

MEMO

Date: August 17, 2020

To: Robb MacDonald, Engineering Department
Andy Cater, Fire Marshal
Chris Bryant, Building Department
Dave Wright, Police Department
Dave Marston, Mapping Department
Angie Hopf, Mapping Department
Mark Zirchsky, Pioneer Irrigation District
Amber Jaquier-Page, Pioneer Irrigation District
Carl Miller, Compass Idaho
Tim Richard, Canyon Highway District #4
Chris Hopper, Canyon Highway District #4
Sarah Arjona, Idaho Transportation Department
Stephen Hunt, Valley Regional Transit
Tim Page, Boise Project Board of Control
Easement Specialist, Idaho Power
Mishelle Singleton, Intermountain Gas
Deputy Area Manager – MSFO, DOI Bureau of Reclamation

From: Debbie Root, Senior Planner
Caldwell P & Z Department

RE: Case Number **SUB-20P-07/SUP-20-08 Highgarden Estates**

Please review the attached application and information and provide us with your written input. **We request that you e-mail any comments as soon as possible but no later than Friday, September 4, 2020.**

Case Number SUB-20P-07/SUP-20-08: A request by Highgarden LLC/Glen Winters to develop parcel R32500, 10.69 acres, zoned "C3" (Service Commercial) as a multi-family housing subdivision. The applicant is requesting approval of a preliminary plat for Highgarden Estates, consisting of 33 multi-family lots (66 housing units) and 3 common lots. Concurrently a special use permit is requested for the proposed multi-family duplex unit development. The subject property is located 2300 feet west of Cleveland Blvd. on Laster Street.

This case is scheduled to be presented before the **Caldwell Hearing Examiner on Tuesday, September 15, 2020 at 7:00 pm.**

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

We will assume that you have no objections, concerns or comments if you do not reply to this request within the requested timeframe. If you have any questions, you may contact me at 208-455-4662.



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 _____

STAFF USE ONLY:

File number(s): SUB-20P-07
Sub-20-08

Project name: Highgarden Estates

Date filed: 8/20/20 Date complete: _____

Related files: _____

Subject Property Information

Address: 0 Laster Street Parcel Number(s): R 32500

Subdivision: Highgarden Block: _____ Lot: _____ Acreage: 10.69 Zoning: C-3

Prior Use of the Property: Vacant C-3 Lot

Proposed Use of the Property: Duplexes

Applicant Information:

Applicant Name: Highgarden LLC / Glen Winters Phone: _____

Address: 10330 Lake Shore Drive City: Nampa State: ID Zip: 83686

Email: glenbwint@yahoo.com Cell: (208) 615-3227

Owner Name: Highgarden LLC / Glen Winters Phone: _____

Address: 10330 Lake Shore Drive City: Nampa State: ID Zip: 83686

Email: glenbwint@yahoo.com Cell: (208) 615-3227

Agent Name: (e.g., architect, engineer, developer, representative) Mason & Associates, Inc

Address: 924 3rd Street South Ste B City: Nampa State: ID Zip: 83651

Email: wmason@masonandassociates.us Cell: (208) 454-0256

Authorization

Print applicant name: GLEW WINTERS

Applicant Signature: Glen Winters Date: JUNE 8, 2020

AI



CITY OF
Caldwell, Idaho

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: <u>Highgarden Estates</u>		File #: <u>SUB-208-07</u>
Applicant/Agent: <u>Highgarden LLC / Mason & Associates, Inc</u>		
Please check with the Engineering Department prior to submitting your application to see if a Traffic Impact Study will be required.		
Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
<input checked="" type="checkbox"/>	Completed & signed Hearing Review Master Application	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Narrative fully describing the proposed use/request	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Recorded warranty deed for the subject property	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of the Order of Decision, and/or other documents pertaining to prior approvals of the site	<input checked="" type="checkbox"/>
	Preliminary Plat (full size, 1 copy, folded)	<input checked="" type="checkbox"/>
<u>NA</u>	Final Plat (full size, 2 copies, folded)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Landscape Plan, specific to submitted phase <u>By Breckon</u>	<input checked="" type="checkbox"/>
<u>NA</u>	Traffic Impact Study – <i>must be completed prior to submittal</i>	
<input checked="" type="checkbox"/>	Vicinity map	<input checked="" type="checkbox"/>
	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	<input checked="" type="checkbox"/>
	Fee <u>To be paid by developer</u>	<input checked="" type="checkbox"/>

Total # Lots

Residential: 33 Commercial: 0 Industrial: 0 Common: 3

Phased Project: Yes No If "yes", Phase #: _____ Total Acreage: 10.

Min. Lot Size (excluding common lots): 4,843 Max. Lot Size (excluding common lots): 11,595

Avg. Lot Size (excluding common lots): 7,848 % Useable Open Space: 19.8%

List all types of useable open space: Common Lots

STAFF USE ONLY:

Date Application Received: 8-6-20

Received by: LC

Proposed Hearing Date: _____

Hearing Body: _____

AI



CITY OF
Caldwell, Idaho

Planning & Zoning
SPECIAL-USE PERMIT

Project Name: Highgarden LLC Sup	File #: SUP-20-08
Applicant/Agent: Highgarden LLC / Mason & Associates, Inc.	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
✓	Completed & signed Hearing Review Master Application	✓
	Narrative fully describing the proposed use/request	✓
✓	Recorded warranty deed for the subject property	✓
✓	Signed Property Owner Acknowledgement (if applicable)	✓
✓	Vicinity map, showing the location of the subject property	✓
✓	Site Plan / PP	✓
	The following are suggested items that may be shown on the site plan:	
	• Property boundaries of the site	
	• Existing buildings on the site	
	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
	Floor Plan - None at this time	
NA	Landscape Plan (if applicable) - Provided by Brekon	✓
✓	Neighborhood Meeting sign-in sheet	✓
	All of the above items shall be submitted in 8 1/2 x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	✓
	Fee - To be provided by developer	✓

STAFF USE ONLY:	
Date Application Received:	8-6-20
Received by:	LC
Proposed Hearing Date:	9-15-20
Hearing Body:	HC

AI



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Ste B, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130
Email: wmason@masonandassociates.us

LETTER OF EXPLANATION
SPECIAL USE PERMIT and PRELIMINARY PLAT

We are requesting a special use permit and preliminary plat for parcel number R32500, with a general location north of Laster Street and south of Cleveland Blvd, Caldwell, Idaho.

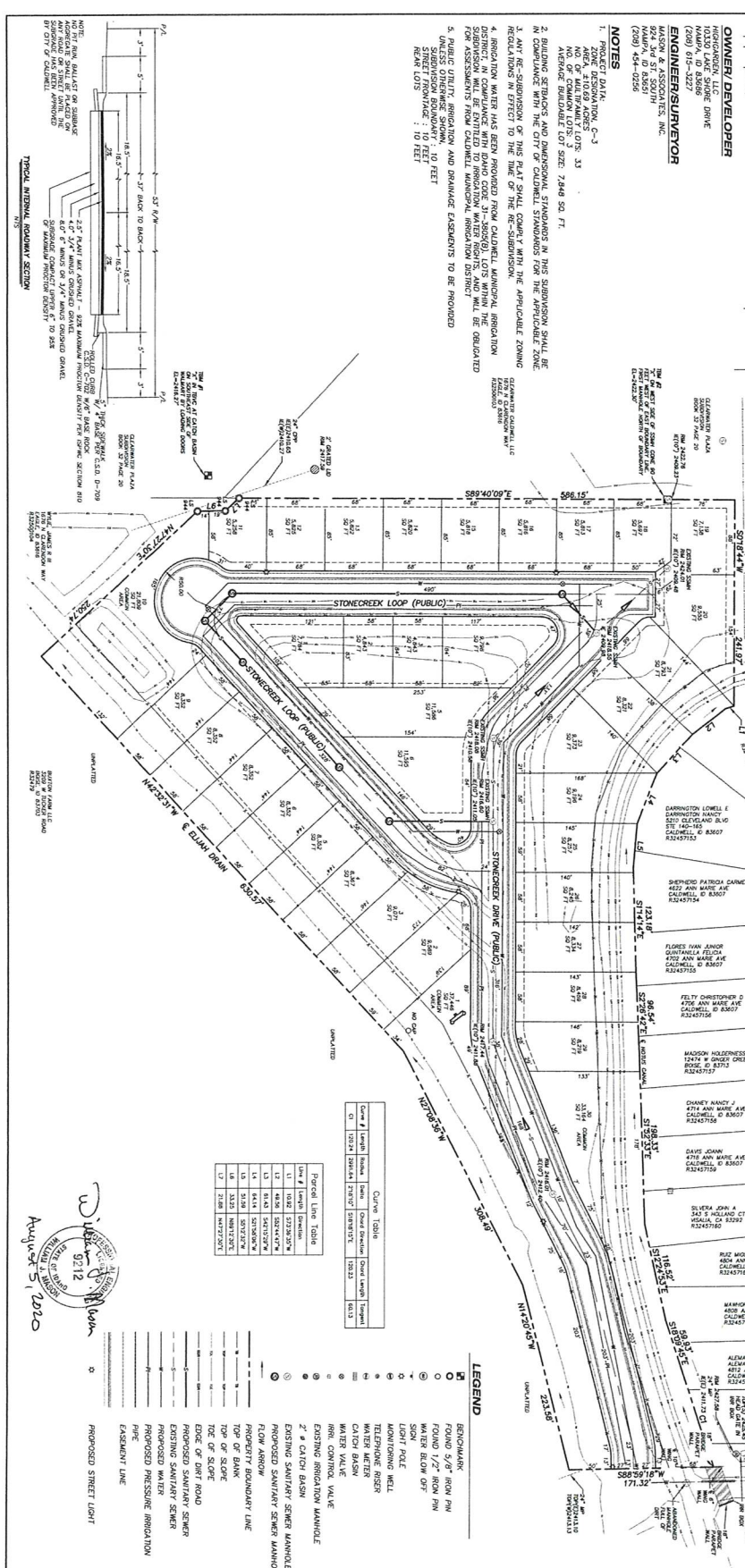
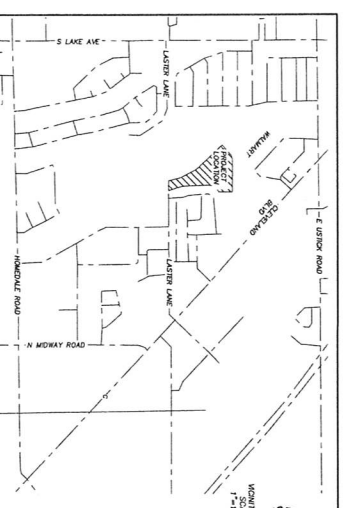
This property is currently zoned C-3 Commercial. Highgardens LLC wishes to place duplexes on this property. Although multi-family uses and triplexes are allowed on C-3, lower density duplexes are not an allowed use in the C-3 zone. The request is a special use permit to allow duplexes on a C-3 zoned property.

In addition, due to the fact there are no utilities in rear easements, we are requesting the rear easements be reduced from 10 feet to 5 feet. This will allow more useable lot area.

We believe that a special use permit allowing the lower density duplexes will be a good fit in this location.

AD

PRELIMINARY PLAT
FOR
HIGHGARDEN ESTATES
 A PART OF THE NE 1/4 NW 1/4 SECTION 1, T. 3 N., R. 3 W., B.M.,
 CALDWELL CANYON COUNTY, IDAHO 2020



Lot #	Length	Width	Area	Owner
1	108.2	232.9	25176.2	Highgarden LLC
2	108.2	232.9	25176.2	Highgarden LLC
3	108.2	232.9	25176.2	Highgarden LLC
4	108.2	232.9	25176.2	Highgarden LLC
5	108.2	232.9	25176.2	Highgarden LLC
6	108.2	232.9	25176.2	Highgarden LLC
7	108.2	232.9	25176.2	Highgarden LLC
8	108.2	232.9	25176.2	Highgarden LLC
9	108.2	232.9	25176.2	Highgarden LLC
10	108.2	232.9	25176.2	Highgarden LLC
11	108.2	232.9	25176.2	Highgarden LLC
12	108.2	232.9	25176.2	Highgarden LLC
13	108.2	232.9	25176.2	Highgarden LLC
14	108.2	232.9	25176.2	Highgarden LLC
15	108.2	232.9	25176.2	Highgarden LLC
16	108.2	232.9	25176.2	Highgarden LLC
17	108.2	232.9	25176.2	Highgarden LLC
18	108.2	232.9	25176.2	Highgarden LLC
19	108.2	232.9	25176.2	Highgarden LLC
20	108.2	232.9	25176.2	Highgarden LLC

Symbol	Description
○	BOUNDARY
○	FOUND 5/2" IRON PIN
○	FOUND 1/2" IRON PIN
○	WATER BLOW OFF
○	LIGHT POLE
○	MONITORING WELL
○	TELEPHONE RISER
○	WATER METER
○	WATER VALVE
○	IRRI. CONTROL VALVE
○	EXISTING IRRIGATION MANHOLE
○	2" # CATCH BASIN
○	EXISTING SANITARY SINKER MANHOLE
○	PROPOSED SANITARY SINKER MANHOLE
○	PROPOSED SANITARY SINKER
○	EXISTING SANITARY SINKER
○	PROPOSED WATER
○	PROPOSED PRESSURE IRRIGATION
○	PIPE
○	EASEMENT LINE
○	PROPOSED STREET LIGHT

LEGEND

○ BOUNDARY
 ○ FOUND 5/2" IRON PIN
 ○ FOUND 1/2" IRON PIN
 ○ WATER BLOW OFF
 ○ LIGHT POLE
 ○ MONITORING WELL
 ○ TELEPHONE RISER
 ○ WATER METER
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 ○ EXISTING IRRIGATION MANHOLE
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 ○ EXISTING SANITARY SINKER
 ○ PROPOSED WATER
 ○ PROPOSED PRESSURE IRRIGATION
 ○ PIPE
 ○ EASEMENT LINE
 ○ PROPOSED STREET LIGHT

OWNER/DEVELOPER
 HIGHGARDEN LLC
 10330 LAKE SHORE DRIVE
 (208) 615-3227

ENGINEER/SURVEYOR
 MASON & ASSOCIATES, INC.
 10330 LAKE SHORE DRIVE
 NAMPA, ID 83688
 (208) 454-0226

NOTES

1. PROJECT DATA
2. ZONE DESIGNATION: C-3
3. NO. OF LOTS: 20
4. AVERAGE BUILDABLE LOT SIZE: 7,948 SQ. FT.
5. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL ZONING ORDINANCE.
6. ANY RE-DESIGNATION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS AND EFFECT TO THE TIME OF THE RE-DESIGNATION.
7. IRRIGATION WATER HAS BEEN PROVIDED FROM CALDWELL MUNICIPAL IRRIGATION DISTRICT. SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED TO ASSASSURANCE FROM CALDWELL MUNICIPAL IRRIGATION DISTRICT.
8. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS TO BE PROVIDED.
9. SUBDIVISION BOUNDARY: 10 FEET.
10. REAR LOT: 10 FEET.

DESIGNED BY: JH 3/2020
DRAWN BY: JH 3/2020
CHECKED BY: JH 3/2020
APPROVED BY: JH 3/2020

PROFESSIONAL ENGINEER
 License No. 10330
 MASON & ASSOCIATES, INC.
 10330 LAKE SHORE DRIVE
 NAMPA, ID 83688
 (208) 454-0226

NO.	BY	DATE	DESCRIPTION
1	JH	3/2020	DESIGN
2	JH	3/2020	DRAWING
3	JH	3/2020	CHECKING
4	JH	3/2020	APPROVAL

DRAWING TITLE: HIGHGARDEN ESTATES
PRELIMINARY PLAT
 SHEET NO. 1 OF 1 SHEETS

JOB NO.: FE0320
DWG. NO.: FE0320P
SCALE: N/A
DATE: 1-1-20
FIELD BOOK NO.:

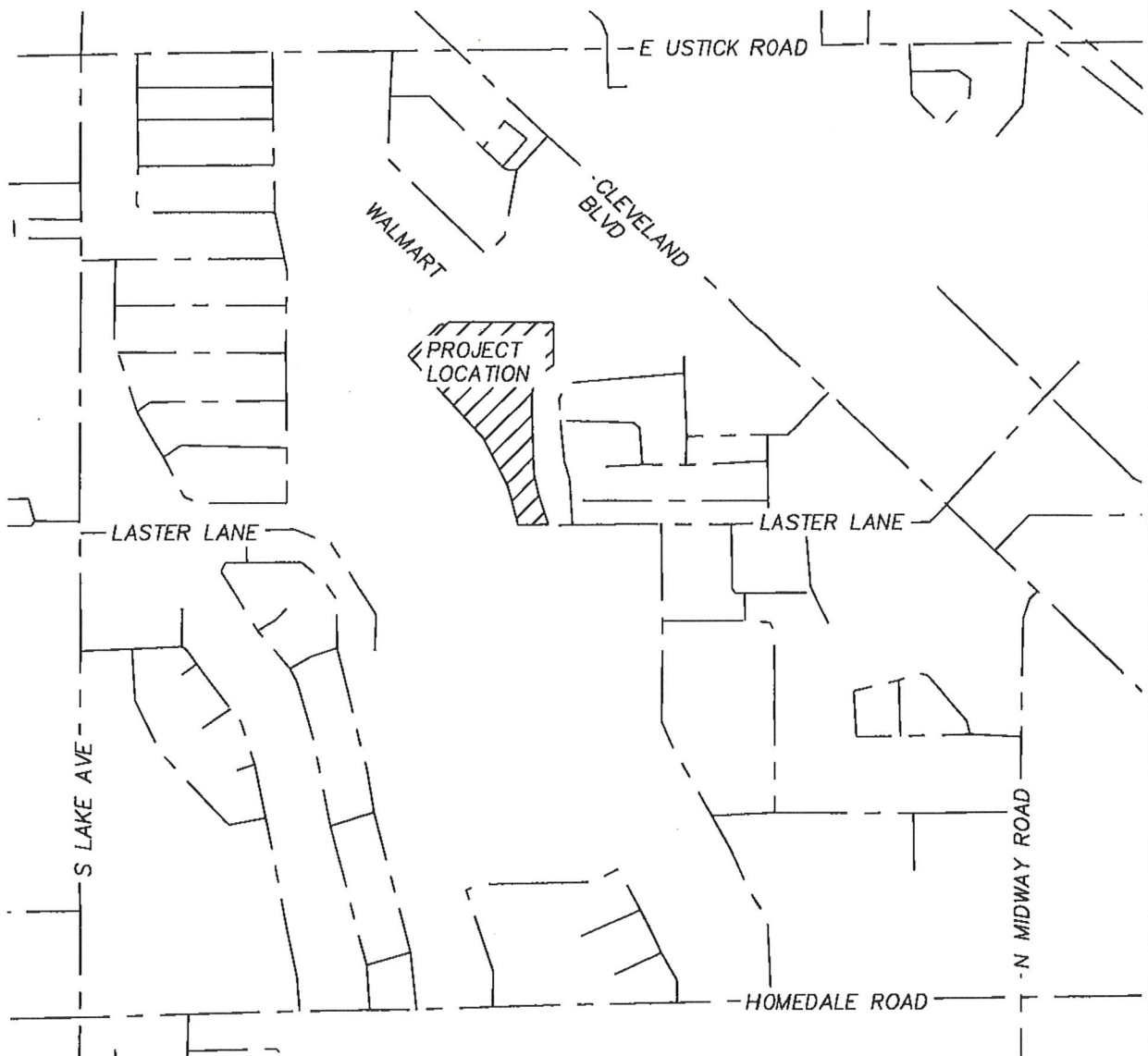
CLIENT: HIGHGARDEN, LLC
 10330 LAKE SHORE DR.
 NAMPA, ID 83688
 (208) 615-3227

DATE: 3/2020
SCALE: 1"=60'
FIELD BOOK NO.:

A5

VICINITY MAP FOR HIGHGARDEN ESTATES

A PART OF THE NE 1/4 NW 1/4, SECTION 1, T. 3 N., R. 3 W., B.M.,
CALDWELL, CANYON COUNTY, IDAHO
2020



VICINITY MAP HIGHGARDEN ESTATES	
<p style="font-size: small;">Professional Engineers, Land Surveyors & Planners 6014 St. Paul, Idaho, ID 83401 (208) 654-2888 Fax (208) 654-4188</p>	JOB NO. FE0320
	DWG NO. FE03320PP
SCALE: 1"=1000'	REV. <input type="checkbox"/>
FIELD BOOK NO.	
DRAWN BY: JH	DATE: 6/3/2020

AJ



Clayton St

Dartton St

Hickman St

Hilton St

Lexington St

Stoverton St

Sutton St

Winston St

Wester Ln

Abbott St

Orinby Ave

Nash Ave

Ashton Ave

SEALINGTON

Ann Marie Ave

Kadia Ct

Mike St

Sagewood Ln

Catherine Ave

Kadia St

Thanna St

Proctor St

War Eagle Rd

Shoshoni Rd

Canyon County, Canyon County Assessor

Handwritten marks: a blue scribble and the number '25'.

Property Owner Acknowledgement

I, Highgarden, LLC, the record owner for real property addressed as 32500000 0' (APN), am aware of, in agreement with, and give my permission to Mason & Associates, Inc., to submit the accompanying application(s) pertaining the that property.

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

Dated this 8 day of JUNE, 20 2020

Glen Winters
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Angelene Cuellar, a Notary Public, do hereby certify that on this 8th day of June, 2020, personally appeared before me Glen Winters, 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.

Angelene Cuellar
NOTARY PUBLIC FOR IDAHO
Residing at Middleton
My Commission Expires January 30, 2025





Escrow No.: 34601913653-SS

2019-063258
 RECORDED
 12/27/2019 02:14 PM
 CHRIS YAMAMOTO
 CANYON COUNTY RECORDER
 Pgs=2 EHOWELL \$15.00
 TYPE: DEED
 FIDELITY NATIONAL TITLE - BOISE
 ELECTRONICALLY RECORDED

QUITCLAIM DEED

FOR VALUE RECEIVED

Glen B. Winters, an unmarried man

do(es) hereby convey, release and forever quitclaim unto: **Highgarden, LLC, an Idaho Limited Liability Company**

whose current address is **10330 Lake Shore Dr, Nampa, ID 83686**, the following described premises, to-wit:

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

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

Date: 12-26-2019



 Glen B. Winters

STATE OF Idaho, COUNTY OF Canyon, -ss.

On this 26 day of Dec., 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Glen B. Winters known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

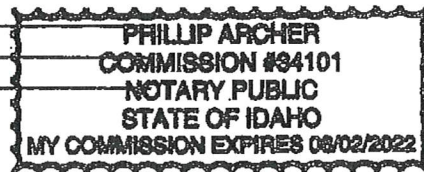
Signature: 

Name: _____

Residing at: _____

My Commission Expires: _____

(SEAL)



AL

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FOR VALUE RECEIVED

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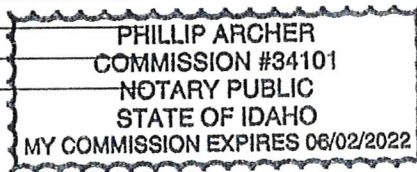


Glen B. Winters

STATE OF Idaho, COUNTY OF Canyon, -ss.

On this 26 day of Dec., 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Glen B. Winters known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: 
Name: _____
Residing at: _____
My Commission Expires: _____



(SEAL)



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 32500000 0

A parcel of Land being a portion of the Southeast quarter of the Northwest quarter of Section 1, Township 3 North, Range 3 West, Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

Commencing at the Southeast corner of said Southeast quarter of the Northwest quarter (center quarter corner); thence

North 00°18'44" East, a distance of 30.01 feet along the Easterly boundary of said Southeast quarter of the Northwest quarter to a point; thence

South 88°59'18" West, a distance of 20.29 feet parallel with the Southerly boundary of said Southeast quarter of the Northwest quarter to a point on the approximate centerline of the Notus Canal, said point also being the POINT OF BEGINNING; thence

Continuing South 88°59'18" West, a distance of 171.32 feet parallel with the Southerly boundary of said Southeast quarter of the Northwest quarter to a point on the approximate centerline of the Elijah Drain; thence

Along said approximate centerline of the Elijah Drain the following courses and distances; thence

North 14°20'45" West, a distance of 223.58 feet; thence

North 27°08'36" West, a distance of 308.49 feet; thence

North 42°32'31" West, a distance of 630.57 feet; thence

Leaving said approximate centerline North 47°27'30" East, a distance of 250.74 feet; thence

North 89°12'30" East, a distance of 33.25 feet; thence

North 47°27'30" East, a distance of 21.88 feet; thence

South 89°40'09" East, a distance of 586.15 feet to a point on the Easterly boundary of said Southeast quarter of the Northwest quarter; thence

South 00°18'44" West, a distance of 241.97 feet along said Easterly boundary to a point on the approximate centerline of the Notus Canal; thence

Along said approximate centerline of the Notus Canal the following courses and distances: thence

South 73°36'35" West, a distance of 10.92 feet; thence

South 52°44'47" West, a distance of 49.56 feet; thence

South 42°15'29" West, a distance of 61.43 feet; thence

South 21°58'06" West, a distance of 64.14 feet; thence

South 05°12'32" West, a distance of 51.59 feet; thence

South 01°14'14" East, a distance of 123.18 feet; thence

South 02°26'42" East, a distance of 96.54 feet; thence

South 01°52'33" East, a distance of 198.33 feet; thence

South 12°24'53" East, a distance of 116.52 feet; thence

South 18°09'45" East, a distance of 59.93 feet; thence

120.24 feet along an arc to the left with a radius of 2,991.64 feet a central angle of 02°18'10" and a long chord that bears South 18°18'15" East, a distance of 120.23 feet to the POINT OF BEGINNING.

Excepting therefrom: a 30.00 foot right-of-way for Laster Lane

AKO

EXHIBIT "A"
Legal Description

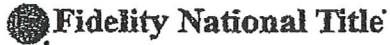
For APN/Parcel ID(s): 32500000 0

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120.24 feet along an arc to the left with a radius of 2,991.64 feet a central angle of 02°18'10" and a long chord that bears South 18°18'15" East, a distance of 120.23 feet to the POINT OF BEGINNING.

Excepting therefrom: a 30.00 foot right-of-way for Laster Lane

ALC



Escrow No.: 34601913653-SS

2019-063251
 RECORDED
 12/27/2019 01:55 PM
 CHRIS YAMAMOTO
 CANYON COUNTY RECORDER
 Pgs=3 PBRIDGES \$15.00
 TYPE: DEED
 FIDELITY NATIONAL TITLE - BOISE
 ELECTRONICALLY RECORDED

WARRANTY DEED

FOR VALUE RECEIVED

HST Development, LLC, an Idaho Limited Liability Company

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

Glen B. Winters, an unmarried man

GRANTEE(S), whose current address is: 10330 Lake Shore Dr, Nampa, ID 83686

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 26TH day of December, 2019.

HST Development, LLC

BY: 
 Eric Strand
 Manager

Alp

WARRANTY DEED

FOR VALUE RECEIVED

HST Development, LLC, an Idaho Limited Liability Company

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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 26TH day of December, 2019.

HST Development, LLC

BY: 

Eric Strand
Manager



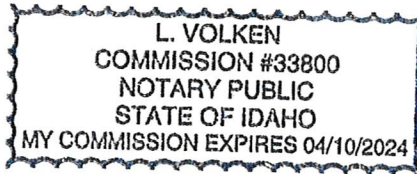
WARRANTY DEED
(continued)

STATE OF Idaho, COUNTY OF Canyon, -ss.

On this 26th day of December, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Eric Strand, known or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of HST Development, LLC, a Limited Liability Company and acknowledged to me that he executed the same as such Manager.

Signature: _____
Name: _____
Residing at: _____
My Commission Expires: _____

(SEAL)



Alp

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 32500000 0

A parcel of Land being a portion of the Southeast quarter of the Northwest quarter of Section 1, Township 3 North, Range 3 West, Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

Commencing at the Southeast corner of said Southeast quarter of the Northwest quarter (center quarter corner); thence

North 00°18'44" East, a distance of 30.01 feet along the Easterly boundary of said Southeast quarter of the Northwest quarter to a point; thence

South 88°59'18" West, a distance of 20.29 feet parallel with the Southerly boundary of said Southeast quarter of the Northwest quarter to a point on the approximate centerline of the Notus Canal, said point also being the POINT OF BEGINNING; thence

Continuing South 88°59'18" West, a distance of 171.32 feet parallel with the Southerly boundary of said Southeast quarter of the Northwest quarter to a point on the approximate centerline of the Elijah Drain; thence

Along said approximate centerline of the Elijah Drain the following courses and distances; thence

North 14°20'45" West, a distance of 223.58 feet; thence

North 27°08'36" West, a distance of 308.49 feet; thence

North 42°32'31" West, a distance of 630.57 feet; thence

Leaving said approximate centerline North 47°27'30" East, a distance of 250.74 feet; thence

North 89°12'30" East, a distance of 33.25 feet; thence

North 47°27'30" East, a distance of 21.88 feet; thence

South 89°40'09" East, a distance of 586.15 feet to a point on the Easterly boundary of said Southeast quarter of the Northwest quarter; thence

South 00°18'44" West, a distance of 241.97 feet along said Easterly boundary to a point on the approximate centerline of the Notus Canal; thence

Along said approximate centerline of the Notus Canal the following courses and distances: thence

South 73°36'35" West, a distance of 10.92 feet; thence

South 52°44'47" West, a distance of 49.56 feet; thence

South 42°15'29" West, a distance of 61.43 feet; thence

South 21°58'06" West, a distance of 64.14 feet; thence

South 05°12'32" West, a distance of 51.59 feet; thence

South 01°14'14" East, a distance of 123.18 feet; thence

South 02°26'42" East, a distance of 96.54 feet; thence

South 01°52'33" East, a distance of 198.33 feet; thence

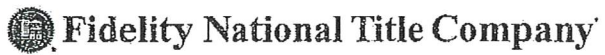
South 12°24'53" East, a distance of 116.52 feet; thence

South 18°09'45" East, a distance of 59.93 feet; thence

120.24 feet along an arc to the left with a radius of 2,991.64 feet a central angle of 02°18'10" and a long chord that bears South 18°18'15" East, a distance of 120.23 feet to the POINT OF BEGINNING.

Excepting therefrom: a 30.00 foot right-of-way for Laster Lane

AKP



485 East Riverside Dr., Suite 200
Eagle, ID 83616
Phone: (208)377-3190 / Fax: 866-671-3899

Glen B. Winters
10330 Lake Shore Dr
Nampa, ID 83686

Date: January 27, 2020
Order No.: 34601913653-MC
Buyer(s): Glen B. Winters
Seller(s): HST Development, LLC
Property: TBD Cleveland Boulevard aka TBD Laster
Street
Caldwell, ID 83605

Dear Glen B. Winters:

Enclosed please find a recorded document.

Sincerely,

Matt Carey
VP/Title Operations Manager
matt.carey@fnf.com

LANDSCAPE AREA PREPARATION NOTES:

1. LIMIT THE MAXIMUM INFLATION TO A MAXIMUM OF 4 INCHES. REMOVE STONES LARGER THAN 1 1/2" IN ANY DIMENSION AND STONES, ROOTS, RUBBISH AND OTHER EXCESSIVE MATTER AND IDEALLY REUSE PLANTING SOIL TO A DEPTH OF 12 INCHES IN THE AREAS AND A MINIMUM 6" DEEP AROUND PLANTING AREAS. EXCESSIVE SOIL SHOULD BE REMOVED TO A NEARBY EXISTING EXCAVATION OR TO A NEARBY EXISTING EXCAVATION OR TO A NEARBY EXISTING EXCAVATION OR TO A NEARBY EXISTING EXCAVATION.
2. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF 600 PER FOOT.
3. MAXIMUM GRASS/PAVEMENT IF THE PLANTING AREAS ARE TO BE PLANTED OR MAINTAINED BY EXCAVATION.
4. EXCESSIVE SOIL SHOULD BE REMOVED TO A NEARBY EXISTING EXCAVATION OR TO A NEARBY EXISTING EXCAVATION OR TO A NEARBY EXISTING EXCAVATION OR TO A NEARBY EXISTING EXCAVATION.
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LANDSCAPE NOTES:

1. PROTECT EXISTING UTILITIES FROM DAMAGE. ALL CONDITIONS MUST BE MAINTAINED THROUGHOUT THE PROJECT DURATION OF THIS WORK. PROTECT EXISTING UTILITIES FROM DAMAGE THROUGHOUT THE PROJECT DURATION OF THIS WORK.
2. PROTECT EXISTING UTILITIES FROM DAMAGE. ALL CONDITIONS MUST BE MAINTAINED THROUGHOUT THE PROJECT DURATION OF THIS WORK.
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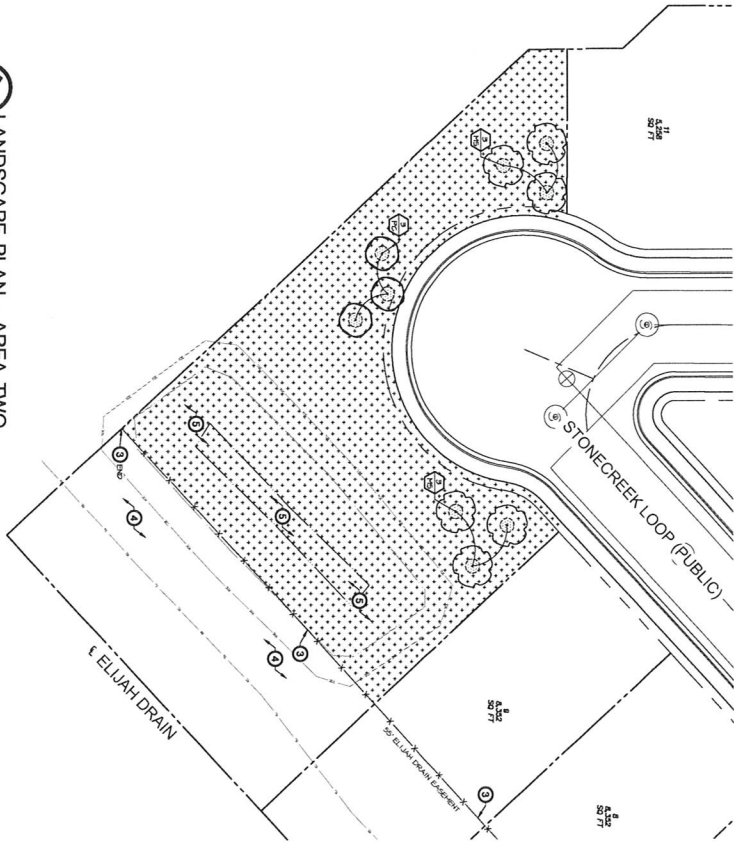
LANDSCAPE REQUIREMENTS

STONECREEK DRIVE ENTRY BUFFER	1. 10' WIDE BUFFER	2. 10' WIDE BUFFER
COMMON OPEN SPACE REQUIREMENTS	1. 10' WIDE BUFFER	2. 10' WIDE BUFFER

PLANT SCHEDULE

PLANT KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
1	Deciduous Shade Trees	Specialty Deciduous	1" CAL. 10' H	10' H x 10' W	I
2	Coniferous Trees	Specialty Conifer	1" CAL. 10' H	10' H x 10' W	II
3	Ornamental Flowering Trees	Specialty Flowering	1" CAL. 10' H	10' H x 10' W	III
4	Shrubs/Perennials/Ornamental Grasses/Vines	Specialty Shrub	1" CAL. 10' H	10' H x 10' W	IV

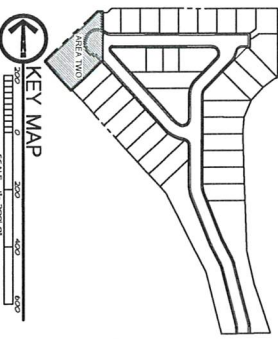
LANDSCAPE PLAN - AREA TWO
SCALE: 1" = 20'-0"



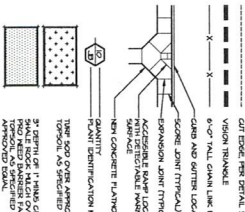
IRRIGATION NOTES:

1. ALL LANDSCAPING AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH 1/2" POLYETHYLENE GLASS REINFORCED PIPE TO BE INSTALLED IN SEPARATE INDIVIDUAL STATIONS.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE AHEAD OF EACH PLANT.
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15. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE AHEAD OF EACH PLANT.

KEY MAP
SCALE: 1" = 200'-0"



LANDSCAPE LEGEND



CALLOUT LEGEND

1. VISION TRIANGLE
2. PLANTING CALLOUT
3. PLANTING CALLOUT
4. PLANTING CALLOUT
5. PLANTING CALLOUT

HIGH GARDEN ESTATES
LASTER LANE
CALDWELL, IDAHO
LANDSCAPE PLAN - AREA TWO

118
Professional Engineer
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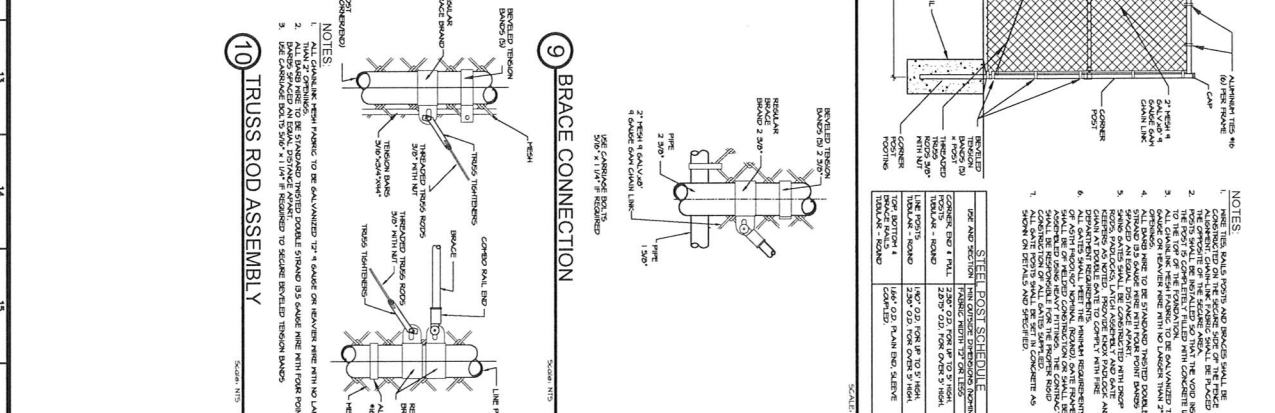
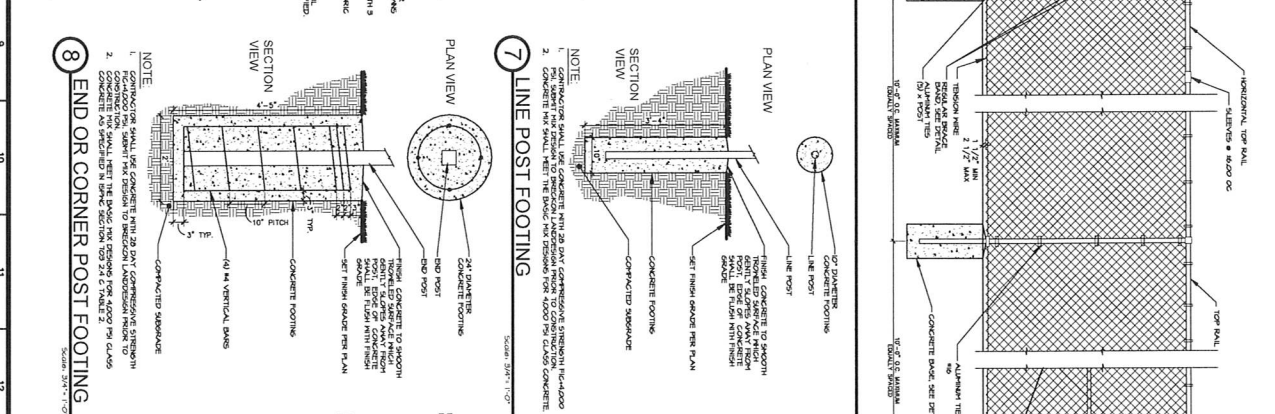
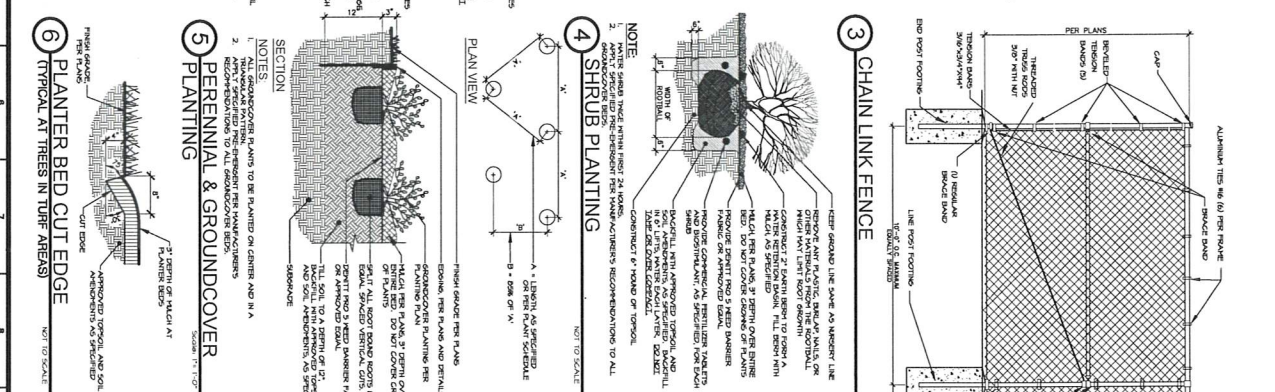
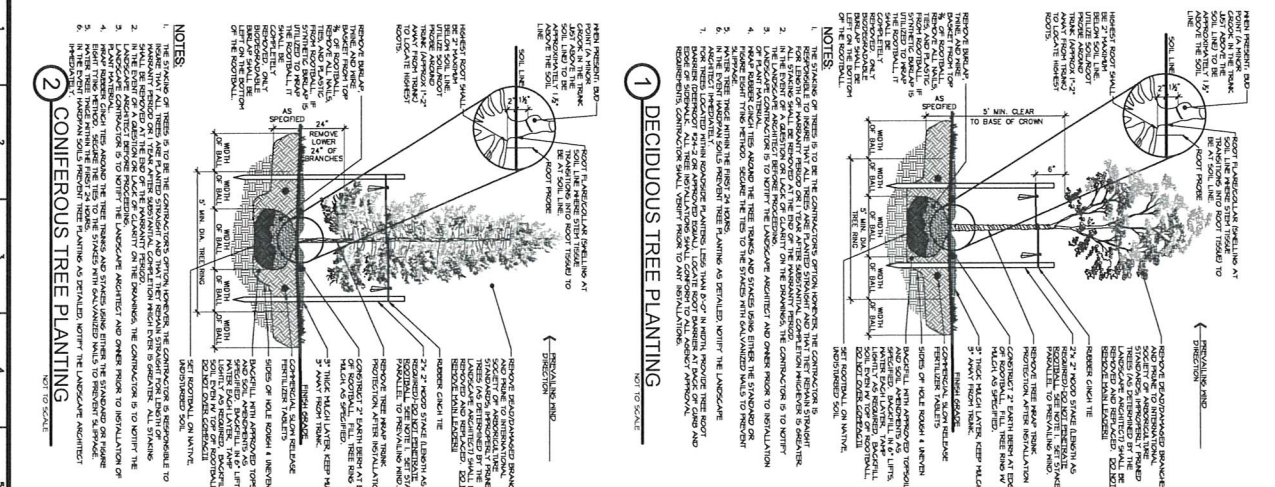
PROJECT NO: 20073
DATE: 7/21/2009
CHECKED BY: [Signature]

SHEET NUMBER
PL12

BRECKON
Landscape Architecture
1000 S. 10th Street
Caldwell, ID 83406
509-776-6193
www.breckonidaho.com

IDAHO
Professional Engineer
1000 S. 10th Street
Caldwell, ID 83406
509-776-6193
www.breckonidaho.com

A9



STEEL POST SCHEDULE

POST AND SECTION	POST TYPE	POST LENGTH	POST WEIGHT
CONCRETE END POST	2\"/>		
LINE POST	2\"/>		
TRUSS ROD	2\"/>		
TRUSS ROD END	2\"/>		

811
 Home Inspection
 811 Home Inspection
 1000 S. 10th St.
 Boise, ID 83702
 (208) 333-8888
 www.811idaho.com

BRECKON
 LANDSCAPE ARCHITECTURE
 1000 S. 10th St.
 Boise, ID 83702
 (208) 333-8888
 www.breckonlandscape.com

PL 15
 SHEET NUMBER
 7/21/2020
 DATE
 2020
 PROJECT NO.
 10073
 DRAWN BY
 JH
 CHECKED BY
 JH
 SCALE
 AS SHOWN

PRELIMINARY PLAT



CITY OF
Caldwell, Idaho

November 26, 2019

GARRET NANCOLAS
Mayor

208.455.3011
(f) 208.455.3003

City Hall
411 Blaine Street
Caldwell, Idaho 83605

Post Office Box
P.O. Box 1179
Caldwell, Idaho 83606

For a list of the City
Council members, visit:
Website
www.cityofcaldwell.com

Glen B. Winters
10330 Lake Shore Drive
Nampa, Idaho 83686

Re: Aspen Park Sub. – TE-19-10

Dear Mr. Winters,

We reviewed your request for approval of a time extension for Aspen Park Subdivision. The review of this plat is based upon Subdivision Ordinance 11-02-03 F3. A determination has to be based upon the following criteria.

- (A) There are no outstanding city code violations on the subject property;
- (B) The preliminary plat, as previously approved, is still in the best interests of the safety, health and general welfare of the city;
- (C) There have been no significant changes to city code between the date of preliminary plat approval and the application date of the time extension request that would require substantial modifications to the lot layout.
- (D) The preliminary plat, as previously approved, is still in the best interests of the safety, health and general welfare of the city.

Background

The proposed subdivision is called Aspen Park Subdivision, SUB/PUD 126P-05, TE-19-10. The 10.7 acre subdivision located in a C-3 (Service Commercial) zone was approved in 2005. The applicant is proposing 30 building lots with 30 triplexes, as before. Access to the site is from Laster Street, which is a collector street.

The following is Aspen Park Subdivision report:

City Departments Concerns:

1. Street Radius – Fire and Engineering Departments
 - a. The proposed street design doesn't comply with current street design best practices.
 - b. The proposed east and west curves have created some perceived blind spots.

All

The applicant needs to work with the engineering and fire department in regards to the street design.

2. Street Width – Engineering Department
 - a. Stonecreek Loop is a residential street. The proposed width doesn't comply with city standards. Local Streets width is 53'-0".
 - b. Laster Street is a collector street. Collector street widths are 70'-0".

See attached diagrams A and B

3. Open space/landscaping - Planning Department
 - a. Ten percent of the site has to develop as open space.
 - b. The required open space can't be used for parking.

Redesign with 10% of open space.

4. Parking design – Planning and Engineering Departments
 - a. The site plan shows that off street parking is backing onto Stonecreek Loop.
 - b. Open spaced is being use for off street parking

Redesign parking the location and placement of off street parking.

5. Number of parking spaces required – Planning Department
 - a. 1.5 per dwelling unit is required or 45 off street parking spaces.

Show the required parking spaces

6. Lot sizes vs building size – Planning Department

The R-3 setback requirements as follows:

- a. Front – 20'- 0"
- b. Rear – 15'- 0"
- c. Side – 6'- 0"
- d. Lot square footage – 5,000 sq. ft.
Corner – 6,500 sq. ft.

The lots on the east and west side of the subdivision has an easement that runs near the center of the lots. Is there enough area to place a triplex on each lot and meet the setbacks, parking and other requirements?

Conclusion

The following are our findings and facts of this request:

- (A) There are no outstanding city code violations on the subject property;

Yes there are. See comments in 1, 2, 3, 4, 5, 6

(B) The preliminary plat, as previously approved, is still in the best interests of the safety, health and general welfare of the city;

- a. **The lots on the east and west side of the subdivision has an easement that runs through the lots. Is there enough area to place a triplex on each lot with required parking still meet the setback requirements?**
- b. **There is noncompliance in regards to street design, open space, landscaping,**

(C) There have been no significant changes to city code between the date of preliminary plat approval and the application date of the time extension request that would require substantial modifications to the lot layout.

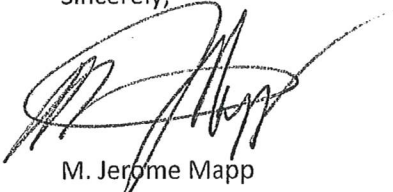
After reviewing the staff report, dated March 5, 2005, the City Code has gone through numerous changes in the last 19 years since this land use application was first made. Some of these changes include lot size standards, street standards, and zoning regulations. Most importantly the Planned Unit Development (PUD) section of the City Code 10-03-07 was rewritten, which would not allow this project to be approved as it now being proposed.

(D) The preliminary plat, as previously approved, is still in the best interests of the safety, health and general welfare of the city.

The lots on the east and west side of the subdivision has an easement that runs through the lot. Is there enough area to place a triplex on each lot and meet the setback requirements?

Based upon, the review of this application, we have to deny the administrative renewal. If the applicant doesn't agree with the decision, it can be appeal to the city council as outlined in section 10-03-03 of the Caldwell City Code (Ord.2983, 12-15-2014 or apply for a new preliminary plat that meets current code requirements including the requirements provided in this letter.

Sincerely,



M. Jerome Mapp
City of Caldwell
Planning and Zoning Director
621 Cleveland Blvd.
Caldwell, Idaho 83605

Sincerely,



Brent Orton
City of Caldwell
Public Works Director
621 Cleveland Blvd.
Caldwell, Idaho 83605