      |
| Design Review - New Construction (Hearing Level) | 10330 | $          |                | $      |
| Design Review - Renovations/Add.'s (Staff) | 10330 | $          |                | $      |
| Design Review - Building Maint. (Staff) | 10330 | $          |                | $      |
| Development Agreements       | 10335             | 1 950.00   |                | $      |
| Development Agreement Modification | 10335 | $          |                | $      |
| City Clerk FBI Background Check/Finger Print ($33.25) | 11021 | $          |                | $      |
| Historic Preservation (Staff level) | 11042 | $          |                | $      |
| Historic Preservation (Hearing level) | 11042 | $          |                | $      |
| Lot Line Adjustments         | 10280             | $          |                | $      |
| Lot Split                    | 10280             | $          |                | $      |
| Minor Land Use App. (Home Occupation, Temp. Use, Mobile Food Unit) | 10216 | $          |                | $      |
| Minor Land Use App. Renewal (Home Occupation, Temp. Use, Mobile Food Unit) | 10216 | $          |                | $      |
| Minor Land Use App. (Admin. Deter. Dir. Appr.) | 10216 | $          |                | $      |
| Ordinance Text Amendment     | 10230             | $          |                | $      |
| Outdoor Dining Permit        | 11040             | $          |                | $      |
| Variance (Hearing Level)     | 10250             | $          |                | $      |

| Letter Verification          |                    |            |                |        |
| Certificate of Zoning Compliance Letter | 10360 | $          |                | $      |
| Legal Non-Conforming Use Letter | 10360 | $          |                | $      |
| Zoning Verification Letter   | 10360             | $          |                | $      |

| Documents - Copies           |                    |            |                |        |
| Audio Tape Duplication       | 10360             | $          |                | $      |
| Bike & Pedestrian Master Plan | 10360             | $          |                | $      |
| Comprehensive Plan           | 10360             | $          |                | $      |
| Parks & Recreation Master Plan | 10360             | $          |                | $      |
| Subdivision Ordinances       | 10360             | $          |                | $      |
| Treasure Valley Tree Selection Guide | 10360 | $          |                | $      |
| Xerox copies                 | 1401              | $          |                | $      |
| Zoning Ordinance             | 10360             | $          |                | $      |

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GRAND TOTAL $ 32,033.98
April 4, 2023

Mr. Alex Jones
Caldwell Planning & Zoning Dept.
621 Cleveland Blvd
Caldwell, ID 83605

sent via email

RE: Escalon Park Planned Unit Development, Future Land Use Map Amendment, Rezone and Preliminary Plat Applications

Dear Mr. Jones,

On behalf of Trilogy Development, Inc., please accept our applications for a Comprehensive Plan Future Land Use Map Amendment, Planned Unit Development, partial Rezone and Preliminary Plat for Escalon Park located on the south side of Highway 20/26 between Middleton Road and Midland Boulevard. As discussed at our roundtable meeting held on November 3, 2022, Escalon Park is mixed use Planned Unit Development encompassing a mix of single-family residential lots, multi-family units and commercial parcels, along with a variety of open spaces and amenities.

SITE HISTORY

The subject property has been annexed into the City of Caldwell for several years with a zoning classification of R-1 Low Density Residential. Since that time the property has remained in agricultural crop production. In 2020 an application was made for a residential planned unit development. This application ultimately did not gain approval from the city council and the applicant was directed to work with staff and come back with a plan that provided a mix of uses for the site, not solely a mix of housing types.

COMPREHENSIVE PLAN, FUTURE LAND USE MAP & ZONING

The City of Caldwell’s 2040 Comprehensive Plan and Future Land Use Map shows this property as Medium and Low Density Residential surrounded by the Highway Corridor designation adjacent to Highway 20/26.¹ For this reason, we are seeking a Comprehensive Plan Future Land Use Map Amendment to Highway Corridor for the top portion of our site (north of the Madden Spur Drain easement and east of Santa Ana Avenue) to make the zoning more harmonious with the surrounding Highway Corridor designations. This is consistent with the Comprehensive Plan whereby the Highway Corridor section states, “This category includes land that is suitable for a blend of highway oriented commercial uses, business parks, limited light industrial uses, educational, office and high density residential uses...”²; and is further supported by the Comprehensive Plan under the “Guidance on Non-Residential Zoning Exhibit #17” charts found on page 49. For those reasons, along with feedback from staff, this Future Land Use Map amendment is filed in conjunction with our request to rezone this area to Highway Corridor. This supports the city’s long-term goals of a commercial corridor along Highway 20/26 and

¹ See City of Caldwell Future Land Use Map dated March 30, 2022
² See City of Caldwell 2040 Comprehensive Plan, Chapter 5 – Land Use, page 42.
will increase the current and future compatibility with our neighbors to the east and west, both of which are currently operating commercial enterprises on their properties.

As for the remainder of the site, as previously mentioned, the Future Land Use Map shows Low and Medium Density Residential, and these designations are intended for R-1 and R-2 zoning respectively. Per the Comprehensive Plan, Low Density Residential allows for, “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.” Additionally, Medium Density Residential states, “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.”

Escalon Park is proposing a total of 432 dwelling units with an overall density of 5.37 dwelling units per acre. This is well within the maximum dwelling units per acre ranges outlined in the Comprehensive Plan and is significantly less than what could be proposed with a Planned Unit Development application.

PARTIAL REZONE FROM R-1 TO H-C

Through conversations and our work with staff, Escalon Park has been planned as a mixed-use Planned Unit Development. As part of this plan, we are proposing to rezone approximately 39.039 acres of our site to H-C Highway Corridor for reasons previously stated regarding the Comprehensive Plan map amendment. We have designated this portion of our site as commercial due to its adjacency to Highway 20/26 and Santa Ana Avenue and believe it will be an attractive location for commercial and retail development. This area is also surrounded on 3 sides by land designated on the Future Land Use Map as Highway Corridor and therefore the rezoning of this portion of our site will be more suitable (and in line) with its current and future surroundings; this is also in compliance with the Recommended Zoning chart on page 49 of the 2040 Comprehensive Plan.

PUD ORDINANCE

Per the City of Caldwell’s Planned Unit Development Ordinance, the intent of a planned unit development “involves a parcel of land which is planned and developed as a unit under single ownership or control, containing one or more uses, buildings, and common open space or recreational facilities...” The PUD Ordinance goes on to further state that the purpose of the PUD is to “encourage the unified and planned development of a site,” and that the “planned unit development process is intended to provide flexibility, latitude and relief from the provisions of the zoning ordinance...”

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3 See City of Caldwell 2040 Comprehensive Plan, Chapter 5 – Land Use, page 44.
4 See City of Caldwell 2040 Comprehensive Plan, Chapter 5 – Land Use, page 45.
5 10-03-07(1) Intent: A planned unit development involves a parcel of land which is planned and developed as a unit under single ownership or control, containing one or more uses, buildings, and common open space or recreational facilities. The planned unit development process is not intended to skirt development rules nor results in a detrimental impact on the surrounding community through its implementation. The administrative procedures for a planned unit development shall be the same as applied to special use permits.
6 10-03-07(2) Purpose: It shall be the purpose of this section to encourage the unified and planned development of a site held in individual or corporate ownership at the time of development by the use of a planned unit development process. Such developments may be permitted without customary division into individual lots, or without specific conformance with the zoning district regulations as applicable to individual lots or traditional subdivisions subject to the regulations as provided in this chapter; 2A. The planned unit development process is intended to provide flexibility, latitude and relief from the provisions of the zoning ordinance...
Additionally, to qualify for a Planned Unit Development application the proposed development must be consistent with two (2) or more instances as described in code section 10-03-07(2)(A). As described in our Planned Unit Development application forms (attached), the Escalon Park project design and site conditions qualifies this project for a PUD:

1. **Offers a maximum choice of living environments by allowing a variety of housing and building types:** Escalon Park provides for a variety of housing types including traditional single family detached lots, alley loaded and street loaded patio home lots along with three story walk-up style apartments. This mix of product type offers a range of housing options for the residents of Escalon Park to choose from.

2. **The development promotes mixed use projects which are functionally integrated within the development and provides services to the primary use.** Escalon Park has been designed to provide just over 39.039 acres of Highway Corridor zoned (HC) area adjacent to Highway 20/26. There are a total of 9 parcels in this zone to allow for flexibility in the development of commercial and retail spaces that will provide non-residential services and amenities for the residents of Escalon Park and other residents in the area.

3. **Provides a layout which preserves and properly utilizes natural topography and geologic features, trees, scenic vistas or other vegetation:** Mason Creek runs along the western boundary of the site as well as in part of the most southern portion of the property. Additionally, the Madden Spur Drain Easement runs east/west through the top third of the site and our project has been designed in such a way that provides a healthy buffer area between the commercial and residential uses. Both irrigation easements serve as a natural amenity to the project and will include pathways adjacent to these open spaces. The vegetation and topography of the easement will remain in accordance with Pioneer Irrigation District standards.

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

   The geometry of the parcel is quite unique. This very irregular boundary has with no fewer than 17 line segments, is somewhat shaped like the letter Y and is broken up by the irrigation easements that run through the site. The future expansion/development of Santa Anna Avenue and Skyway Drive further impact the development of the site by splitting it into 4 separate quadrants.

**PROJECT DESIGN**

*Escalon Park* is a thoughtfully planned mixed-use development project that is designed in accordance with the City of Caldwell’s Comprehensive Plan and Zoning Code. Primary access into the project will be from the newly constructed Santa Ana Avenue that runs north-south through our site. There are a total of 9 commercial lots north of the Madden Spur Drain easement, eight of which are almost one acre in size (each) and one larger

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7. A. The planned unit development process is intended to provide flexibility, latitude and relief from the provisions of the zoning ordinance only if the proposed development is consistent with two (2) or more of the following instances:

   1. The development offers a maximum choice of living environments by allowing a variety of housing and building types.
   2. The development promotes mixed use projects which are functionally integrated within the development and provides services to the primary use.
   3. The development provides a layout which preserves and properly utilizes natural topography and geologic features, trees, scenic vistas or other vegetation.
   4. Where a land parcel is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes.
parcel that is nearly 15 acres in size. The variety of lot sizes allows in flexibility for users and provides the possibility for a big box retailer or grocery store to locate here.

Moreover, running east-west along the southern boundary of these commercial parcels (.25 miles south of Highway 20/26), Toomes Street will connect from Santa Ana Avenue to the planned Valencia Village project to our west. Once complete, Toomes Street will be a critical link between Middleton Road and Santa Ana Avenue, providing a local road connection for the surrounding properties, and thus reducing the need for local traffic to venture out onto Highway 20/26. Additionally, the Madden Spur Drain runs parallel along the southern edge of Toomes Street creating additional separation and a natural buffer between the commercial and residential portions of our project.

BULK ZONING STANDARDS

OPEN SPACES & AMENITIES

In accordance with the Planned Unit Development Ordinance\(^8\) and City of Caldwell’s Landscaping Ordinance\(^9\) Escalon Park has been designed to provide for a robust and highly amenitized site plan. For both PUD residential developments and multi-family developments, ten percent (10%) percent open space is required. Escalon Park includes 12.46 acres or 15.5% of qualified open space. Additionally, due to the irrigation easements running through the site, there is a total of 25.69 acres (21.67%) common area open space dispersed throughout the site.

The PUD Ordinance requires a variety of amenities which we have located throughout the site. In addition to the 8’ wide pathway along Mason Creek, there are a number of micro pathways that connect to larger open spaces. The community also has a variety of playground and tot lot areas, sport courts, and pool and clubhouse. All common open spaces are intended to have the required access easements.

PARKING

Each single-family residence will have, at minimum, a two-car garage with a driveway. For lots with 40’ or less of frontage we have provided an additional 3 parking lots to provide for 30 guest parking spaces (well above the 13 guest spaces required by code. Finally, to support the eight apartment buildings a total of 395 regular parking spaces and 16 ADA accessible spaces are provided for a total of 2.06 spaces per unit.

PUBLIC SERVICES

Sewer:

Sewer (21") will extend east from Mason Creek Landing Subdivision, under the Mason Creek to serve the development site. A combination of 10" and 8" sewer lines will extend throughout the development site to collect sewage from the subdivision building lots. Caldwell’s Sewer Master plan shows sewer basins 111 & 363 (see attached) draining north to a future sewer trunk in Hwy 20/26. This would be ideal, but depends on construction of the trunk prior to tie-in. Sewer profiles included in the preliminary

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\(^8\) See 10-03-07:Planned Unit Developments (4)A.3.
\(^9\) See 10-07-05:Common Open Space Standards(2)A.
plat show all sewage flowing south. When plans are finalized for the sewer trunk in Hwy 20/26, sewer service to these basins should be reevaluated as it may avoid fill required to cover the sewer in the northern reaches of the development. Sewer clearance above the culvert crossing of the Madden Spur Drain will be critical in design. Import fill will be needed in some areas north of the drain to cover the sewer lines. Preliminary profiles show approx. 2’ of cover in the shallow areas.

Water:

A 12” water line will be extended down Skyway from Mason Creek Landing Subdivision. Sized per City through the subdivision – City controls hydraulic water model for potable water. A 12” water main will be constructed in Santa Anna; interior lines will most likely be 8” in diameter, pending results of water modeling.

On behalf of Trilogy Development and the entire design team we appreciate your time and effort in reviewing our application and I am happy to answer any questions you might have. I can best be reached at 208-724-2624. Thank you for your time and I look forward to hearing from you.

Kind regards,

Bonnie Layton

Bonnie Layton
### PROPERTY LISTING DISCLAIMER

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to ensure the accuracy of these data & is subject to change without notice; however, the Assessor’s Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor’s Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.
January 12, 2023

Subject: Escalon Park Subdivision, Caldwell, ID

Dear Neighbor:

You are invited to attend a neighborhood meeting to discuss plans for a proposed mixed use Planned Unit Development including a partial rezone and preliminary plat. The project is located on the south side of Hwy 20/26 between Middleton Road and Midland Boulevard in Caldwell, ID (Parcel Numbers R3430901200 & R34297010B0). The property contains two parcels and is approximately 118.57 acres in size. The project is proposing a mix of lot sizes and housing types along with a commercial area on the south side of Hwy 20/26. A draft site plan will be available for discussion at the meeting.

The meeting will be held on Wednesday, January 25, 2023, at 6:00pm in the Community Room at the Caldwell Public Library located at 1010 Dearborn Street, Caldwell, ID 83605.

If you are unable to attend the meeting, have any questions about the meeting, or questions about the proposed project, please do not hesitate to call me at 208-342-5400 or e-mail me at bonnie.layton@nv5.com

Sincerely,

Bonnie L. Layton

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

Start Time of Neighborhood Meeting: 6pm
End Time of Neighborhood Meeting: 8:40pm

Escalon Park

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

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<th>ADDRESS, CITY, STATE, ZIP</th>
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<tr>
<td>1. GERALD GER</td>
<td>10741 Hwy 20/26 Caldwell</td>
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<td>2. Hans Ellis</td>
<td>10499 Hwy 20/26 Caldwell</td>
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<td>3. Redwood Heights</td>
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<td>4. Travis Perkins</td>
<td>10360 Parkin Road</td>
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Neighborhood Meeting Certification:

Applicants shall conduct a neighborhood meeting for the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications that will be submitted in conjunction with an annexation, rezone or planned unit development application; and, rezone applications as per City of Caldwell Zoning Ordinance Section 10-03-12.

Description of the proposed project:  Mixed use PUD

Date of Round Table meeting:  November 3, 2022

Notice sent to neighbors on:  January 12, 2023

Date & time of the neighborhood meeting:  January 25, 2023 @ 6pm

Location of the neighborhood meeting:  Caldwell Public Library

Developer/Applicant:

Name:  Bonnie Laugton - NV5

Address, City, State, Zip:  690 S. Industry Way, Ste. 10, Meridian, ID 83642

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

DEVELOPER/APPLICANT SIGNATURE:  [Signature]  DATE:  1/25/23
WARRANTY DEED

For Value Received IFI Partners, II, an Idaho General Partnership hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Viper Investments, LLC, an Idaho liability company hereinafter referred to as Grantee, whose current address is 1977 E. 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: May 20, 2020

John G. Evans, Managing Partner
IFI Partners, II

State of Idaho, County of Ada

This record was acknowledged before me on 6-1-2020 by John G Evans, as Managing Partner of IFI Partners II.

Signature of notary public
Commission Expires:

Residing at Caldwell, ID
My Commission Expires: 05-05-2023
WARRANTY DEED

For Value Received IFI Partners, II, an Idaho General Partnership
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Viper Investments, LLC, an Idaho liability company
hereinafter referred to as Grantee, whose current address is 1977 E. 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: May 20, 2020

John G. Evans, Managing Partner
IFI Partners, II

State of Idaho, County of Ada

This record was acknowledged before me on 6-1-2020 by John G Evans, as Managing Partner of IFI Partners II.

Signature of notary public
Commission Expires:

Residing at Caldwell, ID
My Commission Expires: 05-05-2023
EXHIBIT A

A parcel of land in the Northwest Quarter of Section 29, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being described as follows:

COMMENCING at the North Quarter corner of said Section 29, said corner being located North 89° 49' 28" East, 2,640.66 feet from the Northwest corner of said Section 29; thence
South 89° 49' 28" West, 1,265.24 feet along the Northerly line of said Section 29; thence
South 00° 10' 32" East, 33.00 feet to the Southerly right-of-way line of Highway 20/26; thence
North 89°49'28" East, 97.95 feet along said right-of-way to the REAL POINT OF BEGINNING; thence
continuing
North 89° 49' 28" East, 1,167.28 feet along said right-of-way line to Easterly boundary of the Northwest Quarter of said Section 29; thence
South 00° 11' 47" East, 2,619.42 feet along said Easterly boundary to the Southeast corner of said Section 29; thence
South 89° 45' 47" West, 1,014.70 feet along the Southerly line of the Northwest Quarter of said Section 29 to the centerline of the Mason Creek Drain; thence
North 21° 11' 42" West, 970.12 feet along said drain centerline to an angle point in same; thence
North 00° 27' 53" West, 975.73 feet along said drain centerline; thence
North 89° 32' 07" East, 203.00 feet; thence
North 00° 27' 53" West, 437.84 feet; thence
North 01° 09' 45" West, 83.04 feet thence
North 00° 10' 32" West, 217.34 feet to the REAL POINT OF BEGINNING.
WARRANTY DEED

FOR VALUE RECEIVED

Matsumoto Brothers Inc., an Idaho Corporation

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

Viper Investments LLC, an Idaho Limited Liability Company

GRANTEE(S), whose current address is: 1977 E Overland Rd, Meridian, ID 83642

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

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

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

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

Effective this 1st day of July, 2020.

Matsumoto Brothers Inc.

BY: [Signature]

Tom Matsumoto
President

BY: [Signature]

Richard Matsumoto
Secretary
WARRANTY DEED

FOR VALUE RECEIVED

Matsumoto Brothers Inc., an Idaho Corporation

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

Viper Investments LLC, an Idaho Limited Liability Company

GRANTEE(S), whose current address is: 1977 E Overland Rd, Meridian, ID 83642

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

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

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

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

Effective this 1st day of July, 2020.

Matsumoto Brothers Inc.

BY: Tom Matsumoto

President

BY: Richard Matsumoto

Secretary
WARRANTY DEED
(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 1st day of July, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Tom Matsumoto, known or identified to me to be the President of the corporation that executed the instrument or the persons who executed on behalf of Matsumoto Brothers Inc., an Idaho Corporation and acknowledged to me that he/she executed the same as such President.

Signature: [Signature]
Name: [Name]
Residing at: [Address]
My Commission Expires: [Date]
(SEAL)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 1st day of July, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Matsumoto, known or identified to me to be the Secretary of the corporation that executed the instrument or the persons who executed on behalf of Matsumoto Brothers Inc., an Idaho Corporation and acknowledged to me that he/she executed the same as such Secretary.

Signature: [Signature]
Name: [Name]
Residing at: [Address]
My Commission Expires: [Date]
(SEAL)
EXHIBIT "A"
Legal Description

The Southwest quarter of the Northeast quarter, and the Northwest quarter of the Southeast quarter of Section 29, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

EXCEPT the right-of-way for the Caldwell High Line Canal.

ALSO EXCEPT a parcel of land lying in a portion of the Southwest quarter of the Northeast quarter of Section 29, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the Southeast corner of said Section 29; thence
Along the Southerly line of said Section 29,
South 89°44'23" West, 2,639.77 feet to a 5/8 inch iron pin marking the South quarter corner of said Section 29; thence
Along the Westerly line of the Southwest quarter of the Southeast quarter
North 00°10'26" West, 1,326.55 feet to a 5/8 inch iron pin marking the Center-South 1/16 corner of said Section 29; thence
Along the Westerly line of the Northwest quarter of the Southeast quarter
North 00°10'26" West, 1,326.55 feet to a 5/8 inch iron pin marking the center of said Section 29; thence
Along the Westerly line of the Southwest quarter of the Northeast quarter
North 00°10'26" West, 376.20 feet to a 5/8 inch iron pin, the POINT OF BEGINNING; thence continuing along said Westerly line
North 00°10'26" West, 950.00 feet to a 5/8 inch iron pin marking the Center-North 1/16 corner of said Section 29; thence
Along the Northerly line of the Southwest quarter of the Northeast quarter,
North 89°47'32" East, 500.00 feet to a 5/8 inch iron pin; thence
Leaving said Northerly line and along a line parallel with said Westerly line of the Southwest quarter of the Northeast quarter,
South 00°10'26" East, 950.00 feet to a 5/8 inch iron pin; thence
Along a line parallel with the Northerly line of said Southwest quarter of the Northeast quarter
South 89°47'32" West, 500.00 feet to the POINT OF BEGINNING.

ALSO EXCEPT a parcel of Land located in a portion of the Southwest quarter of the Northeast quarter, and a portion of the Northwest quarter of the Southeast quarter of Section 29, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and being described as follows:

Basis of Bearing being the East line of said Northwest quarter of the Southeast quarter derived from found monuments and taken as South 00°13'06" East.

BEGINNING at a 5/8 inch rebar marking the Southeast corner of said Northwest quarter of the Southeast quarter; thence
Along the South line of said Northwest quarter of the Southwest quarter
South 89°41'45" West, a distance of 416.56 feet to a point; thence leaving said South line
North 00°13'06" West, a distance of 1,568.64 feet to a point; thence
North 89°43'00" East, a distance of 416.55 feet to a point on the East line of said Southwest quarter of the Northeast quarter; thence
Along said East line
South 00°13'14" East, a distance of 242.42 feet to a 5/8 inch rebar marking the Northeast corner of said Northwest quarter of the Southeast quarter; thence
Along the East line of said Northwest quarter of the Southeast quarter
South 00°13'06" East, a distance of 1326.07 feet the POINT OF BEGINNING.
EXHIBIT "A"
Legal Description

ALSO EXCEPT a parcel of Land situated in the Northwest quarter of the Southeast quarter of Section 29,
Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being more particularly described as
follows:

Commencing at the Southeast corner of said Section 29; thence
Along the South line of said Section
South 89°44'23" West, 1,319.88 feet to the East 1/16 corner common to Section 32 and said Section 29; thence
Leaving said South line along the East line of the Southwest quarter of the Southeast quarter of said Section 29
North 00°09'14" West, 1,326.08 feet to the Southeast 1/16 corner of said Section 29; thence
Along the South line of the Northwest quarter of the Southeast quarter of Section 29
South 89°45'38" West, 416.56 feet to the POINT OF BEGINNING; thence
Continuing along said South line
South 89°45'38" West, 361.29 feet; thence
North 00°09'14" West, 1,326.36 feet to the North line of the Northwest quarter the Southeast quarter of said
Section 29; thence along said North line
North 89°46'52" East, 361.29 feet; thence
Leaving said North line
South 00°09'14" East, 1,326.22 feet to the POINT OF BEGINNING.
Property Owner Acknowledgement

I, Corey Barton (Viper Investments, LLC), the record owner for real property addressed as Parcel Nos. R3430901200; R3429701080, am aware of, in agreement with, and give my permission to Trilogy Development / NV5, to submit the accompanying application(s) pertaining to that property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.

2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 25th day of January, 2023

(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO

County of Canyon

I, Tanya Lampman, a Notary Public, do hereby certify that on this 25th day of January, 2023, personally appeared before me Corey Barton, known or identified to me as 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 Middleton, ID
My Commission Expires 7/1/2028

TANYA A. LAMPMAN
Notary Public - State of Idaho
Commission Number 30061
My Commission Expires 07-16-2028
Description for
H-C Zone
Escalon Park Subdivision
March 8, 2023

A parcel of land located the Northwest 1/4 of Section 29, Township 4 North, Range 2 West, Boise Meridian, City of Caldwell, Canyon County, Idaho more particularly described as follows:

BEGINNING at the 1/4 corner common to said Sections 20 and 29, T.4N., R.2W., B.M., from which the Section corner common to Sections 19, 20, 29 and 30, T.4N., R.2W., B.M., bears South 89°50'38" West, 2,640.70 feet;

thence on the north-south centerline of said Section 29, South 00°10'26" East, 1,354.57 feet;

thence leaving said centerline, South 89°32'33" West, 1,364.16 feet to the centerline of the Mason Creek Drain;

thence on said centerline, North 00°26'32" West, 589.45 feet;

thence leaving said centerline, North 89°33'28" East, 203.00 feet;

thence North 00°26'32" West, 437.93 feet;

thence North 01°08'24" West, 83.04 feet;

thence North 00°09'11" West, 250.34 feet to the north boundary line of said Section 29;

thence on said north boundary line, North 89°50'38" East, 1,167.27 feet to the POINT OF BEGINNING.

Containing 39.039 acres, more or less.

End of Description.