



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
- Subdivison- Short Plat
- Time Extension
- Variance
- Other _____

STAFF USE ONLY:	
File Number(s):	<u>Ann 22-000011 /</u> <u>Sub 22-000023</u>
Project Name:	<u>Greenmont Sub</u>
Date Filed:	_____ Date Complete: _____
Related Files:	_____

Subject Property Information

Address: 1924 E USTICK RDCALDWELL, ID 83605 Parcel Number(s): R3255200000 *County C3/R-2*

Subdivison: ___ Block: ___ Lot: ___ Acreage: 28.99 Zoning: C3/R-2

Prior Use of the Property: Residential and Ag

Proposed Use of the Property: Commercial and Residential

Applicant Information

Applicant Name: Patrick Connor Phone: (208) 695-2001

Address: 726 N. Pierce St City: BOISE State: ID Zip: 83712

Email: pconnor@hubblehomes.com Cell: (208) 695-2001

Owner Name: LIONWOOD PROPERTIES LLC Phone: _____

Address: 1513 E RIVERS END CT City: EAGLE State: ID Zip: 83616

Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) Hubble Homes

Address: 701 S Allen St. #104 City: Meridian State: ID Zip: 83642

Email: pconnor@hubblehomes.com Cell: (214) 564-2812

Authorization

Print Applicant Name: Patrick Connor

Applicant Signature: _____ Date: 06/13/2022

AI

June 13, 2022

Jerome Mapp
City of Caldwell
Planning and Zoning Department
621 Cleveland Blvd
Caldwell, ID 83605

**RE: Greenmont Subdivision – Caldwell, ID
Annexation, Zoning and Preliminary Plat Narrative**

Dear Mr. Mapp,

On behalf of Providence Properties, LLC, I am pleased to submit the attached applications and required supplements for annexation, zoning and preliminary plat for Greenmont Subdivision.

Site Information:

The subject property of 28.97 acres located at the southeast corner of E. Ustick and Indiana is currently zoned R1 in Canyon County. The property can be serviced by City water and sewer.

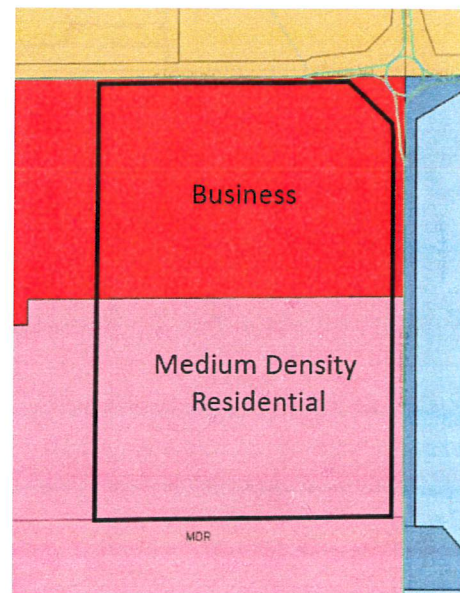
The project is in an ideal location in the heart of Caldwell and surrounded by attractive amenities. Directly across the street is Heritage Community Charter School, a K-8 public charter school. Also within walking distance to the site is the Caldwell YMCA and the large Brother Park, a city park. Both of these establishments are just south of Caldwell Senior High School. Just west of the site is Lenity Senior Living center and the Clock Tower commercial center a medical office park. The site is less than 3 miles from Downtown Caldwell.

The property to the north is zoned R-3, high density residential. The property on the west side is zoned C-2 and R-1. The property to the east is zoned R-1 and the property to the south is Canyon County.

There is an existing roundabout located at the NE corner of the site at E. Ustick and Indiana. There is a utility easement that is located in the NE corner of the site and we have planned for a drainage area for the frontage areas in this corner. The site is generally flat and drains to the north.

Caldwell Future Land Use Map:

The Caldwell Comprehensive Plan Map shows the site as two different future uses. The northern half is noted as “Business” and the southern half is noted as “Medium Density Residential”. The



A2

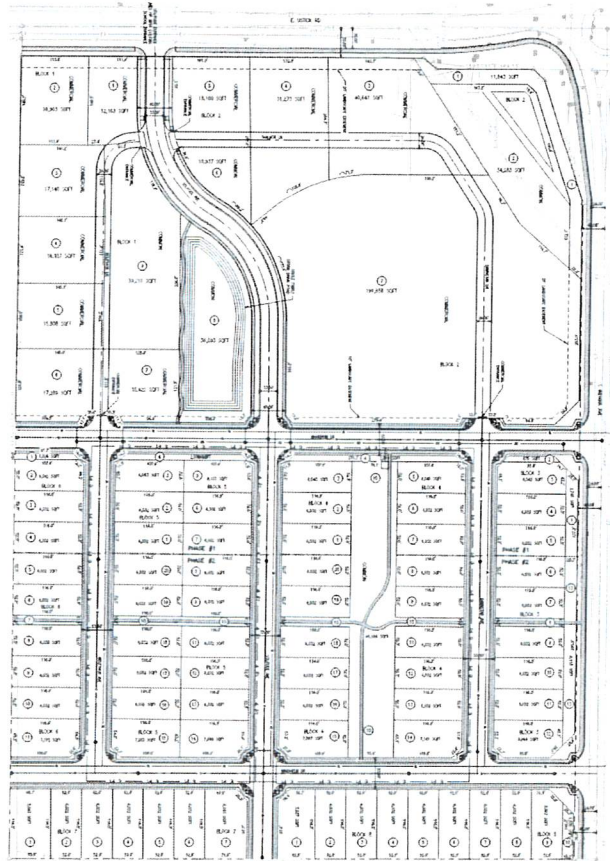
proposed zoning for the property matched the comprehensive plan map. We are requesting C-2 Community Commercial in the northern half and R-2 Medium Density in the southern half of the property.

Preliminary Plat

The Preliminary Plat for the 28.97 acres is comprised of 97 total lots including 70 single family lots, 11 commercial lots and 16 common/open space lots.

The single-family residential lots average 8,294 square feet. The lots range between 6,201 square feet. The lots are 52' wide and 116' deep. The plan will reflect the assigned R-2 front, side and rear setbacks per city code.

We will offer the same housing product that we are building in other Caldwell communities including Adams Ridge, Mason Creek Landing and Windsor Creek, which is being very well received by buyers and families looking to establish or maintain a home in Caldwell. We will offer our 40' wide product series. All of our homes are Energy Star Certified and HERS rated supporting energy efficiently and low energy costs for our homeowners.



Community Commercial

The 13.65 acres of community commercial is in line with the "Business" designation for the property in the comprehensive plan. The layout of the commercial property is divided by a commercial street that connects from E. Ustick Rd through the commercial site and to Greenmont Rd. The large 4.6-acre parcel is sized for an emergency medical usage. We have had early conversations with a large medical service provider who is very interested in the site. The rest of the parcels are designed for individual ownership. These commercial pad owners will enter into shared driveway and parking lot usage and maintenance agreement with the commercial owner's association. Given the neighboring commercial uses of assisted living, proximity to a charter school, YMCA, Caldwell High School and two arterials, we believe that there are a multitude of potential commercial users. This includes medical offices, daycare and retail uses.

AZ

Housing Product

The housing product for Greenmont Subdivision is planned to be our 40' product series. We have 12 unique floorplans that range from 1220 to 3259 square feet. An example of these plans is shown:



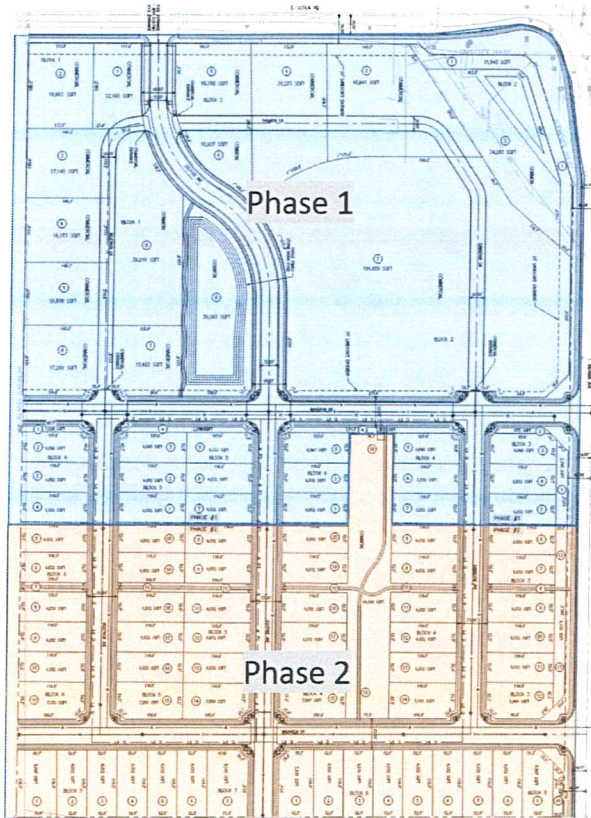
Access and Connectivity

The property has direct access to E. Ustick Rd (principal arterial) and Indiana Rd (minor arterial). The two access points to Indiana will be a full access while the single access to E. Ustick will be limited to right-in, right-out given the proximity of the school access across the street.

The project will connect to existing City utilities along Indiana Rd.

Landscaping, Open Space and Amenities

The total amount of open space in the R-2 zone is 1.257 acres or 8.21%. In accordance with City Code, landscape buffers are included along E. Ustick Rd and Indiana Rd. There is one park area that includes a tot lot playground, bocce ball/horseshoes play area and a gaga pit play area. This park area will be fully landscaped with sod, trees and plantings. There are also five pedestrian pathways that will cut through blocks to support pedestrian connectivity and recreation.



Phasing Plan

The project is planned to be a phased development, spread out over 2 construction phases. The first phase is expected to be the northern commercial property and 18 single family lots. The second phase will be the remaining 52 single family lots and park area. The proposed phasing plan is shown and is subject to change based on factors affecting development patterns and market conditions.

Conclusion

We believe that the Greenmont Subdivision will be an excellent addition to the Caldwell community. Through the mixed use land uses of community commercial and traditional single family, Greenmont will fill the needs of housing and commercial opportunities. A complete community is one that provides housing, services, education and recreation all within walkable distance. Greenmont is that sort of community.

We appreciate the time you and other staff have spent with us in order to submit this application. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Patrick Connor
Director of Planning and Design
Providence Properties, LLC

AO



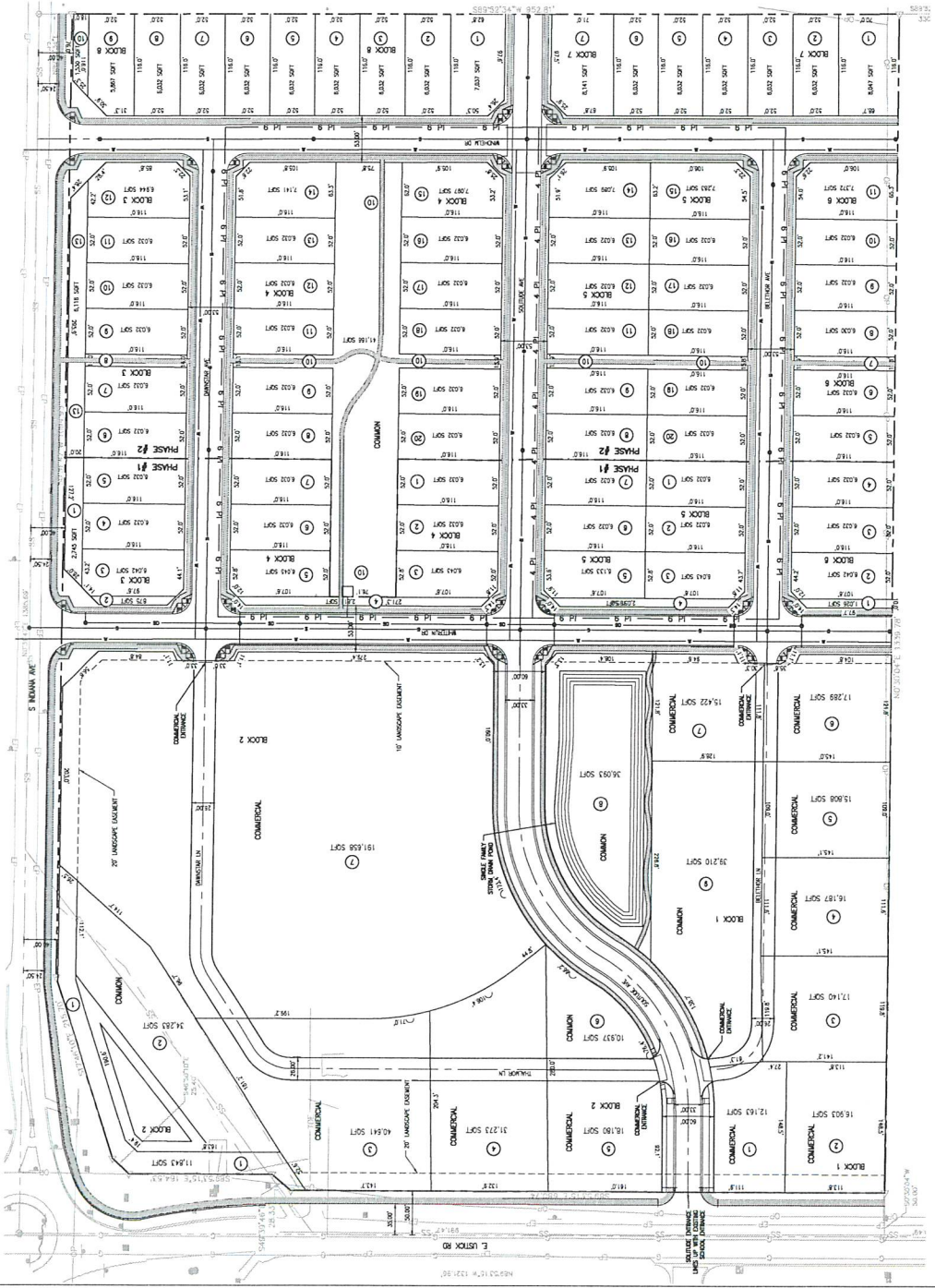
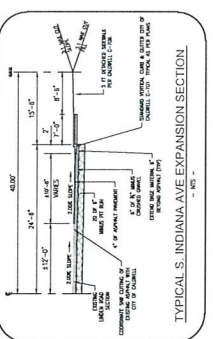
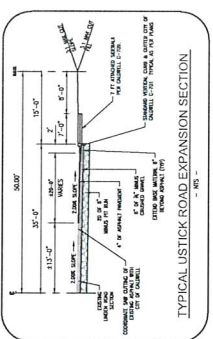
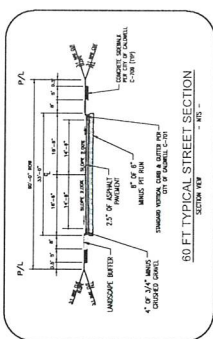
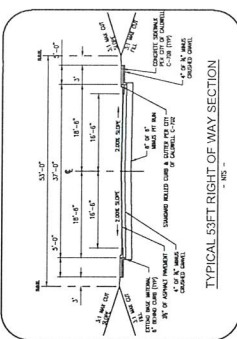
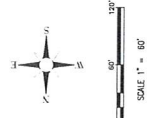
CK ENGINEERING
 1300 E. STATE ST., SUITE 102
 BOZEMAN, MONTANA 59718
 PHONE: 208-459-1992
 FAX: 208-459-1993
 CHECKED BY: SPK
 DATE: 6/10/22
 PROJECT: GREENMONT SUBDIVISION
 DRAWN BY: SPK

PRELIMINARY PLAN

GREENMONT SUBDIVISION
 PROVIDENCE PROPERTIES LLC
 CALDWELL, IDAHO CANYON COUNTY

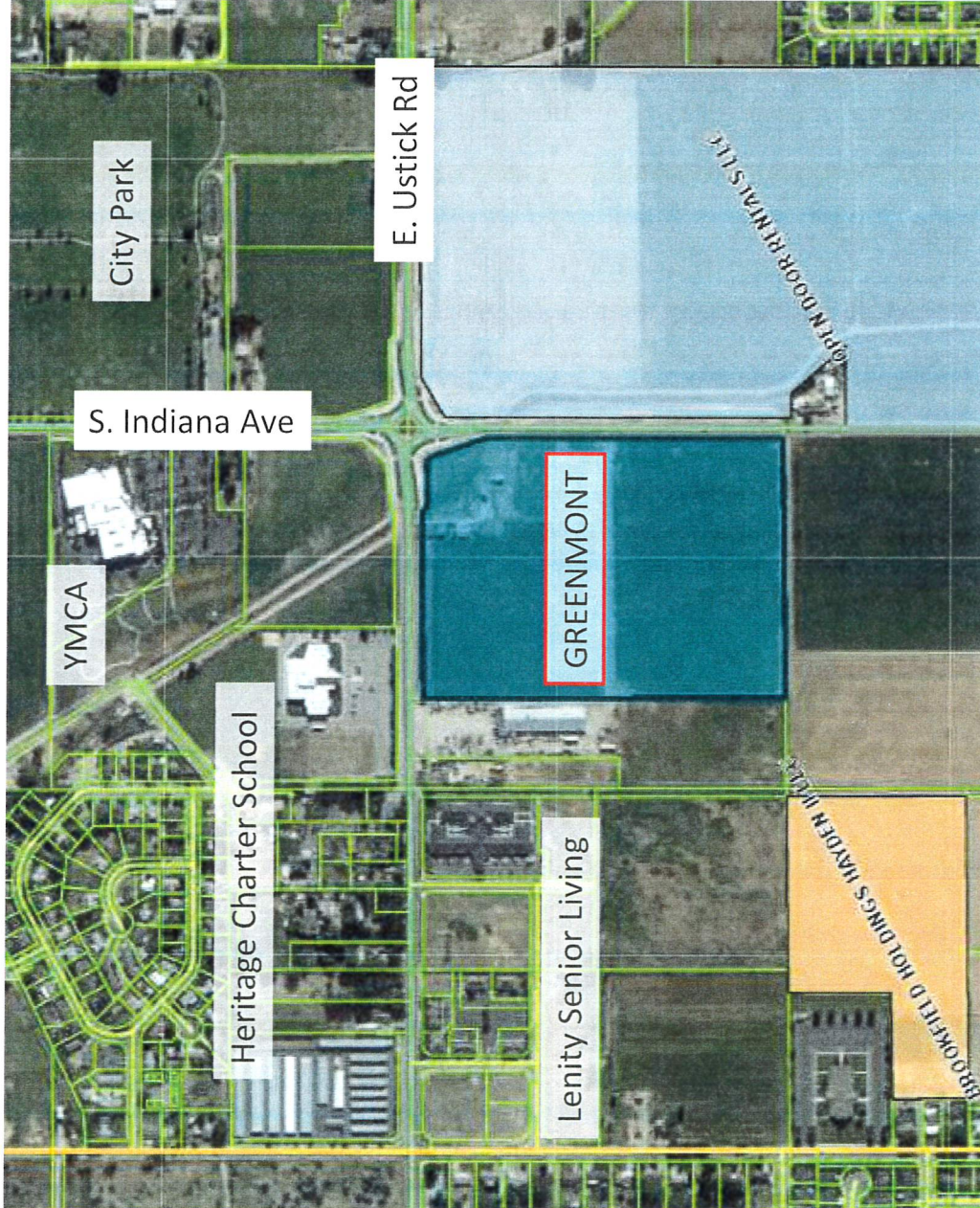
BEFORE DIGGING, CALL DIGNLINE AT 1-800-342-1585

REVISIONS:



A3

GREENMONT
Vicinity Map



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: 6:00 PM 4/14/22

End Time of Neighborhood Meeting: 6:20 PM 4/14/22

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. Shantell Mullanix 1803 E. Ustick Rd. Caldwell, ID 83605
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____
- 12. _____
- 13. _____
- 14. _____
- 15. _____
- 16. _____
- 17. _____
- 18. _____
- 19. _____

AS

- 20. _____
- 21. _____
- 22. _____
- 23. _____
- 24. _____
- 25. _____

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: C-2 AND R-2 ANNEXATION + PRELIM PLAT

Date of Round Table meeting: 7/22/22

Notice sent to neighbors on: 4/1/22

Date & time of the neighborhood meeting: 4/14/22

Location of the neighborhood meeting: HERITAGE CHAPTER School PARKING LOT

Developer/Applicant:

Name: PATRICK CONNOR

Address, City, State, Zip: 701 S. ALLEN ST, MERIDEN 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  DATE 4/18/22



Pioneer Title Co.
GOING BEYOND

8151 W. Riffeman Street
Boise, ID 83704

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

File No. 773928 CB/DM

2021-040772	
RECORDED	
06/08/2021 09:34 AM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=2 HCRETAL	\$15.00
TYPE: DEED	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

WARRANTY DEED

For Value Received Hubble Homes LLC, an Idaho limited liability company hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Lionwood Properties, LLC, an Idaho limited liability company hereinafter referred to as Grantee, whose current address is 1513 E. Rivers End Court Eagle, ID 83616

The following described premises, to-wit:

A parcel of land located in Government Lot 1 of Section 3, T.3N., R.3W., Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the NE corner of said Section 3 from which the NW corner of said Government Lot 1 bears North 89°53'15" West, 1,321.96 feet;

thence along the North boundary line of said Section 25 North 89°53'15" West 991.47 feet;

thence leaving said North boundary South 00°30'04" West, 50.00 feet to a point on the southerly right-of-way line of E. Ustick Road, said point also being the REAL POINT OF BEGINNING;

thence along the southerly right-of-way line of E. Ustick Road the following 4 courses and distances:

thence South 89°53'15" East, 680.74 feet;

thence South 49°39'46" East, 28.33 feet;

thence South 89°53'15" East, 164.53 feet;

thence South 46°50'10" East, 25.40 feet to a point on the westerly right-of-way line of S. Indiana Avenue;

thence along the westerly right-of-way line of S. Indiana Avenue the following 2 courses and distances:

thence South 17°46'10" East, 215.70 feet;

AL

thence South 00°31'47" West, 1,094.93 feet to a point on the South boundary line of said Government Lot 1;

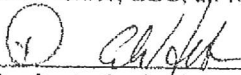
thence along said South boundary line South 89°52'34" West, 952.81 feet;

thence leaving said South boundary line North 00°30'04" East, 1,339.78 feet to the REAL POINT OF BEGINNING.

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.

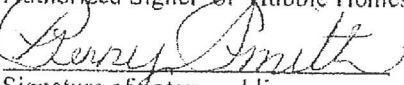
Dated: June 7, 2021

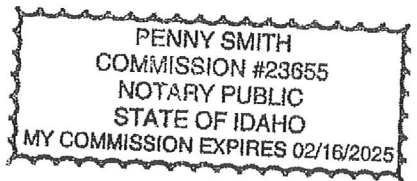
Hubble Homes, LLC, an Idaho limited liability company

By: 
By: Its Authorized Agent

State of Idaho, County of Ada

This record was acknowledged before me on June 7th, 2021 by Eden Hubble, as Authorized Signer of Hubble Homes, LLC.


Signature of Notary public
Commission Expires: 2-16-2025



Ab

LANDSCAPE LEGEND

PLANTS TO BE INSTALLED
 3/8 DIA. SANDSTONE BOULDERS, SEE DETAIL 71.2.0
 6" SOLID PAVING, SEE DETAIL 71.2.0
 1" TALL BRIM, SEE DETAIL 71.2.0
 5'-0" WIDE PATHWAY PER COLL. START FENCE LINE AT 20' BUILDING WHICH EVER IS MORE RESTRICTIVE.
 APPROXIMATE PARK BENCH LOCATION BY OWNER, SEE DETAIL 91.2.0

OFF-TIME TYPE FILL (ESPECIALLY OVER SAND) AS SPECIFIED
 OFF-TIME TYPE FILL (ESPECIALLY OVER SAND) AS SPECIFIED
 PLAY SURFACE PER OWNER
 1" TALL BRIM, SEE DETAIL 71.2.0
 5'-0" WIDE PATHWAY PER COLL. START FENCE LINE AT 20' BUILDING WHICH EVER IS MORE RESTRICTIVE.
 APPROXIMATE PARK BENCH LOCATION BY OWNER, SEE DETAIL 91.2.0

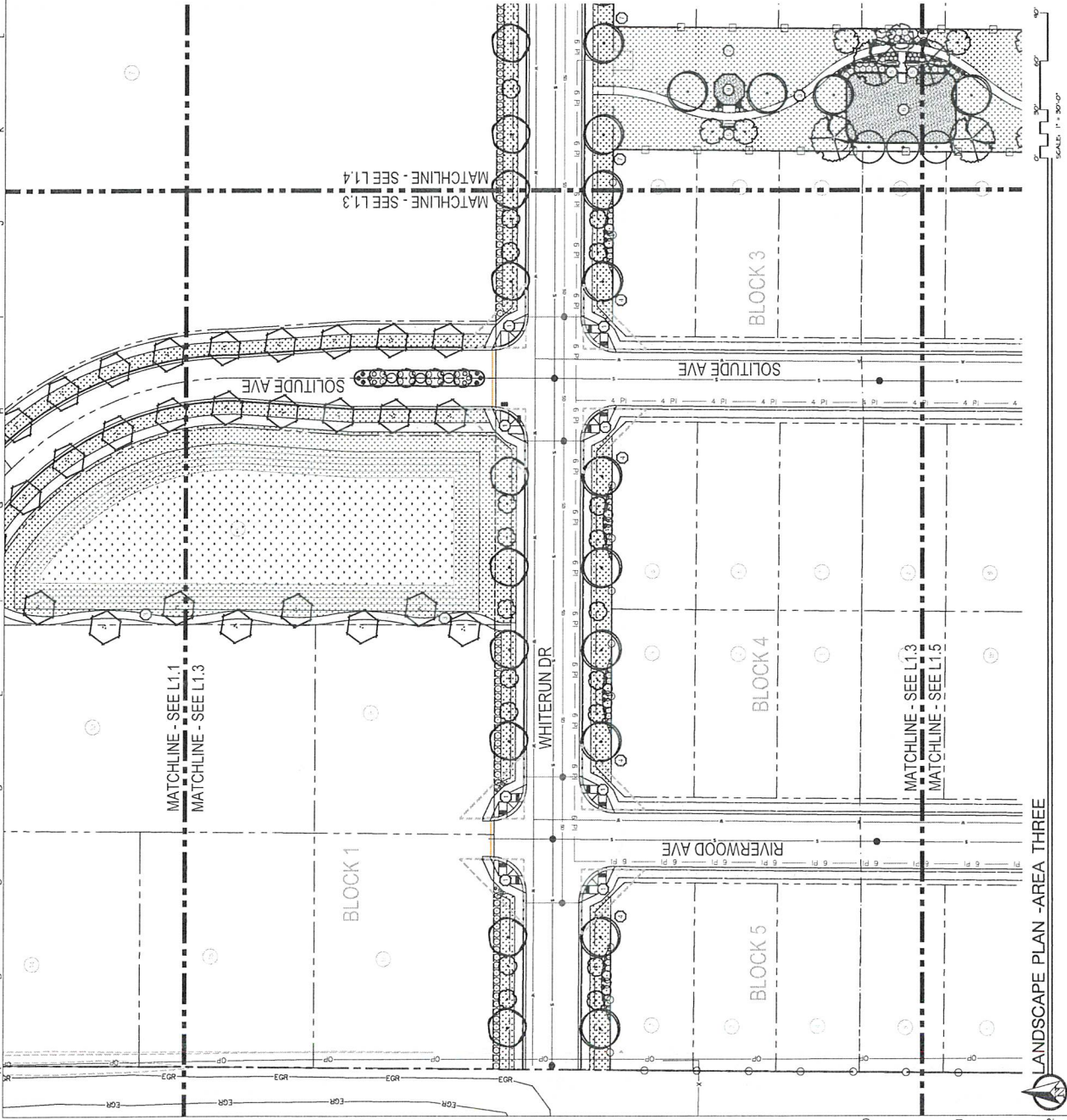
PLANT SCHEDULE

NOTE: All trees to be grade #1 (shown at 80% maturity)

KEY	BOTANICAL NAME	PLANTING SIZE	CLASS
1	Acer glaberrimum 'Columbian Fringe'	2" B&B	CLASS B
2	Acer glaberrimum 'Dorset'	2" B&B	CLASS B
3	Acer glaberrimum 'Riverside'	2" B&B	CLASS B
4	Glaxia (taxifolia) 'Shylar'	2" B&B	CLASS B
5	Malus 'Red Baron'	2" B&B	CLASS B
6	Prunus avestrum 'Thunderbolt'	2" B&B	CLASS B
7	Prunus avestrum 'Topsy Turvy'	2" B&B	CLASS B
8	Prunus avestrum 'Topsy Turvy'	2" B&B	CLASS B
9	Prunus avestrum 'Topsy Turvy'	2" B&B	CLASS B
10	Prunus avestrum 'Topsy Turvy'	2" B&B	CLASS B
11	Prunus avestrum 'Topsy Turvy'	2" B&B	CLASS B
12	Prunus avestrum 'Topsy Turvy'	2" B&B	CLASS B

CALLOUT LEGEND

- 1" TALL BRIM, SEE DETAIL 71.2.0
- 5'-0" WIDE PATHWAY PER COLL. START FENCE LINE AT 20' BUILDING WHICH EVER IS MORE RESTRICTIVE.
- APPROXIMATE PARK BENCH LOCATION BY OWNER, SEE DETAIL 91.2.0



AS

Property Owner Acknowledgement

JAMES W. SMETH

I, LEONWOOD PROPERTIES, LLC, the record owner for real property addressed as 1924 E. 45th RD, CALDWELL, ID, am aware of, in agreement with, and give my permission to PROVIDENCE PROPERTIES, LLC, 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 1ST day of June, 20 22

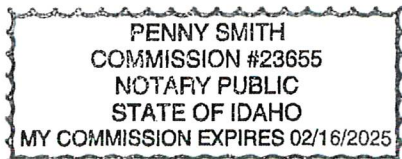
X James W. Smith
(Signature)

CERTIFICATE OF VERIFICATION

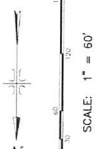
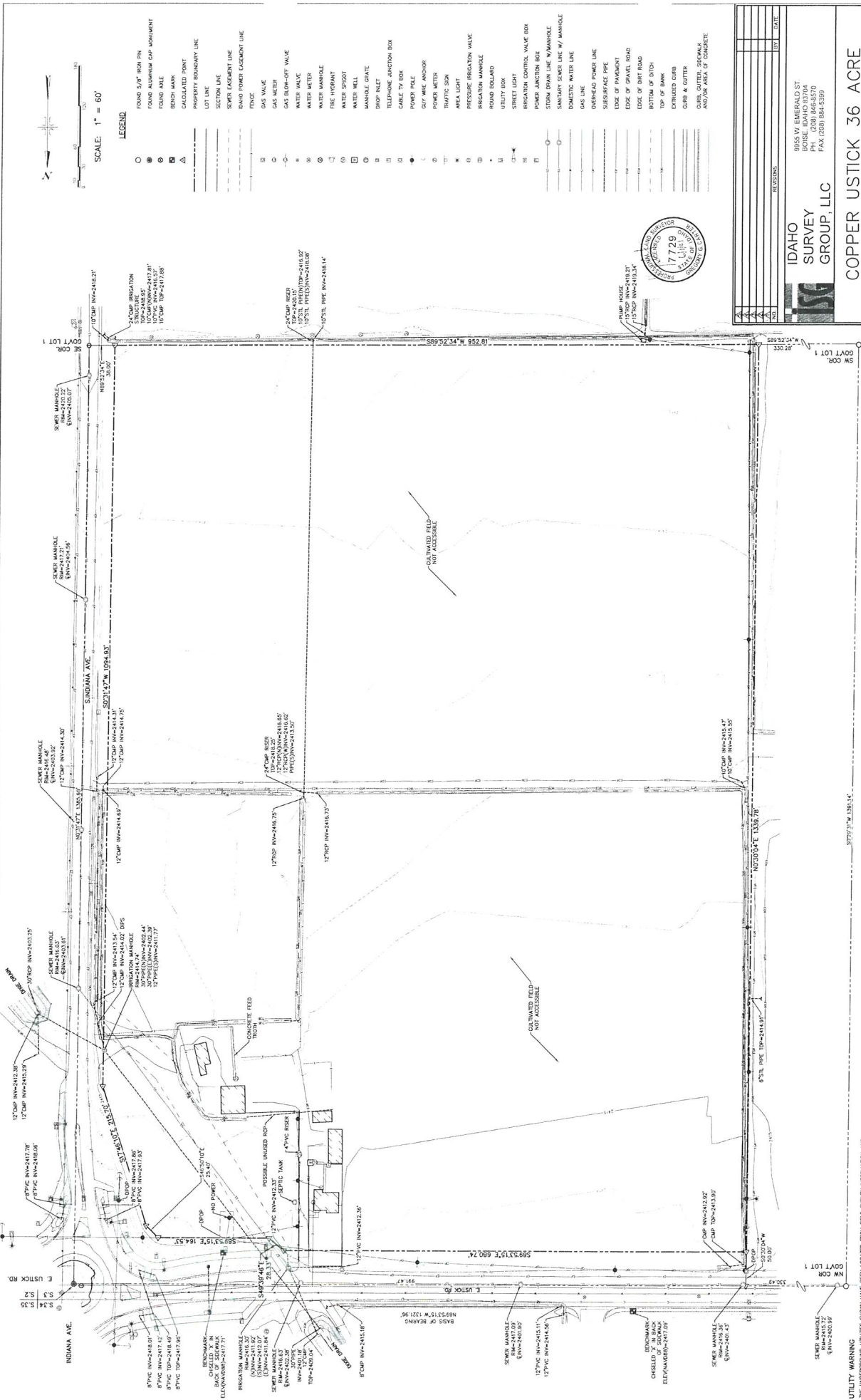
STATE OF IDAHO)
) ss.
County of Canyon)

I, Penny Smith, a Notary Public, do hereby certify that on this 1st day of June, 2022, personally appeared before me James W. Smith, 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.

Penny Smith
NOTARY PUBLIC FOR IDAHO
Residing at Meridian, ID
My Commission Expires 2-16-2025



A9



LEGEND

- FOUND 5/8\"/>
- FOUND ALUMINUM CAP MONUMENT
- FOUND NAIL
- FOUND MARK
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- LOT LINE
- SECTION LINE
- SEWER LAYOUT LINE
- SAND POWER CASHEMENT LINE
- FENCE
- GAS VALVE
- GAS METER
- GAS BLOW-OFF VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- WATER SPOUT
- WATER WELL
- MANHOLE GRATE
- DROPP INLET
- TELEPHONE JUNCTION BOX
- CABLE TV BOX
- POWER POLE
- GUY WIRE ANCHOR
- POWER METER
- TRAFFIC SIGN
- AREA LIGHT
- PRESSURE IRRIGATION VALVE
- IRRIGATION MANHOLE
- ROUND ISOLAND
- UTILITY BOX
- STREET LIGHT
- IRRIGATION CONTROL VALVE BOX
- POWER JUNCTION BOX
- STORM DRAIN LINE W/MANHOLE
- SANITARY SEWER LINE W/ MANHOLE
- DOMESTIC WATER LINE
- GAS LINE
- OVERHEAD POWER LINE
- SUBSURFACE PIPE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL ROAD
- EDGE OF DIRT ROAD
- BOTTOM OF DITCH
- TOP OF BANK
- EXPANDED CURB
- CURB & GUTTER
- CURB, GUTTER, SIDEWALK AND/OR PAVER OF CONCRETE



IDAHO SURVEY GROUP, LLC
 895 S. Y. EMERSON ST.
 BOISE, IDAHO 83704
 PH. (208) 846-8570
 FAX (208) 884-5399

COPPER USTICK 36 ACRE

TOPOGRAPHIC SURVEY

LOCATED IN THE GOVT LOT 1 OF SECTION 3, T.3N., R.3W., B.M., CANYON COUNTY, IDAHO

DRAWN: GCARTER	CHECKED: GSC	JOB NO. 21-110	SHEET NO. 1
DATE: 6/17/2021	DATE: 6/17/2021		

NOTE:
 TOPOGRAPHIC INFORMATION WAS NOT OBTAINED FROM ALL AREAS. PERMISSION TO ACCESS THE FIELDS WAS NOT GRANTED.

UTILITY WARNING
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND SHOULD NOT BE CONSIDERED AS A GUARANTEE OF LOCATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES.

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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: 1924 E USTICK RDCALDWELL, ID 83605 Parcel Number(s): R3255200000

Subdivision: _____ Block: _____ Lot: _____ Acreage: 28.99 Zoning: _____

Prior Use of the Property: Residential and Ag

Proposed Use of the Property: Commercial and Residential

Applicant Information

Applicant Name: Patrick Connor Phone: (208) 695-2001

Address: 726 N. Pierce St City: BOISE State: ID Zip: 83712

Email: pconnor@hubblehomes.com Cell: (208) 695-2001

Owner Name: LIONWOOD PROPERTIES LLC Phone: _____

Address: 1513 E RIVERS END CT City: EAGLE State: ID Zip: 83616

Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) Hubble Homes

Address: 701 S Allen St. #104

City: Meridian

State: ID

Zip: 83642

Email: pconnor@hubblehomes.com

Cell: (214) 564-2812

Authorization

Print Applicant Name: Patrick Connor

Applicant Signature:

Date: 06/13/2022

621 Cleveland Boulevard • Caldwell, Idaho 83605 • Phone: (208) 455-3021 • www.cityofcaldwell.com/PlanningZoning

PL/Er
7/22
11 AM

CITY OF CALDWELL - PLANNING AND ZONING ROUNDTABLE REQUEST FORM

Pre-Application Meeting Request form for residential or commercial projects. Requests can be sent to: P&Z@cityofcaldwell.org

Project name: Cooper Landing

Property Address: 1924 E. Ustick Rd

Location/parcel number: R3255200000
(MUST include parcel number if there is not an address)

Proposed acreage: 29 Zone: County Desired Zone: C-2 and R-2

New Construction - Sq. feet: Residential Commercial Industrial Residential

Please attach a development proposal, site plan, building elevations, floor plan with dimensions and square feet.

Describe the scope of the project: This will be an annexation, zoning and preliminary plat application for 29 acres. The northern half is proposed C-2 and the southern half is proposed R-2 to align with the comprehensive plan. In the C-2 zone we are proposing community commercial along Ustick and then multi-family four-plex units on the southern half of the C-2 zone. The R-2 zone will contain typical density single family residential.

Please list the following information for **all persons** who will be in attendance:

NAME:	EMAIL:	PHONE:	TITLE:
Patrick Connor	pconnor@hubblehomes.com	214-564-2812	Director of Planning
Chad Kinkela	chad@ck-engineers.com	(208)-639-1992	Engineer
Shadow Jungenberg	shadow@ck-engineers.com	208-639-1995	Engineer
Austin Edwards	aedwards@hubblehomes.com	208-562-4117	Director of Engineering

Owner/Applicant Information

Applicant name: Patrick Connor

Address/City/State: 701 S. Allen St, Meridian ID 83642

Phone: 214 564 2812 Email: pconnor@hubblehomes.com

Definition of a Round Table Meeting (per City Code Section 10-03-11): An informal pre-application meeting scheduled through the Planning and Zoning Department wherein staff from the Fire Department, Engineering Department, Building Department and Planning and Zoning Department are present to provide comments, ordinance requirements, code requirements, policies and standards to applicants relative to proposed projects. This meeting in no way represents approval, nor shall it be considered permission to proceed with any project. All comments and disclosures made at the Roundtable Meeting are subject to change once the application(s) or building permits have been received.

I certify that I have read and understand the process.

Owner/applicant signature:  Date: 6/21/21

All



CITY OF
Caldwell, Idaho

Round Table Meeting Form

Date: July 22, 2021 11am

Project Name: Cooper Landing

The intent of the roundtable meeting is to provide information in regards to city code, policies, and procedures. It does not constitute approvals of a site plan, access points, street sections, variances or waivers of policy, etc. Additional requirements may become apparent upon review of an application.

Site Address: 1924 E. Ustick

Parcel #: R3255200000

Applicant Architect Engineer Other:

Name: Patrick Connor

Email Address:

Phone #:

Applicant Architect Engineer Other:

Name: Chad Kinkela

Email Address:

Phone #:

Applicant Architect Engineer Other:

Name: Shadow Jungenberg

Email Address:

Phone #:

Applicant Architect Engineer Other:

Name: Austin Edwards

Email Address:

Phone #:

City Staff Present

Deb R. Robb M. Chris B. Alan P. Lisa R. Jerome M. Steven

Proposal Description

This will be an annexation, zoning and preliminary plat application for 29 acres. The northern half proposed C-2 and the Southern half is proposed R-2 to align with the comprehensive plan. In the C-2 zond we are proposing community commercial along Ustick and then multi-family four-plex units on the southern half of the C-2 zone. The R-2 zone will contain typical density single family residential

PLANNING & ZONING DEPARTMENT

Project Name: **Cooper Landing**

NO REQUIREMENTS

Type of Application (check all that apply)

- Annexation Rezone Special-Use Permit Planned Unit Dev. Preliminary Plat
 Simple Lot Split Variance Ordinance Amend.

<u>Zoning:</u> Current: County Proposed: C-2 & R-2	<u>Comp Plan:</u> Current: Business & Med. Density Proposed: Med. Density/Bus.	<u>City Limits:</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u>Overlay, Districts & Corridors:</u> <input type="checkbox"/> APO-1 <input type="checkbox"/> Historic District <input type="checkbox"/> APO-2 <input type="checkbox"/> Indian Creek Corridor
--	---	---	--

General Site Information

of existing buildings: **5+** Total sq. ft.: Buildings to be torn down? Yes No
 New construction: Yes No Total new sq. ft.: Addition: Yes No Total addition sq. ft.:

Parking

Parking required: Yes No Minimum # spaces: Maximum # spaces:
 Parking Lot Landscaping Required? Yes No Bicycle Parking Required? Yes No
 See City Zoning Code 10-02-05 and 10-07-09 for additional parking/parking lot requirements.

Street Landscape Buffers

Not Required
 Street #1: **Ustick** Width: **25'** Street #3: Width:
 Street #2: **S. Indiana** Width: **20'** Street #4: Width:
 Buffers between differing land uses: Yes No Width: **15'** Landscaping required: Yes No
 Pathways required? Yes No Major Pathway

Signage

New signage? Yes No Sign permit required? Yes No See City Zoning Code 10-02-06 and 10-07-04(15).

Minimum Setbacks

Front: **20** Rear: **15** Internal Side: **6** Street Side: **15**

Minimum Lot Dimensions:

Width: Depth: Frontage: **45'**

Additional Information

13.5 - 8 Acres as Commercial the rest SUP for Multi-family - 2 story
 Add 2nd Lane to RAB.
 Buildings to be torn down.-???
 Multi-family if allowed will require R-3 Setbacks.
 Differing Land use buffers required along western boundary a minimum of 15'.
 Parking requirements are 1.5 on the low end 2.0 n the high end.
 10% open space. 8% open space for R-2. Street landscaping on Ustick rd. 25 feet on Indiana is 20 feet.
 Landscape buffer that separates the different land uses of 15'. Pathways are required. Any pathway they have over here is going to have to be a crossing at the roundabout or at the hawk crossing.
 Design guidelines on our website. Samples of materials. Garbage locations. Phasing Plan. Cluster Postal locations. Parking and landscaping plans.
 Development Agreement.
 Open to the Fire Department to use them for training purposes to remove existing buildings on the site.

BUILDING DEPARTMENT **NO REQUIREMENTS**Project Name: **Cooper Landing**Applications Required

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> New Construction/Addition | <input type="checkbox"/> Change of Use/Occupancy | <input checked="" type="checkbox"/> Electrical Permit |
| <input checked="" type="checkbox"/> Plumbing Permit | <input checked="" type="checkbox"/> Mechanical Permit | <input checked="" type="checkbox"/> Sign Permit |
| <input type="checkbox"/> Demolition Permit | <input checked="" type="checkbox"/> Fence Permit If Required | <input checked="" type="checkbox"/> Other: As Needed/Required |

ADA Requirements

- | | | | |
|---|---|--|------------------------------|
| <input checked="" type="checkbox"/> Entrances | <input checked="" type="checkbox"/> Ramps | <input checked="" type="checkbox"/> Bathrooms | <input type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> Doorways | <input checked="" type="checkbox"/> Door Hardware | <input checked="" type="checkbox"/> Accessible Route to Public Way | |

Building Separation Requirements: Yes No Plans prepared by State of Idaho licensed architect: Yes NoCurrent Building Occupancy Classification: **Vacant** Proposed Building Occupancy Classification: R-2, R-3 & TBDWill the proposed use require: Underground grease interceptor Under-the-sink grease trap N/APlumbing Information N/AWater Pipe Sizing: **Yes** Drain Sizing: **Yes** Treated Building Drainage: Yes No

When these items are field reviewed, typically the job is already installed and corrections may involve stopping the project from cover and possible removal of pipe and/or fixtures and days in waiting to hear back from the design professional.

Additional Information**Underground grease interceptor - TBD. Treated Building Drainage - TBD**Building Permit Process

1. Complete the appropriate Building Department application.
2. Submit completed application to the Building Department with two (2) COMPLETE SETS OF PLANS.
3. Two (2) complete sets of plans shall be submitted along with the building permit application. The two sets of plans shall have the wet stamp of the architects and/or engineers that prepared the plans. A complete package shall include but not be limited to architectural, structural, plumbing, mechanical and electrical plans. Please include additional documentation such as structural calculations, specification books and energy compliance forms to help speed up the plan review process. The complete package shall also include all storm water calculations and detailed civil plans as prepared and stamped by a civil engineer. The complete package shall also include a landscaping plan, along with the landscaping plan application, that has been stamped by a licensed landscaped architect.
4. Application is processed through the Building Department and distributed to Planning and Zoning, Engineering and Fire for review and approval. The Building Department does not review the application until P&Z, Engineering and Fire have reviewed and approved the application. PLEASE NOTE: Most of the time revisions to the plans are necessary before approval is received from any department.
5. Once the Building Department receives the approved application from P&Z, Engineering and Fire, it performs its review and issues a plan review letter that typically asks for revisions before a permit may be issued.
6. Once the revisions have been re-submitted to the Building Department, as a complete packaged set in all 4 sets, and the revisions have been reviewed and approved, the Building Department will issue a permit.
7. Applicant will receive a phone call letting him/her know the permit is ready to pick up, along with the amount of the fees, which are payable at the time of picking up the permit.

Certificate of Occupancy (C of O) Process

1. Inspections must be requested by the applicant. The applicant is responsible for calling to schedule inspections.
2. No temporary or permanent C of O or certificate of completion shall be issued until all inspections have been requested, conducted and passed.
3. If an inspection is not passed the first time, the applicant is responsible for completing the items necessary to pass a re-inspection and is also responsible for calling to schedule a re-inspection.
4. On shell buildings, a C of O (either temporary or permanent) will not be issued for any tenant improvement until the certificate of completion has been issued for the shell.
5. **THE BUILDING MAY NOT BE OCCUPIED IN ANY WAY, FASHION OR FORM UNTIL A TEMPORARY OR PERMANENT C OF O HAS BEEN ISSUED. THIS INCLUDES OCCUPATION FOR ANY STAFF TRAININGS AS WELL AS MOVING IN ANY EQUIPMENT, FURNITURE, ETC. IT INCLUDES ANYONE OCCUPYING THE BUILDING EXCEPT CONSTRUCTION PERSONNEL.**
6. A permanent C of O is not issued until every single item required from all 4 departments has been completed, inspected and approved.

Commercial Permit Guide Packet Provided to Applicant(s): Yes No

FIRE DEPARTMENT

NO REQUIREMENTS

Project Name: **Cooper Landing**

# existing fire hydrants:	Need upgrade: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not at this time	# required new fire hydrants: TBD
Sprinkler system required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Existing Type:		
Fire monitoring system required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Existing Type:		
Fire alarm system required: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Existing Type: TBD		
Fire extinguishers must be located within a 75-foot travel distance of each other and must be present during construction.		
<u>Addressing</u>		<input type="checkbox"/> N/A
Addressed: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Change in address: <input type="checkbox"/> Yes <input type="checkbox"/> No	New Address: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Address # size: By Ordinance		Address # location: Visible from street
Knox box required: <input type="checkbox"/> Yes <input type="checkbox"/> No # required: Location(s):		
Islands, medians, traffic calming, roundabouts: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Turnaround required: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Fire lanes required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Entry signage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No NPFL curbs or signage: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Hazardous or dangerous processes: <input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> N/A
<u>Describe:</u>		
<u>Hazardous Materials</u>		
On-site: <input type="checkbox"/> Yes <input type="checkbox"/> No	Stored: <input type="checkbox"/> Yes <input type="checkbox"/> No	Used: <input type="checkbox"/> Yes <input type="checkbox"/> No Waste: <input type="checkbox"/> Yes <input type="checkbox"/> No
Type:		Quantity:
<u>Additional Information</u>		
<p>NPFL curbs or signage - TBD Knocks boxes will be required on the apartment buildings and on any commercial development. Addressing is done by the ordinates</p>		
<p>Please note that Caldwell City Policy requires all structures larger than 5,000 square feet to typically be fire sprinkled. Please contact the City Fire Marshal at (208) 250-4945 if you have questions regarding this Policy. State Fire Marshal's website with list of approved contractors: http://www.doi.idaho.gov/sfm/SprinklerContractorList.aspx</p>		

ENGINEERING DEPARTMENT

NO REQUIREMENTS

Project Name: Cooper Landing

<u>Right-of-Way Dedications</u>		<input type="checkbox"/> N/A
Street #1: Ustick(Principal Arterial) ROW required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Feet from centerline: 48'
Street #2: Indiana(Minor Arterial) ROW required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Feet from centerline: 40'
Street #3: ROW required?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Feet from centerline:
Street #4: ROW required?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Feet from centerline:
No encroachments allowed within the public right-of-way.		
<u>Approaches</u>		
# of existing:	Location(s):	
# of proposed: TBD	Location(s): Ustick/Indiana	
<u>Street Improvements:</u>		<input type="checkbox"/> N/A
Curb/gutter installation:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sidewalk installation: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Street asphalt widening:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Alley improvements: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<u>Storm water requirements:</u>	<u>Irrigation requirements:</u>	
<input checked="" type="checkbox"/> Yes, per City Manual <input type="checkbox"/> Not Required	<input checked="" type="checkbox"/> Yes, per City Standards <input type="checkbox"/> Not Required	
Existing sewer/water facilities running through property: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Encroachments in easements: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Closest sewer: On Site	Size of sewer line:	
Sewer extension required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size of required sewer line:	
Closest water: Indiana/Ustick	Size of water line:	
Water extension required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size of required water line:	
Traffic Impact Study: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Usage Fees:	Flood Plain: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Floodway: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mitigation Fees: <input type="checkbox"/> Yes <input type="checkbox"/> No		
<u>Additional Information:</u> There will be Mitigation Fees. Should show any future proposed access requested on Ustick. Round about slip lane constructed as part of the frontage Traffic Mitigation should go toward frontage across west parcel to make road connection at Hawk Crossing. Frontage improvements curb, gutter and sidewalk streetlights Frontage Improvement include a second lane for the roundabout. Catch basins can be relocated to the outside edge to provide stormwater retention to the existing ponds on the north, west and Southeast corners. Two access points on Indiana that look acceptable. Storm water retention on site. Irrigation has to comply with CMID standards. Private roadways have that provide easements for utilities. Appropriate separation between water and sewer. Ustick Road, right in right out access. Traffic impact study will be required has to be completed before the submittal of your preliminary plat. Water and sewer connection fees with all your building permits. Access has to be spaced at 660 feet on ustick		

Addressing related to any new development and/or re-development of a site is subject to change in accordance with City Code. Addressing should be verified with Mapping Dept. prior to incurring any expense related to marketing materials, letterhead, etc.



CITY OF
Caldwell, Idaho

Round Table Meeting Form

Date: July 22, 2021 11am

Project Name: Cooper Landing

The intent of the roundtable meeting is to provide information in regards to city code, policies, and procedures. It does not constitute approvals of a site plan, access points, street sections, variances or waivers of policy, etc. Additional requirements may become apparent upon review of an application.

Site Address: 1924 E. Ustick	Parcel #: R3255200000
<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Other: Name: Patrick Connor Email Address: _____ Phone #: _____	
<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Other: Name: Chad Kinkela <i>CK Eng.</i> Email Address: _____ Phone #: _____	
<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Other: Name: Shadow Jungenberg Email Address: _____ Phone #: _____	
<input type="checkbox"/> Applicant <input type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Other: Name: Austin Edwards Email Address: _____ Phone #: _____	
<u>City Staff Present</u> <input checked="" type="checkbox"/> Deb R. <input checked="" type="checkbox"/> Robb M. <input type="checkbox"/> Chris B. <input type="checkbox"/> Alan P. <input type="checkbox"/> Lisa R. <input type="checkbox"/> Jerome M. <input type="checkbox"/> Steven	
<u>Proposal Description</u> This will be an annexation, zoning and preliminary plat application for 29 acres. The northern half proposed C-2 and the Southern half is proposed R-2 to align with the comprehensive plan. In the C-2 zond we are proposing community commercial along Ustick and then multi-family four-plex units on the southern half of the C-2 zone. The R-2 zone will contain typical density single family residential	

*13.5 — 8 acres as Commercial
There's SUP for Multi-family — 2 Story
Add 2nd Lane to RAB*

PLANNING & ZONING DEPARTMENT

NO REQUIREMENTS

Project Name: Cooper Landing

Type of Application (check all that apply)

- Annexation Rezone Special-Use Permit Planned Unit Dev. Preliminary Plat
 Simple Lot Split Variance Ordinance Amend.

<u>Zoning:</u> Current: <i>County</i> Proposed: <i>C2: R2</i>	<u>Comp Plan:</u> Current: <i>Business + Med. Den.</i> Proposed: <i>Med Density/Bu</i>	<u>City Limits:</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u>Overlay, Districts & Corridors:</u> <input type="checkbox"/> APO-1 <input type="checkbox"/> Historic District <input type="checkbox"/> APO-2 <input type="checkbox"/> Indian Creek Corridor
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General Site Information

of existing buildings: *5+* Total sq. ft.: *?* Buildings to be torn down? Yes No
 New construction: Yes No Total new sq. ft.: Addition: Yes No Total addition sq. ft.:

Parking

Parking required: Yes No Minimum # spaces: Maximum # spaces:
 Parking Lot Landscaping Required? Yes No Bicycle Parking Required? Yes No
 See City Zoning Code 10-02-05 and 10-07-09 for additional parking/parking lot requirements.

Street Landscape Buffers

Street #1: *Ustick* Width: *25'* Street #3: Width: Not Required
 Street #2: *S Indiana Ave* Width: *20'* Street #4: Width:
 Buffers between differing land uses: Yes No Width: *15'* Landscaping required: Yes No
 Pathways required? Yes No Major Pathway

Signage

New signage? Yes No Sign permit required? Yes No See City Zoning Code 10-02-06 and 10-07-04(15).

Minimum Setbacks

Front: *20* Rear: *15* Internal Side: *6* Street Side: *15* *Width: 15'* *Depth: 45'* *Frontage: 45'*
Width: 45' *Depth: 45'* *Frontage: 45'*

Additional Information

Differing Landuse buffer required along western boundary a minimum of 15'

BUILDING DEPARTMENT

NO REQUIREMENTS

Project Name: **Cooper Landing**

Applications Required

- New Construction/Addition
- Change of Use/Occupancy
- Electrical Permit
- Plumbing Permit
- Mechanical Permit
- Sign Permit
- Demolition Permit
- Fence Permit *IF REQUIRED*
- Other: *AS NEEDED/REQUIRED*

ADA Requirements

- Entrances
- Ramps
- Bathrooms
- Doorways
- Door Hardware
- Accessible Route to Public Way

Building Separation Requirements: Yes No Plans prepared by State of Idaho licensed architect: Yes No

Current Building Occupancy Classification: *VACANT LAND* Proposed Building Occupancy Classification: *R-2 + TRD*

Will the proposed use require: Underground grease interceptor *TRD* Under-the-sink grease trap N/A

Plumbing Information

Water Pipe Sizing: *YES* Drain Sizing: *YES* Treated Building Drainage: Yes No *TRD* N/A

When these items are field reviewed, typically the job is already installed and corrections may involve stopping the project from cover and possible removal of pipe and/or fixtures and days in waiting to hear back from the design professional.

Additional Information

Building Permit Process

1. Complete the appropriate Building Department application.
2. Submit completed application to the Building Department with two (2) COMPLETE SETS OF PLANS.
3. Two (2) complete sets of plans shall be submitted along with the building permit application. The two sets of plans shall have the wet stamp of the architects and/or engineers that prepared the plans. A complete package shall include but not be limited to architectural, structural, plumbing, mechanical and electrical plans. Please include additional documentation such as structural calculations, specification books and energy compliance forms to help speed up the plan review process. The complete package shall also include all storm water calculations and detailed civil plans as prepared and stamped by a civil engineer. The complete package shall also include a landscaping plan, along with the landscaping plan application, that has been stamped by a licensed landscaped architect.
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Certificate of Occupancy (C of O) Process

1. Inspections must be requested by the applicant. The applicant is responsible for calling to schedule inspections.
2. No temporary or permanent C of O or certificate of completion shall be issued until all inspections have been requested, conducted and passed.
3. If an inspection is not passed the first time, the applicant is responsible for completing the items necessary to pass a re-inspection and is also responsible for calling to schedule a re-inspection.
4. On shell buildings, a C of O (either temporary or permanent) will not be issued for any tenant improvement until the certificate of completion has been issued for the shell.
5. **THE BUILDING MAY NOT BE OCCUPIED IN ANY WAY, FASHION OR FORM UNTIL A TEMPORARY OR PERMANENT C OF O HAS BEEN ISSUED. THIS INCLUDES OCCUPATION FOR ANY STAFF TRAININGS AS WELL AS MOVING IN ANY EQUIPMENT, FURNITURE, ETC. IT INCLUDES ANYONE OCCUPYING THE BUILDING EXCEPT CONSTRUCTION PERSONNEL.**
6. A permanent C of O is not issued until every single item required from all 4 departments has been completed, inspected and approved.

Commercial Permit Guide Packet Provided to Applicant(s): Yes No

FIRE DEPARTMENT

NO REQUIREMENTS

Project Name: **Cooper Landing**

# existing fire hydrants:	Need upgrade: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not at this time	# required new fire hydrants: TBD
Sprinkler system required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Existing Type:		
Fire monitoring system required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Existing Type:		
Fire alarm system required: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Existing Type: TBD		
Fire extinguishers must be located within a 75-foot travel distance of each other and must be present during construction.		
<u>Addressing</u> <input type="checkbox"/> N/A		
Addressed: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Change in address: <input type="checkbox"/> Yes <input type="checkbox"/> No New Address: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Address # size: BY ORDINANCE Address # location: VISIBLE FROM ST		
Knox box required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No # required: Location(s): CONSULT FIRE MARSHAL		
Islands, medians, traffic calming, roundabouts: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Turnaround required: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Fire lanes required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Entry signage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No NPFL curbs or signage: <input type="checkbox"/> Yes <input type="checkbox"/> No TBD		
Hazardous or dangerous processes: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
<u>Describe:</u>		
<u>Hazardous Materials</u>		
On-site: <input type="checkbox"/> Yes <input type="checkbox"/> No Stored: <input type="checkbox"/> Yes <input type="checkbox"/> No Used: <input type="checkbox"/> Yes <input type="checkbox"/> No Waste: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Type: Quantity:		
<u>Additional Information</u>		
Please note that Caldwell City Policy requires all structures larger than 5,000 square feet to typically be fire sprinkled. Please contact the City Fire Marshal at (208) 250-4945 if you have questions regarding this Policy. State Fire Marshal's website with list of approved contractors: http://www.doi.idaho.gov/sfm/SprinklerContractorList.aspx		

ENGINEERING DEPARTMENT

NO REQUIREMENTS

Project Name: Cooper Landing

Right-of-Way Dedications <input type="checkbox"/> N/A	
Street #1: <u>USTICK</u>	ROW required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Feet from centerline: <u>48'</u>
Street #2: <u>INDIANA</u>	ROW required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Feet from centerline: <u>40'</u>
Street #3:	ROW required? <input type="checkbox"/> Yes <input type="checkbox"/> No Feet from centerline:
Street #4:	ROW required? <input type="checkbox"/> Yes <input type="checkbox"/> No Feet from centerline:
No encroachments allowed within the public right-of-way.	
Approaches	
# of existing:	Location(s):
# of proposed: <u>TBD</u>	Location(s): <u>USTICK / INDIANA</u>
Street Improvements: <input type="checkbox"/> N/A	
Curb/gutter installation: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sidewalk installation: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Street asphalt widening: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Alley improvements: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Storm water requirements:	Irrigation requirements:
<input checked="" type="checkbox"/> Yes, per City Manual <input type="checkbox"/> Not Required	<input checked="" type="checkbox"/> Yes, per City Standards <input type="checkbox"/> Not Required
Existing sewer/water facilities running through property: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Encroachments in easements: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Closest sewer: <u>ON SITE</u>	Size of sewer line: 48"
Sewer extension required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size of required sewer line:
Closest water: <u>INDIANA / USTICK</u>	Size of water line: 48"
Water extension required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size of required water line:
Traffic Impact Study: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Usage Fees:
Flood Plain: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Floodway: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mitigation Fees: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Additional Information: <ul style="list-style-type: none"> - SHOULD SHOW ANY FUTURE PROPOSED ACCESS REQUESTED ON USTICK - ROUNDABOUT SLIP LANE CONSTRUCTED AS PART OF FRONTAGE - MITIGATION TRAFFIC MITIGATION SHOULD GO TOWARD FRONTAGE ACROSS WEST PARCEL TO MAKE ROAD CONNECTION AT HAWK CROSSING. 	

Addressing related to any new development and/or re-development of a site is subject to change in accordance with City Code. Addressing should be verified with Mapping Dept. prior to incurring any expense related to marketing materials, letterhead, etc.

Topic: Cooper Landing Round Table

Time: Jul 22, 2021 11:00 AM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/6086037217>

Meeting ID: 608 603 7217

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

COMPREHENSIVE PLAN: CHAPTER 5 LAND USE

5. Business, Commercial, Manufacturing and Industrial Uses

Uses in these classifications are intended to accommodate a wide range of business, commercial, manufacturing and industrial uses. Careful consideration should be taken to avoid potential conflicts with nearby incompatible land uses.

Business

This category includes land that is suitable for retail, light service, professional offices, small scale shopping center and professional businesses. Business uses should have frontage on or be within close proximity to a collector or arterial roadway and can be reasonably placed near a residential neighborhood.

Color on Comprehensive Plan Map: PINK

Neighborhoods containing business land:

1. 10th Avenue corridor.
2. Cleveland Blvd. corridor (between 20th Ave. and 22nd Ave.).
3. Blaine St. corridor (between 20th Ave. and 22nd Ave.).
4. Ustick Avenue corridor.
5. I-84 frontage roads.
6. Several major Intersections.

COMPREHENSIVE PLAN: CHAPTER 5 LAND USE

5. Business, Commercial, Manufacturing and Industrial Uses

Uses in these classifications are intended to accommodate a wide range of business, commercial, manufacturing and industrial uses. Careful consideration should be taken to avoid potential conflicts with nearby incompatible land uses.

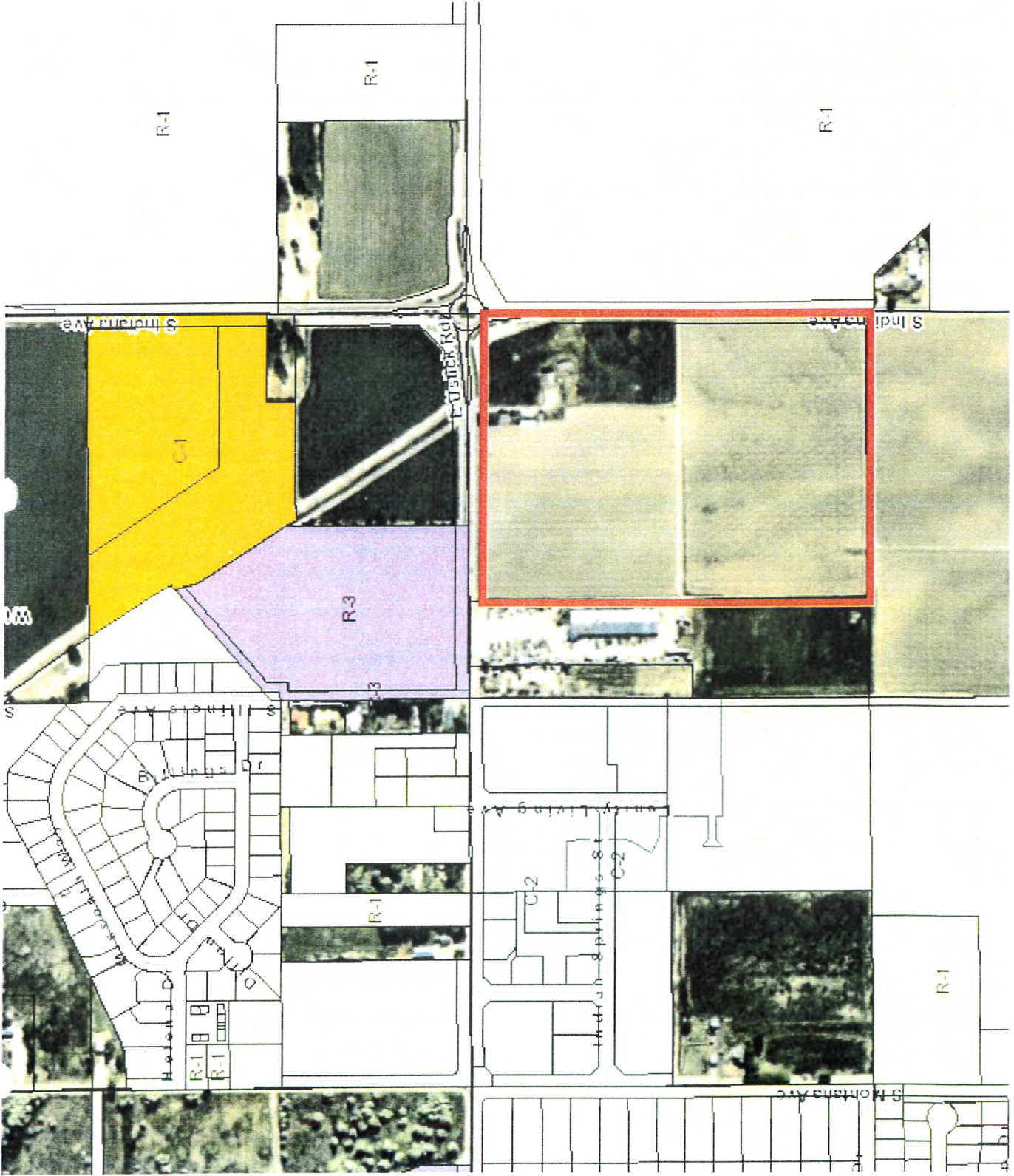
Business

This category includes land that is suitable for retail, light service, professional offices, small scale shopping center and professional businesses. Business uses should have frontage on or be within close proximity to a collector or arterial roadway and can be reasonably placed near a residential neighborhood.

Color on Comprehensive Plan Map: PINK

Neighborhoods containing business land:

1. 10th Avenue corridor.
2. Cleveland Blvd. corridor (between 20th Ave. and 22nd Ave.).
3. Blaine St. corridor (between 20th Ave. and 22nd Ave.).
4. Ustick Avenue corridor.
5. I-84 frontage roads.
6. Several major Intersections.



COMPREHENSIVE PLAN: CHAPTER 5 LAND USE

5. Business, Commercial, Manufacturing and Industrial Uses

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Color on Comprehensive Plan Map: PINK

Neighborhoods containing business land:

1. 10th Avenue corridor.
2. Cleveland Blvd. corridor (between 20th Ave. and 22nd Ave.).
3. Blaine St. corridor (between 20th Ave. and 22nd Ave.).
4. Ustick Avenue corridor.
5. I-84 frontage roads.
6. Several major Intersections.



Chapter 5: Land Use

INTRODUCTION

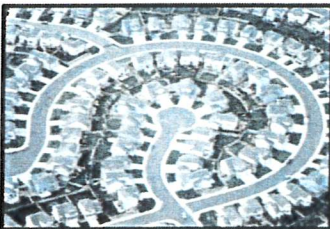


Above and Below: Mixed Use and Smart Growth Design Patterns.

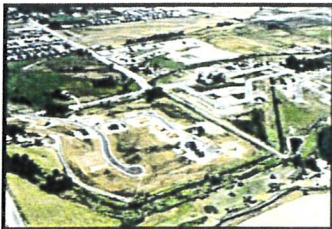


The quality of life in Caldwell is worthy of a concerted community effort to sustain and preserve by actively responding to the demands of a growing population, business expansion, and also developing positive strategies to maintain community resources. Some characteristics that contribute to the area's quality of life and help make Caldwell a pleasant community in which to live include:

- High desert climate.
- Attractive parks, open areas, and residential neighborhoods.
- Outstanding public schools, a community college and an excellent private college.
- Historic neighborhoods and buildings.
- Excellent access to local and regional employment.
- Relatively minor traffic congestion.
- Access to the Boise River.



Above and Below: Urban and Semi-Rural Sprawl Subdivisions

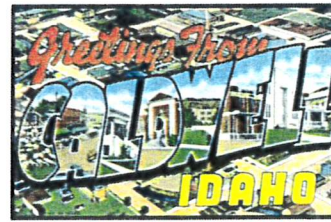


The current sprawl pattern of growth throughout Canyon County has the potential to produce or perpetuate negative cultural, economic, environmental, and social consequences. These problems result from increased traffic congestion and declining air quality, longer school bus commute times, a diminished sense of place, loss of open space and agricultural lands, higher costs for public infrastructure and services, and blight in the central part of the City.

To meet the challenges of maintaining and enhancing the City's quality of life, the Plan recognizes the "Smart Growth" initiative to guide future growth and development. Smart growth is a term that describes the efforts of communities across the United States to manage and direct growth in a way that minimizes damage to the environment and builds sustainable communities. The concept has been adopted in many communities wanting to accommodate growth, but also wanting to reduce some of the negative aspects from that growth. Smart growth initiatives are currently available in Caldwell through the planned unit development process or in a mixed use zoning classification.

Smart growth addresses these concerns through application of the following principles:

- Create a range of housing opportunities and choices.
- Create walkable neighborhoods.
- Foster distinctive, attractive places with a strong sense of place.
- Preserve open space, farmland and critical environmental areas.
- Develop infill properties before expanding further outward away from the city center.
- Provide a mix of land uses and a variety of transportation choices.
- Strengthen and direct development towards existing communities.
- Provide connectivity to adjacent parcels and land uses.



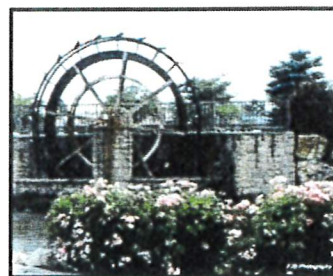
Land uses are assembled in a mixed-use fashion with homes, businesses, public services, and schools placed in a condensed area to generate a neighborhood center concept. The land use pattern is compact and efficient as a means to keep growth inside and near the City limits, thereby reducing the costs of public services. Annexations are directly related to the availability of supporting City infrastructure. Access is through a street system with many connections within neighborhoods. Neighborhoods and streets are designed without compromising access and level of service for fire and police protection. These are features recommended to create a stronger sense of community and place, and maintain a quality of life for the existing and future citizens of Caldwell.



The extension of public services on a random, piecemeal basis is costly. Orderly growth and development ensures that farmland remains viable. This plan does not recognize agriculture as a future land use category within Caldwell's area of impact; however, the plan recognizes agriculture's importance to the City's economy and the impact land development could have on existing agricultural operations.

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. The following section describes the land use categories identified on the Comprehensive Plan Map (located in the front cover).



1. Parks, Open Space and Undevelopable Lands

Uses in these classifications include open space, parks, wetlands, floodplains and other areas that are undevelopable or should be preserved for public use. Public access and utilization of these areas is encouraged, but a proposal to develop land in these classifications should be thoroughly scrutinized.



Top: Cyclists riding Caldwell's Greenbelt.

Middle: Retired Fairview Golf Course Golf Pro Lenny Stroup.

Bottom: Rose Garden in Luby Park.

Environmentally Sensitive

This category covers undevelopable land that has flooding or wetland constraints, that has a perpetual use such as a privately owned cemetery, that is used as an interchange freeway, or that contains a canal or drain. Land in this classification may be suitable for greenbelt, pathways, recreational open space or passive uses. Properties not located within floodways and wetlands may be used for semi-rural residential use.

Color on Comprehensive Plan Map: **DARK GREEN**

Neighborhoods containing environmentally sensitive land:

1. Boise River Greenbelt.
2. I-84 Interchanges.
3. Hillside Memorial Gardens.
4. Expired gravel pits.

Open Space

This category includes land that is suitable for active or passive recreation such as golf courses, activity centers, public and private parks, fishing, swimming, greenbelts, pathways, and other places of public and semi-public gathering.

Color on Comprehensive Plan Map: **LIGHT GREEN**

Neighborhoods containing open space land:

1. Fairview Golf Course.
2. All city parks.
3. Indian Creek in downtown.
4. Public pathways.

2. Civic, Educational, and Institutional Uses

Uses in these classifications are intended to promote or protect a specific publicly or privately held land use that serves the general public or provides a unique or specialized service to the community.

Public

This category includes land that is suitable for governmental offices and facilities, public schools, community centers and other uses where public services are provided.

Color on Comprehensive Plan Map: DARK GREY

Neighborhoods containing public land:

1. City Hall.
2. Police and fire stations.
3. Canyon County Courthouse.
4. Caldwell Industrial Airport.
5. Caldwell and Vallivue schools.
6. State and Federal government buildings and facilities.



Above: Canyon County Courthouse.

Below: Van Buren Elementary School.



Institutional

This category includes land that is suitable for privately held institutions like schools, colleges, hospitals, clinics, recreational facilities and establishments of public and semi-public gathering.

Color on Comprehensive Plan Map: PEACH

Neighborhoods containing institutional land:

1. West Valley Medical Center.
2. College of Idaho.
3. All charter schools.
4. All private schools.



Above: West Valley Medical Complex.

Below: College of Idaho.



3. Mixed Uses

Uses in these classifications are intended to accommodate several compatible land use categories, including most residential uses, neighborhood retail, service commercial, institutional uses and very limited light manufacturing and processing uses.



Above: An example of lower density traditional neighborhood mixed use development.

Below: An example of higher density highway corridor mixed use development.



Traditional Neighborhood

The purpose of this district is to create a centralized, pedestrian-oriented, identifiable focal point for neighborhood districts. This category includes land that is suitable for a blend of medium density and high density residential, small scale commercial, entertainment, educational, office and open space uses that are geared to serve residents within a one-half mile radius. The residential density range shall be at least five (5) units per gross acre, but should not exceed twenty (20) units per gross acre.

Color on Comprehensive Plan Map: **LIGHT BROWN**

Neighborhoods containing traditional neighborhood land:

1. North end of Caldwell.
2. West end of Caldwell.

Highway Corridor

The purpose of this designation is to identify key areas along a highway corridor which are highly visible or transitional in nature. 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. Development in this area should occur in a manner that does not disrupt the function of the highway system. The residential density range shall be at least six (6) units per gross acre but should not exceed forty (40) units per gross acre.

Color on Comprehensive Plan Map: **MEDIUM BROWN**

Neighborhoods containing highway corridor land:

1. Hwy. 20/26 Commercial Corridor.
2. Hwy. 55 Commercial Corridor

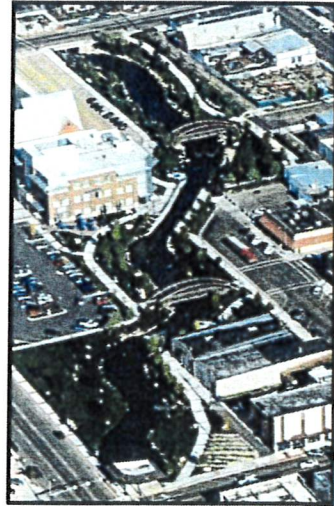
City Center

The primary goal of this classification is to create a mixed use pedestrian area. This category includes land that is suitable for a wide range of residential and commercial uses, educational, including vertical and horizontal mixed uses, attached single-family and multi-family housing, community and neighborhood retail, professional offices, services, hotel-motel, entertainment, cultural and civic uses. Highly automobile-dependent uses and vast surface parking lots are generally discouraged in the core area.

Color on Comprehensive Plan Map: **DARK BROWN**

Neighborhoods containing city center land:

1. Central business district.
2. Downtown commercial neighborhoods.



Above: Day lighted Indian Creek running through the City Center.

Left: Vintage Postcard View of intersection at Main Street and 7th Avenue.

Bottom: 2013 View of Intersection at Main Street and 7th Avenue.



4. Residential Uses

Uses in these classifications are mainly intended for residential living, but may also include some sensible uses such as churches, schools and other non-residential uses that are compatible through a special use permit.



Above: Semi-Rural Residential Estate subdivision on a larger lot with expanded setbacks and sidewalks detached from street curb.

Below: Low-Density Residential subdivision on a standard size lot with typical setbacks and sidewalks attached to street curb.



Residential Estates

This category includes land that is suitable for low-density residential uses of a semi-rural character. This classification is intended to protect and enhance single-family living areas that are rural in character or otherwise transitional in relationship to more urbanized residential areas of higher density. Such areas may not necessarily have a full range of urban utilities and services contingent upon topography, density, lot size and development designs. The residential density range shall not exceed two (2) dwelling units per gross acre.

Color on Comprehensive Plan Map: **BEIGE**

Neighborhoods containing residential estates land:

1. Far south Caldwell (south of Karcher Road).
2. Far east Caldwell (east of Midland Road near Boise River).
3. Far north Caldwell (developable land near Boise River).
4. West Caldwell (west of Farmway Road).

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.

Color on Comprehensive Plan Map: **LIGHT YELLOW**

Neighborhoods containing low-density residential land:

1. South Caldwell (north of Karcher Road).
2. East Caldwell (east of Sky Ranch Business Park).
3. North Caldwell (Canyon Hill).
4. Steunenberg Residential Historic District (single-family only).

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.

Color on Comprehensive Plan Map: **BRIGHT YELLOW**

Neighborhoods containing medium-density residential land:

1. Near south Caldwell (Infill neighborhoods).
2. East Caldwell (Infill neighborhoods).
3. Selected ring neighborhoods around the City Center.
4. Northwest corridor near Farmway Village.



Above: Single-family homes, duplexes and tri-plexes are commonly found in medium density zones.

High Density Residential

This category includes land that is suitable for more intense land uses and as a transitional district to include single-family housing and multi-family housing such as apartments, townhouses and condominiums and manufactured home parks and subdivisions. This classification is also suitable for professional office development and limited neighborhood commercial uses, public and semi-public uses and compatible institutional uses. The residential gross density shall not exceed 25 units per gross acre and shall not exceed 40 units per gross acre for a mixed use (planned unit development) site.

Color on Comprehensive Plan Map: **ORANGE**

Neighborhoods containing high-density residential land:

1. Residential neighborhoods close to Cleveland Blvd.
2. Infill properties near a public school.
3. Small pockets near the City Center.
4. Infill properties adjacent to high traffic roads.
5. Manufactured home parks.

Below: Four-plexes, apartment complexes and manufactured home parks are commonly found in high density zones. Lower density uses may be permitted.



5. Business, Commercial, Manufacturing and Industrial Uses



Above—Businesses: Caldwell Medical Arts, Clock Tower Orthodontics and Walgreens.

Below—Commercial and Service: Wal-Mart and Best Western Plus Caldwell Inn.



Uses in these classifications are intended to accommodate a wide range of business, commercial, manufacturing and industrial uses. Careful consideration should be taken to avoid potential conflicts with nearby incompatible land uses.

Business

This category includes land that is suitable for retail, light service, professional offices, small scale shopping center and professional businesses. Business uses should have frontage on or be within close proximity to a collector or arterial roadway and can be reasonably placed near a residential neighborhood.

Color on Comprehensive Plan Map:

Neighborhoods containing business land:

1. 10th Avenue corridor.
2. Cleveland Blvd. corridor (between 20th Ave. and 22nd Ave.).
3. Blaine St. corridor (between 20th Ave. and 22nd Ave.).
4. Ustick Avenue corridor.
5. I-84 frontage roads.
6. Several major Intersections.

Commercial and 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.

Color on Comprehensive Plan Map: **RED**

Neighborhoods containing commercial and service land:

1. Properties surrounding all I-84 interchanges.
2. Cleveland Blvd. corridor (East of 22nd Ave.).
3. 21st Avenue corridor.
4. Highway 20/26 corridor (West of Middleton Rd.).
5. Selected properties along the Hwy. 55 corridor.

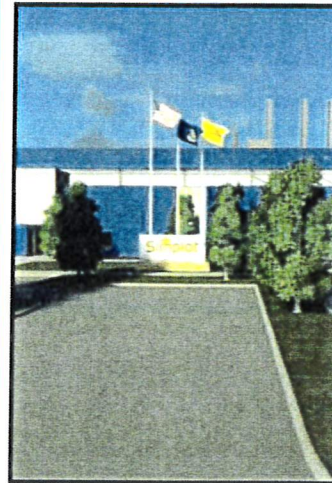
Manufacturing & Production

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.

Color on Comprehensive Plan Map: **BLUE**

Neighborhoods containing manufacturing and production land:

1. Simplot Blvd. corridor.
2. Highway 20/26 corridor (I-84 to Wagner Rd.).
3. Chicago Avenue corridor (between Franklin and Linden).
4. Arthur Ave. corridor (Linden to 43rd).
5. Sky Ranch Business Park.
6. Areas near Caldwell Industrial Airport.
7. Near north side of Caldwell (adjacent to railroad).



Above—Manufacturing and Production: RM Steel and Simplot Plant.

Below—Industrial: Gravel pit and Industrial Builders of Caldwell.

Industrial

This category includes land that is suitable for heavy manufacturing and production activities, processing of products predominately from extracted or raw materials, wrecking, storage activities, mining and excavating, landfills and sewage plants. Uses in this category have a tendency to create potential hazards such as noise, odor, vibration and other disturbances. Special consideration should be placed on establishing industrial uses in locations where they do not disturb existing and planned residential, mixed use, and open space uses.

Color on Comprehensive Plan Map: **DARK BLUE**

Neighborhoods containing industrial land:

1. Areas near Simplot Blvd. corridor.
2. Areas near Highway 20/26 corridor (I-84 towards Notus).
3. Area near Caldwell sewer plant.
4. Wrecking yards.
5. Gravel pits.



Railroad Facilities

This category includes land that is suitable for railroads, turnouts, signal boxes, switch yards, and intermodal facilities.

Color on Comprehensive Plan Map: PURPLE

Neighborhoods containing railroad land:

1. Union Pacific corridor.
2. Union Pacific spur corridor (Nampa to Middleton).
3. Boise Valley railroad corridor.



Top: Union Pacific Railroad running from Kemmerer, WY to Portland OR.

Above: Boise Valley Railroad running from Caldwell, ID to Wilder, ID.

Below: Intermodal facility at J.R. Simplot Company.



REVISIONS:

COOPER PROPERTY
 PROVIDENCE DEVELOPER
 CALDWELL, IDAHO CANYON COUNTY

CONCEPTUAL SITE
 PLAN 6/16/2021

OK ENGINEERING
 1300 E. STONER ST. SUITE 102
 BOISE, ID 83725
 PHONE: 208-433-1822
 FAX: 208-433-1822
 LICENSE NO. 9412
 DESIGNER: J. STANLEY
 CHECKED BY: J. STANLEY
 DATE: 6/16/21
 PROJECT: CALDWELL/COOPER PROPERTY



SHEET
 C-3.0

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