

quick search:

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Permit #
License #



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Permit Project



File #: 22-004559 ...
10124 LINCOLN RD CALDWELL ID 83605
Annex to the city of Caldwell

- Permits
- Reviews
- Inspections
- Activities
- Documents
- Contacts
- History

EDIT:
File

Edit Permit: ANN22-000026



- ADD:
- Activity
- Address
- Alert
- Contact
- Document
- Email
- Inspection
- Letter
- Note
- Payment
- Permit
- Route

Permit #: ANN22-000026
 Permit Type: Annexation
 Sub Type: Annexation
 Work Description: Annex to the city of Caldwell

Applicant: Breckon Land Design - Mary W
 Status: Online Application Received
 Application Date: 11/29/2022
 Total Amount: \$ 0.00
 Amount Paid: \$ 0.00
 Approval Date:
 Balance Due: \$ 0.00
 Issue Date:
 Valuation: 0.00
 Expiration Date:
 Non-Billable:
 Close Date:
 Last Inspection:

- REPORTS:
- Custom
- Detail
- Summary

OFFICE USE ONLY

P&Z Hearing Date Scheduled:
 P&Z Decision:
 CC Legal Ad Publish Date:
 CC Meeting Date:
 Bill and Ordinance #:
 Development Agreement Approved:
 P&Z Legal Ad Publish Date:
 CC Hearing Date Scheduled:
 CC Decision:
 CC Meeting Decision:
 Bill and Ordinance Approval Date:

PROPERTY INFORMATION

Is this part of a concurrent application: No
 Prior use of the property: farm houses and agricultural uses
 Proposed use of the property: residential subdivision
 # of Acres: More than 2 acre

CONTACT INFORMATION

Property Owner: PARKLAND DE Agent: Breckon Land Design

A-1
1/2

SUBMITTAL DOCUMENTS

Will you be submitting plans for review: Yes No Projectdox Permit #:

Site Plan: Metes and bounds legal description:

Midland Meadows
Annexation Exhibit.pdf

22-69 Midland Meadows R-2 Annexation - Exhibit and Legal Description.pdf

Vicinity map: Neighborhood meeting sign in sheet:

Midland Meadows Vicinity Map.pdf
221129 **Property Owner Acknowledgement:**

Landscape plan: Recorded warranty deed:

Midland Meadows Subdivision Pre Plat 20.pdf

Copy of the Order of Decision: Copy of the Record of Survey:

B. Compaction tests shall be completed in accordance with ISPWC and submitted to the City.

Permit Fees

Quantity	Fee	Description	Amount	Total
		Plan Check Fees:		0.00
		Other Fees:		0.00
		Total Fees:		0.00

Payments

Date	Type	Reference	Note	Receipt #	Received From	Amount
					Amount Paid:	0.00
					Balance Due:	0.00

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Permit Project



File #: 22-004558 ...
 10124 LINCOLN RD CALDWELL ID 83605
 Add area to Comp Plan Map and change future land use designation for property

- Permits
- Reviews
- Inspections
- Activities
- Documents
- Contacts
- History

EDIT:
File

Edit Permit: **CPM22-000011**



- ADD:
- Activity
- Address
- Alert
- Contact
- Document
- Email
- Inspection
- Letter
- Note
- Payment
- Permit
- Route

Permit #: CPM22-000011
Permit Type: Comp Plan Map Change
Sub Type: Comm Plan Map Change
Work Description: Add area to Comp Plan Map and change future land use designation for property

Applicant: Breckon Land Design - Mary W
Status: Online Application Received
Total Amount: \$ 0.00
Amount Paid: \$ 0.00
Balance Due: \$ 0.00
Valuation: 0.00
Non-Billable:
Application Date: 11/29/2022
Approval Date:
Issue Date:
Expiration Date:
Close Date:
Last Inspection:

- REPORTS:
- Custom
- Detail
- Summary

OFFICE USE ONLY

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

Subject Property Information

Applicant Information

Current Comp Plan Map Designation: Low Density
Proposed Comp Plan Map Designation: High Density
Owner Name: Parkland Development, I
Phone: 208-870-3432
Address: 1861 S Wells Avenue, S

A-1

City: Meridian
 State: ID
 Zip: 83642
 Email: taylor@westparkco.com
 Cell: 208-870-3432

Agent Information: (e.g., architect, engineer, developer, representative)

Name: Mary Wall - Breckon Lan
 Address: 6661 N Glenwood Ave
 City: Garden City
 State: ID
 Zip: 83714
 Email: mwall@breckonld.com
 Cell: 406-600-6218

Submittal Requirements

Narrative fully describing the proposed map change, including the following:

Total # of acres being re-classified and the new map classification

How the proposed change will complement with the surrounding area

:

Site Plan (PDF):

Select File

1_22-69 Midland Meadows Comp Plan Addition - Exhibit and Legal

Description.pdf  

2_22-69 Midland Meadows Comp Plan Amendment - Exhibit and Legal

Description.pdf  

221129 Midland Meadows Narrative.pdf  

Midland  


Meadows Comp

Plan Map

Amend

Exhibit.pdf

Landscape Plan (PDF):

Midland  

Meadows

Subdivision Pre

Plat 20.pdf

Neighborhood Meeting (PDF):

Midland Meadows  

NeighborhoodMtg-

2 total.pdf

Warrant deed for the subject property:

Select File

Midland Meadows WDeeds Combined.pdf  

Signed Property Owner Acknowledgement (if applicable):

Select File

Midland Meadows Prop Owner Acknowlge-SIGNED.pdf  

Vicinity, map, showing the location of the subject property:

Select File

Midland Meadows Vicinity Map.pdf  

Please indicate # of Property Owners within 300 feet: 12

Authorization

Print applicant name:

Mary B. Wall

Applicant Signature:

signature.png 

Date:

11/29/2022

Permit Fees



Quantity	Fee	Description	Amount	Total
			Plan Check Fees:	0.00
			Other Fees:	0.00
			Total Fees:	0.00

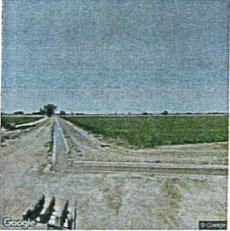
☰ Payments



Date	Type	Reference	Note	Receipt #	Received From	Amount
						Amount Paid: 0.00
						Balance Due: 0.00

- Home
- My Activities
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Permit Project



File #: 22-004562 ...
 10124 LINCOLN RD CALDWELL ID 83605
 subdivide 80 acres into a 266 residential lot subdivision

- Permits
- Reviews
- Inspections
- Activities
- Documents
- Contacts
- History

EDIT:
File

Edit Permit: **SUB22-000043**



- ADD:
- Activity
- Address
- Alert
- Contact
- Document
- Email
- Inspection
- Letter
- Note
- Payment
- Permit
- Route

Permit #: SUB22-000043
 Permit Type: Subdivision Plats
 Sub Type: Preliminary
 Work Description: subdivide 80 acres into a 266 residential lot subdivision
 ANN22-000026, CPM22-000011, ZON22-000013,

Applicant: Breckon Land Design - Mary W:
 Status: Online Application Received
 Application Date: 11/29/2022
 Total Amount: \$ 0.00
 Approval Date:
 Amount Paid: \$ 0.00
 Issue Date:
 Balance Due: \$ 0.00
 Expiration Date:
 Valuation: 0.00
 Close Date:
 Non-Billable:
 Last Inspection:

- REPORTS:
- Custom
- Detail
- Summary

OFFICE USE ONLY

Approved Subdivision Name:		Approve Subdivision Name (Revised):	
HE Hearing Date Scheduled:		HE Legal Ad Publish Date:	
HE Decision:		P&Z Hearing Date Scheduled:	
P&Z Legal Ad Publish Date:		P&Z Decision:	
CC Hearing Date Scheduled:		CC Legal Ad Publish Date:	
CC Decision:			

PROPERTY INFORMATION

Is this part of a concurrent application: Yes
 Permit #: ANN22-000026
 Prior use of the property: farmhouses and agricultural uses
 Proposed use of the property: residential subdivision

CONTACT INFORMATION

Property Owner: PARKLAND DE' Agent: Breckon Land Design

A-1

SUBMITTAL DOCUMENTS

Will you be submitting plans for review:	Yes	Projectdox Permit #:	SUB22-000043
Site Plan:	<input type="button" value="Select File"/> Midland Meadows Subdivision Pre Plat 1.pdf	Preliminary Plat:	<input type="button" value="Select File"/> Midland Meadows Subdivision Pre Plat 3.pdf
Metes and bounds legal description:	<input type="button" value="Select File"/>	Neighborhood.meeting.sign.in.sheet: Midland Meadows	
Vicinity map:	<input type="button" value="Select File"/> Midland Meadows Vicinity Map.pdf	NeighborhoodMtgs-2 total.pdf	
Project narrative:	Midland Meadows Narrative 221129.pdf	Property Owner Acknowledgement:	Midland Meadows Prop Owner Acknowledgement-SIGNED.pdf
Landscape plan:	Midland Meadows Subdivision Pre Plat 20.pdf	Recorded warranty deed:	Midland Meadows WDeeds Combined.pdf
Copy of the Order of Decision:	<input type="button" value="Select File"/>	Copy of the Record of Survey:	12821 ROS (conformed).pdf

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

Traffic Impact Study:
Lincoln Shores Sub TIS - DRAFT 10102022.pdf

TOTAL NUMBER OF LOTS

Residential:	266	Commercial:	0
Industrial:	0	Common:	26
Phased Project:	<input checked="" type="checkbox"/>	If Phased, Phase #:	3
Total Acreage:	80	Min. Lot Size (excluding common lots):	6,000 sf
Max. Lot Size (excluding common lots):	16,000 sf	Avg. Lot Size (excluding common lots):	8,261
% Usable Open Space:	7.3	List all types of usable open space:	pathways & parks

Permit Fees

Quantity	Fee	Description	Amount	Total
		Plan Check Fees:		0.00
		Other Fees:		0.00
		Total Fees:		0.00

Payments

Date	Type	Reference	Note	Receipt #	Received From	Amount
					Amount Paid:	0.00
					Balance Due:	0.00

- Home
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Permit Project



File #: 22-004561 ...
 0 MIDLAND BLVD NAMPA ID 83605
 Zone property annexed to Caldwell and rezone a parcel within the city limits

- Permits
- Reviews
- Inspections
- Activities
- Documents
- Contacts
- History

EDIT:
File

Edit Permit: **ZON22-000013**



- ADD:
- Activity
- Address
- Alert
- Contact
- Document
- Email
- Inspection
- Letter
- Note
- Payment
- Permit
- Route

Permit #: ZON22-000013
 Permit Type: Rezone
 Sub Type: More than 20 acres
 Work Description: Zone property annexed to Caldwell and rezone a parcel within the city limits

Applicant: Breckon Land Design - Mary W
 Status: Online Application Received
 Application Date: 11/29/2022
 Total Amount: \$ 0.00
 Approval Date:
 Amount Paid: \$ 0.00
 Issue Date:
 Balance Due: \$ 0.00
 Expiration Date:
 Valuation: 0.00
 Close Date:
 Non-Billable:
 Last Inspection:

- REPORTS:
- Custom
- Detail
- Summary

OFFICE USE ONLY

HE Hearing Date Scheduled:
 HE Decision:
 P&Z Legal Ad Publish Date:
 P&Z Decision:
 CC Hearing Date Scheduled:
 CC Decision:
 Bill and Ordinance Approval Date:
 HE Legal Ad Publish Date:
 P&Z Hearing Date Scheduled:
 P&Z Decision:
 CC Legal Ad Publish Date:

PROPERTY INFORMATION

Is this part of a concurrent application: Yes
 Permit #: ANN22-000026
 Prior use of the property: farmhouses and agricultural purposes
 Proposed use of the property: residential subdivision
 Current Zone: R-1
 Desired Zone: R-2

CONTACT INFORMATION

Property Owner: PARKLAND DE' Agent: Breckon Land Design

SUBMITTAL DOCUMENTS

Will you be submitting plans for review:

No

Site Plan:

Metes and bounds legal description: 22-69 Midland



22-69 Midland Meadows
R-2 Rezone - Exhibit and
Legal Description.pdf



Meadows R-2
Rezone -
Exhibit and
Legal
Description.pdf

Vicinity map:

Neighborhood meeting sign in sheet: Midland Meadows



Midland Meadows Vicinity
Map.pdf



NeighborhoodMtgs-
2 total.pdf

Project narrative:

Midland



Property Owner

Midland



Meadows

Acknowledgement:

Meadows

Narrative

Prop Owner

221129.pdf

Acknowlge-

SIGNED.pdf

Landscape plan:

Midland



Recorded warranty deed:

Midland



Meadows

Meadows

Subdivision

WDeeds

Pre Plat

Combined.pdf

20.pdf

Copy of the Order of Decision:

Copy of the Record of Survey:

Permit Fees



Quantity	Fee	Description	Amount	Total
			Plan Check Fees:	0.00
			Other Fees:	0.00
			Total Fees:	0.00

Payments



Date	Type	Reference	Note	Receipt #	Received From	Amount
						Amount Paid:
						0.00
						Balance Due:
						0.00



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: 10124 LINCOLN RDCALDWELL, ID 83605 Parcel Number(s): R3411800000

Subdivison: _____ Block: _____ Lot: _____ Acreage: _____ Zoning: _____

Prior Use of the Property: farm houses and agricultural uses

Proposed Use of the Property: residential subdivision

Applicant Information

Applicant Name: Mary Wall Phone: 2083765153

Address: 6661 N Glenwood Street City: Garden City State: ID Zip: 83714

Email: mwall@breckonld.com Cell: 2083765153

Owner Name: PARKLAND DEVELOPMENT LLC Phone: _____

Address: 1861 S WELLS AVE STE 210 City: MERIDIAN State: ID Zip: 83642

Address: MERIDIAN, ID 83642 City: _____ State: _____ Zip: _____

Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) Breckon Land Design

Address: 6661 N Glenwood Street City: Garden City State: ID Zip: 83714

Email: mwall@breckonld.com Cell: _____

Authorization

Print Applicant Name: Mary Wall

Applicant Signature: _____ Date: 11/29/2022

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

City of Caldwell Receiving Form
 Planning & Zoning, Engineering, and Fire Department

	Planning & Zoning			Engineering			Fire Department			Totals
Comprehensive Plan Amendment										
Map amendment	10260	1	\$ 3,482.50							\$ 3,482.50
Text Amendment	10270		\$							\$
Annexation										
Less than 2 acres	10240		\$	12550	\$	22025	1	\$ 214.50		\$ 214.50
More than 2 acres	10240	1	\$ 3,080.00	12550	\$	22025		\$		\$ 3,080.00
More than 20 acres	10240		\$	12550	1	\$ 1,049.00	22025	\$		\$ 1,049.00
DeAnnexatin	10240		\$							\$
Subdivision Plats										
Preliminary Plat	10180	1	\$ 8,528.00	12511	1	\$ 6,587.99	22025	1	\$ 636.20	\$ 15,752.19
Short plat	10180		\$	12512	\$		22025	\$		\$
PUD w Subdivision	10210		\$	12513	\$		22025	\$		\$
PUD w/o Subdivision	10210		\$	12513	\$		22025	\$		\$
Final Plat	10180		\$	12512	\$		22025	\$		\$
Manufactured Home Park Prelim	10190		\$	12520	\$		22025	\$		\$
Manufactured Home Park Final	10190		\$	12520	\$		22025	\$		\$
Plat Amendment (Administrative)	10280		\$							\$
Plat Amendment (Public Hearing	10280		\$							\$
Time Extension (Administrative)	10280		\$							\$
Time Extension (Public Hearing)	10280		\$							\$
Zone Change										
Less than 2 acres	10220		\$				22025	\$		\$
More than 2 acres	10220	1	\$ 3,080.00				22025	1	\$ 172.70	\$ 3,252.70
Special Use Permit										
Less than 2 acres	10200		\$	12530	\$		22025	\$		\$
More than 2 acres	10200		\$	12530	\$		22025	\$		\$
More than 20 acres	10200		\$	12530	\$		22025	\$		\$
Additional Fees										
Appeals/ Amendments to Conditions	10290		\$							\$
Business Permits (No change in use)	11040		\$							\$
Business Permits (Change in use)	11040		\$							\$
Business Permits Renewal	11040		\$							\$
Certified Mailing	10340		\$							\$
Code Enforcement Admin. Fee	64240		\$							\$
Design Review - New Construction (Hearing Level)	10330		\$							\$
Design Review - Rennovations/Add.'s (Staff)	10330		\$							\$
Design Review - Building Maint. (Staff)	10330		\$							\$
Development Agreements	10335	1	\$ 950.00							\$ 950.00
Development Agreement Modification	10335		\$							\$
City Clerk FBI Background Check/Finger Print (\$33.25)	11031		\$							\$
Historic Preservation (Staff level)	11042		\$							\$
Historic Preservation (Hearing level)	11042		\$							\$
Lot Line Adjustments	10280		\$							\$
Lot Split	10280		\$							\$
Minor Land Use App. (Home Occupation, Temp. Use, Mobile Food Unit)	10216		\$				22025	\$		\$
Minor Land Use App. Renewal (Home Occupation, Temp. Use, Mobile Food Unit)	10216		\$				22025	\$		\$
Minor Land Use App. (Admin. Deter. Dir. Appr.)	10216		\$							\$
Ordinance Text Amendment	10230		\$							\$
Outdoor Dining Permit	11040		\$							\$
Variance (Hearing Level)	10250		\$							\$
Letter Verification										
Certificate of Zoning Compliance Letter	10360		\$							\$
Legal Non-Conforming Use Letter	10360		\$							\$
Zoning Verification Letter	10360		\$							\$
Documents - Copies										
Audio Tape Duplication	10360		\$							\$
Bike & Pedestrian Master Plan	10360		\$							\$
Comprehensive Plan	10360		\$							\$
Parks & Recreation Master Plan	10360		\$							\$
Subdivision Ordinances	10360		\$							\$
Treasure Valley Tree Selection Guide	10360		\$							\$
Xerox copies	1401		\$							\$
Zoning Ordinance	10360		\$							\$
			\$ 19,120.50		\$ 7,636.99		\$ 1,023.40		\$	\$ 27,780.89
ANN22-000026, CPM-22-000011										
MIDLAND MEADOWS									GRAND TOTAL	\$ 27,780.89

Paid online



Breckon Land Design Inc.
6661 North Glenwood Street
Garden City, Idaho 83714
p: 208-376-5153
f: 208-376-6528
www.breckonlanddesign.com

Landscape Architecture • Waterscape Design • Graphic Communication • Civil Engineering • Irrigation Design • Land Planning

November 29, 2022

Ms. Elizabeth Allen, Planner
Caldwell Planning & Zoning Department
621 Cleveland Boulevard
Caldwell, Idaho 83605
P: 208-455-3021

**RE: Entitlement Application for Midland Meadows Subdivision –
Parcels: R3411900000 and R3411800000
Lincoln Road and Midland Blvd, Caldwell, Idaho
Comprehensive Plan Map Amendment, Annexation, Rezone, and Preliminary Plat**

Dear Ms. Allen:

We are pleased to submit the above referenced applications for the proposed Midland Meadows Subdivision (hereinafter called the "Project" or "Development") on behalf of our client, Parkland Development LLC. The intent of this entitlements process is to **1)** do a Comprehensive Plan Map Amendment to add the portion of Parcel **R3411900000** that lies north of Lincoln Road to the Comp plan map area with a Low Density designation and to change the comprehensive plan map designation for all of Parcel **R3411800000** and the portion of Parcel **R3411900000** that lies south of Lincoln Road from Low Density to Medium Density Residential, **2)** Annex Parcel **R3411900000** into the City of Caldwell - zoning the portion north of Lincoln Road to the R-1 zone, and zoning the portion south of Lincoln Road to the R-2 zone, **3)** Rezone Parcel **R3411800000** from R-1 to R-2, and, **4)** subdivide all of the above referenced property into a 266 residential lot subdivision.

Included with this submittal you will find the required applications and required documents for the Comprehensive Plan Map Amendment, Annexation, Rezone, and the Preliminary Plat submittal. We understand that each step of this application is predicated on the approval of the prior step and that concurrent submittal of these applications is at our discretion.

General Information

The total project site is approximately 80 acres and is located on the west side of Midland Boulevard where Lincoln Road intersects Midland Boulevard in Canyon County, Idaho. The northern 40-acre parcel lies partially within the City of Caldwell Area of Influence and Comprehensive Plan Map. The southern parcel is within Caldwell City limits.

Most of the property is currently being used for agricultural purposes. Two single-family homes and a barn have been removed from the property. The remainder of the property is unused. There are several gravel pits located between the property and the Boise River to the north. Most other properties in the area are being used for agricultural purposes.

The proposed project is a residential development with lot size ranging from 6,500 to 16,000 square feet. The smaller lots (6,000 sf minimum) are proposed south of Lincoln Road, with larger lots located north of Lincoln Road. A total of 266 residential lots are proposed.

Comprehensive Plan Map Amendment (CPMA)

The Project consists of two parcels owned by a single entity with the northern parcel bisected by the boundary of the Caldwell Comprehensive Plan Map (CPM). The proposed amendments to the Comprehensive Plan Map include the following:

1. Amend the Comprehensive Plan Map so that it includes the 18.25-acre portion of Parcel **R3411900000** that lies north of Lincoln Road and provide it with a CPM designation of low density.
2. Amend the Low-Density CPM designation for Parcel **R3411800000** and the portion of Parcel **R3411900000** that lies south of Lincoln Road to Medium Density. The total acreage of this requested change is 62.66 acres.

Annexation

Parcel R3411800000 is within the city limits of Caldwell. **Parcel R3411900000** is currently under the jurisdiction of Canyon County. We are requesting an annexation of the 40-acre **Parcel R3411900000** into the City of Caldwell. We are requesting that the portion north of Lincoln Road be zoned R-1 and the portion south of Lincoln Road be zoned R-2.

The surrounding property is a mix of both city and county property. The property to the south and the east are within the City limits while property to the north and west lie within Canyon County.

Rezone

Parcel R3411800000 is currently zoned R-1 Low Density Residential in the City of Caldwell. We are requesting a rezone from its current zoning designation to R-2 Medium Density Residential. The total acreage of this zone change is 40.91 acres.

The property to the north of the subject property is currently zoned Agricultural and is within the City of Middleton Area of Impact with a Future Land Use Designation of Industrial. The property to the west is currently zoned Agricultural and is within the City of Caldwell Area of Impact with a Land Use Designation of Low Density Residential. The property to the west is within the Caldwell City limits and is zoned R-S-1 (Semi-Rural Residential 1) and the property to the south is within Caldwell City limits with a zoning designation of R-1 Low Density Residential. While there are not a significant number of developments planned in the immediate vicinity of the proposed Project, the proposed zoning will fit well into the future land use plans.

Preliminary Plat

Assuming approval of the **Comprehensive Plan Map Amendment, Annexation** and the **Zoning changes** the applicant proposes to subdivide the 80-acre property into 266 single-family residential lots with 26 common lots. The proposed parcels range in size from 6,000 to 18,000 square feet.

The common lots will provide open space, large landscape buffers, stormwater drainage facilities in addition to interconnected pathways and a proposed rock lined waterway as part of the irrigation delivery system providing irrigation water to the pump station and to neighboring irrigation water users. A landscape buffer will be placed along both Lincoln Road and Midland Boulevard to provide visual separation and noise protection for the future subdivision residents. Based upon the average lot size we are required to provide 6% of Qualified Open Space. The proposed preliminary plat provides 7.3% of qualified open space which is 22% more than required. A total of 12.7% open space is provided when including the stormwater swales and street landscape buffers.

The project will be developed in three phases as shown in the preliminary plat and will be provided with utilities as follows:

- **Sewer** service will be provided by the City of Caldwell. A gravity sewer collection system will deliver sewer to an on-site sewage lift station. The sewage lift station will deliver sewage from the subdivision through a force main west along Lincoln Road and then south along Middleton Road to a manhole located in the Mandalay Ranch Subdivision.

- **Water** service will be provided by the City of Caldwell through an extension of the existing system located near the intersection of Marble Front Road and Middleton Road. A 12" water main will be extended from the connection point north on Middleton Road and then east on Lincoln Road to the project site. This water line extension will be located as planned on the City of Caldwell Master Water Plan. A second connection will be made to the well that the City of Caldwell plans to drill on Parcel R3413901000 in 2023. The proposed well site is located approximately 150-feet west of the project site. Water will be for domestic use and for fire protection.
- **Streets** throughout the development will be built to Canyon County Highway District (CCHD) and City of Caldwell standards and the right-of-way dedicated to the public. On-site streets will be designed in accordance with the City of Caldwell local road standards. There are two connections proposed on the north side of Lincoln Road for the neighborhood to the north. The area to the south will have one connection on Lincoln Road and one connection on Midland Boulevard. The frontage along Lincoln Road and Midland Boulevard will be improved as required by the City of Caldwell.
- **A pressurized irrigation system** using existing surface water rights will serve all lots and open space throughout the project. The irrigation system and pump station will be designed and constructed according to the requirements of the Caldwell Municipal Irrigation District (CMID). The pressure irrigation system, pump station and all surface water rights will be turned over to the CMID for operation and maintenance.
- **Gravity Irrigation** laterals, supply, and waste ditches shall be evaluated and a conveyance system providing continuity of irrigation water delivery shall be provided. Design and approval of the proposed improvements will be coordinated with the irrigation district.

A traffic impact study has been conducted for this project and is included with this submittal.

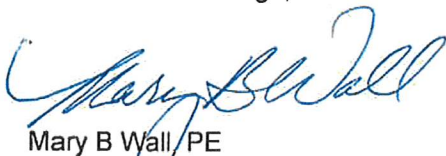
The project is not in a regulated flood plain. There are no known adverse health, safety, or environmental issues.

The proposed development will not negatively affect the continuity of the capital improvement program. The public is not expected to financially support the services required for the development. The property taxes post-development will provide a significantly greater tax revenue to the County than continuing the current use.

In summary, this project is proposed in an area primarily designated for future Residential Use. It is also in the Caldwell impact area where agricultural uses are no longer the priority for this property. The Canyon County Comprehensive Plan states that "Residential development should be encouraged in or near Areas of City Impact...". We understand there are still agricultural operations conducted in the area, and these operations are protected under Idaho's right to farm laws. This right to farm will be acknowledged on the plat and in the CC&R's.

the proposed **Comprehensive Plan Map Amendment, Annexation, Zoning Change**, and the **Preliminary Plat** for this property will support the orderly development of Canyon County and the City of Caldwell Area of Influence in manner consistent with their respective Comprehensive Plans. We believe this project will be an asset to both Canyon County and the City of Caldwell. If you have any further questions or comments, please contact me at 208-376-5153 or via email at mwall@breckonld.com.

Sincerely,
Breckon Land Design, Inc.



Mary B Wall / PE
Senior Civil Engineer

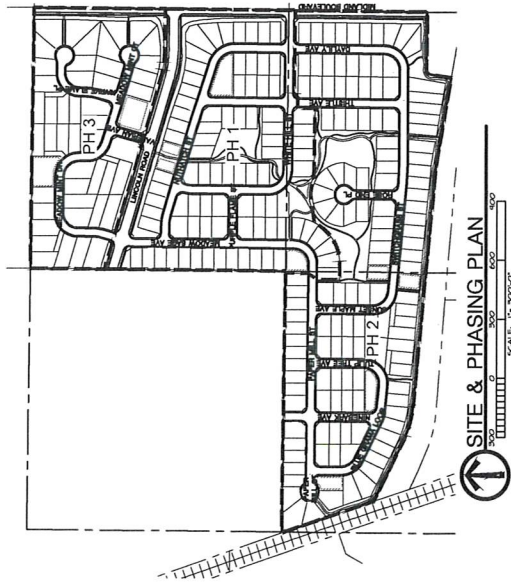
Attachment -

Enclosures – Comprehensive Plan Map Amendment Application & supporting documentation
Annexation Application & supporting documentation
Rezone Application & supporting documentation
Preliminary Plat Application & supporting documentation

Cc: File, Parkland Development, LLC

MIDLAND MEADOWS SUBDIVISION

LOCATED WITHIN THE NE 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CALDWELL IDAHO 2022



SITE & PHASING PLAN
SCALE: 1" = 300'-0"

DEVELOPMENT INFORMATION

SCHOOL DISTRICT - 770 VALUVE SCHOOL DIST #139
SEWER DISPOSAL - CALDWELL CITY SEWER
WATER SUPPLY - CALDWELL CITY WATER
CITY, CALDWELL

DEVELOPMENT FEATURES

TOTAL ACRES = 40.9
PROPERTY NORTH OF LINCOLN RD:
EXISTING COUNTY ZONING = AG
PROPOSED ZONING = R-2
MINIMUM LOT SIZE: 5,000 SF
MINIMUM STREET FRONTAGE: 50'
MINIMUM FRONT SETBACK: 20'
MINIMUM REAR SETBACK: 15'
MINIMUM SIDE YARD SETBACK: 6' INTERIOR, 10' STREET SIDE
ACREAGE:
TOTAL ACREAGE = 18.28 AC
AVERAGE BUILDABLE LOT SIZE = 10,893 SQFT
GROSS BUILDABLE LOT SIZE = 7,251 SQFT
TOTAL LOTS = 55
BUILDABLE LOTS = 45
COMMON LOTS = 10

DEVELOPMENT INFORMATION

SCHOOL DISTRICT - 770 VALUVE SCHOOL DIST #139
SEWER DISPOSAL - CALDWELL CITY SEWER
WATER SUPPLY - CALDWELL CITY WATER
CITY, CALDWELL

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L18 LANDSCAPE PLAN - AREA EIGHT
L19 LANDSCAPE NOTES AND DETAILS

CONTACTS

FOR ENGINEER:
BRECKENRIDGE LAND DESIGN
500 N 4th AVENUE ST
BOISE, IDAHO 83724
PHONE: 208.333.5551

DEVELOPER:
CANTON DEVELOPMENT, LLC
CONTACT: TAYLOR MARSH
1000 N 10th AVENUE, SUITE 210
MERRILL, IDAHO 83406
PHONE: 208.333.5332

FOR SURVEYOR:
COMPASS LAND SURVEYING
500 N 11th AVENUE, SUITE 210
MERRILL, IDAHO 83406
PHONE: 208.333.5333

BENCHMARK & DATUM

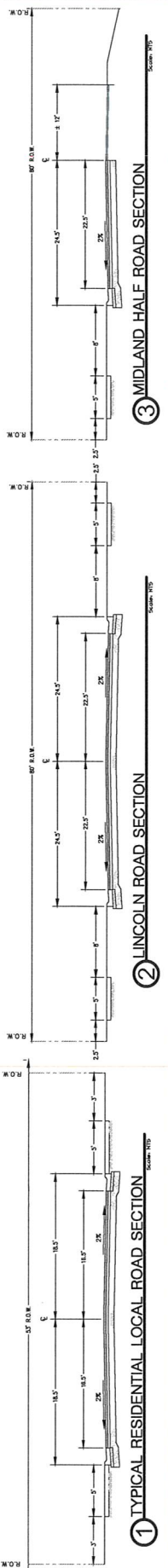
SURVEY WAS CONDUCTED BY COMPASS LAND SURVEYING. ALL COORDINATES WERE OBTAINED USING GPS SURVEILLANCE POINTS AND ARE ON NAD 83 DATUM. THE BENCHMARK IS A 1/4" X 1/4" X 1/4" ALUMINUM BENCHMARK SET ON THE NORTHWEST CORNER OF THE SOUTHWEST CORNER OF THE SITE. THE DATUM IS NAD 83.

NOTES

- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND TO ADJACENT LOTS SHALL BE DEDICATED TO THE CITY OF CALDWELL.
- ANY RE-SECTION OF THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RE-SECTION.
- THE NON-SHARED INTERIOR SIDE YARD LOT LINE SHALL BE A 10' WIDE STRIP OF LAND TO BE USED FOR LANDSCAPING AND PROPERTY DRAINAGE (EASEMENT UNLESS OTHERWISE SPECIFIED).
- ALL REAR LOT LINES SHALL HAVE A 10' STRIP (10' WIDE STRIP) OF LAND TO BE USED FOR LANDSCAPING AND PROPERTY DRAINAGE (EASEMENT UNLESS OTHERWISE SPECIFIED).
- IF LOT LINES ARE ADJUSTED TO THE EXISTING EASEMENT BOUNDARIES, THE ADJUSTED LOT LINES SHALL BE PROVIDED BY THE CITY OF CALDWELL.
- ALL PUBLIC ROADS AND SHARED DRIVEWAYS ARE TO BE PROVIDED BY THE CITY OF CALDWELL.
- TO THE BEST OF OUR KNOWLEDGE, THIS PRELIMINARY PLAT REFLECTS ALL REQUIREMENTS PER THE CITY OF CALDWELL CITY CODE.

VICINITY MAP

SCALE: 1" = 2,000'-0"



① TYPICAL RESIDENTIAL LOCAL ROAD SECTION
SCALE: 1" = 20'-0"

② LINCOLN ROAD SECTION
SCALE: 1" = 20'-0"

③ MIDLAND HALF ROAD SECTION
SCALE: 1" = 20'-0"

ORIGINAL SURVEY ON FILE AT COMPASS SURVEYING

PRELIMINARY NOT FOR CONSTRUCTION



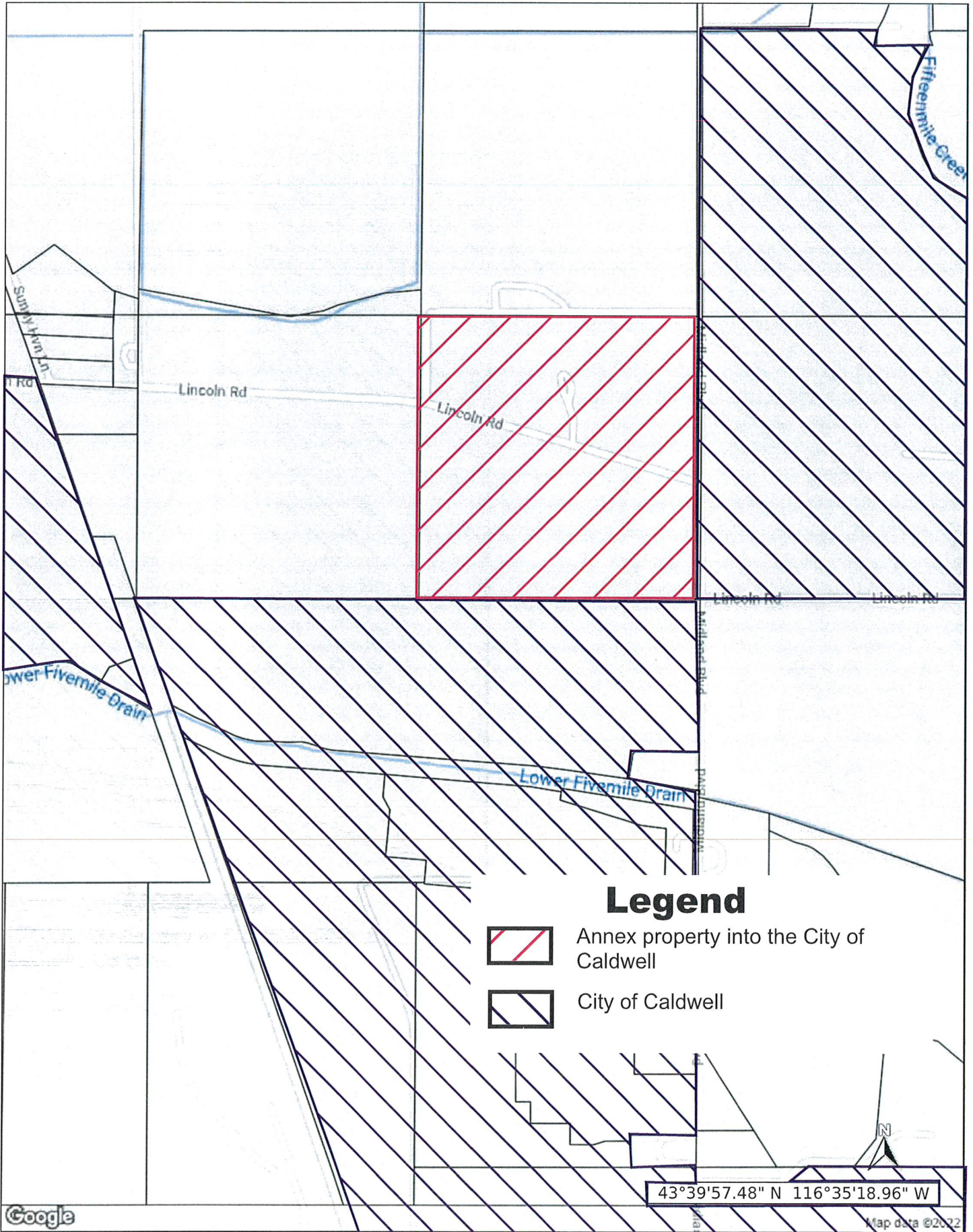
MIDLAND MEADOWS SUBDIVISION
ID IN THE NE 1/4 OF SECTION 20 T4N, R2W
COVER

PROJECT NO.:
DRAWN BY:
CHECKED BY:
DATE:
11/29/2022

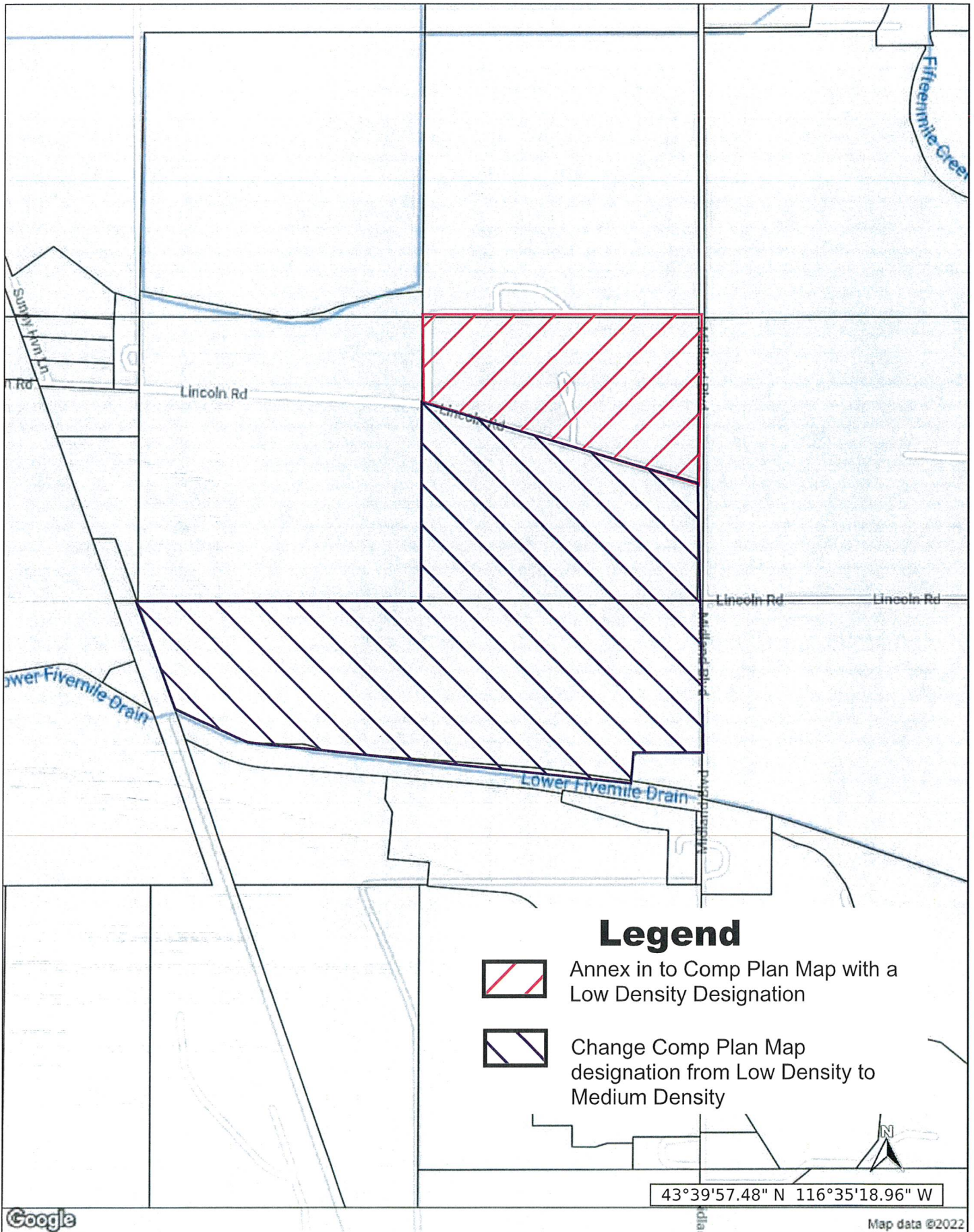
SHEET NUMBER
PP10

Annexation

Midland Meadows Subdivision



A-4



Legend



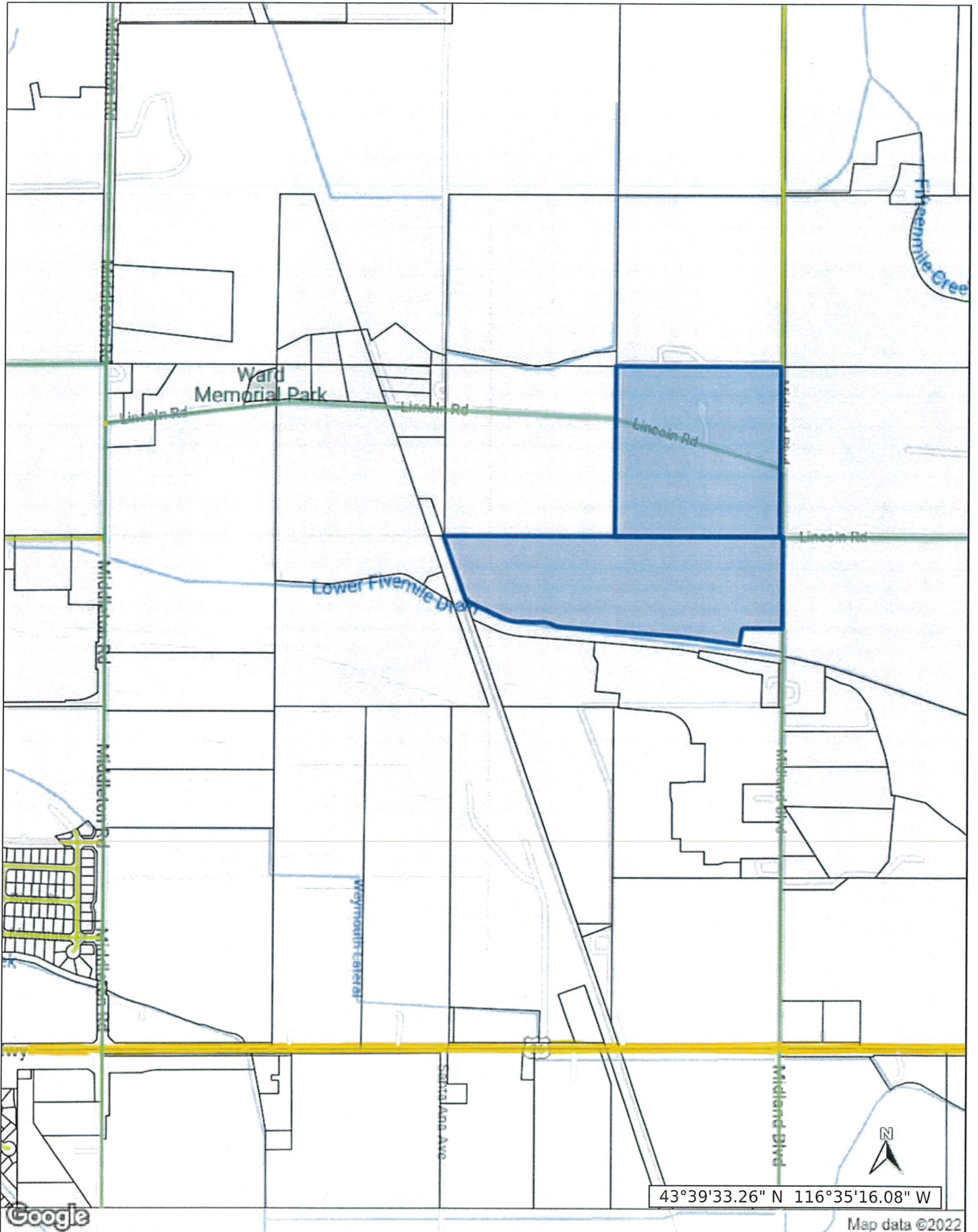
Annex in to Comp Plan Map with a Low Density Designation



Change Comp Plan Map designation from Low Density to Medium Density

43°39'57.48" N 116°35'18.96" W

Midland Meadows Subdivision Vicinity Map





Breckon Land Design Inc.
 6661 North Glenwood Street
 Garden City, Idaho 83714
 p: 208-376-5153
 f: 208-376-6528
www.breckonlanddesign.com

Landscape Architecture • Waterscape Design • Graphic Communication • Civil Engineering • Irrigation Design • Land Planning

December 1, 2021

**RE: Neighborhood meeting for the proposed Lincoln Subdivision at
 10124 Lincoln Road, Caldwell, ID**

Dear Neighbor,

Prior to submittal of a development application, the City of Caldwell requires a neighborhood meeting between the applicant and neighbors adjacent to the proposed project. This is your notice to meet and review the proposed residential housing project. This is not a public hearing and public officials will not be present. If you have questions, please feel free to contact Tyler Chambers at 208-376-5153 extension 115, or by email at tchambers@breckonld.com.

Purpose:

To conduct a neighborhood meeting to answer questions regarding the proposed residential housing development.

When:

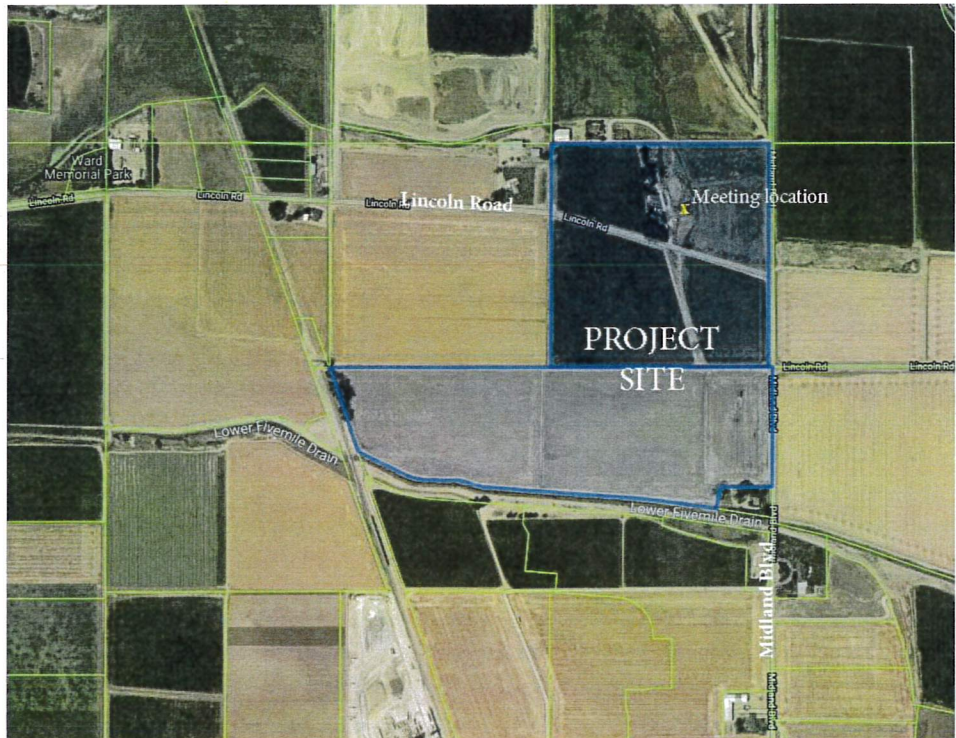
Wednesday, December 15, 2021 from 4:00 to 5:00 PM

Where:

At the barn on the north side of Lincoln Road just west of Midland Blvd (project site),
 10124 Lincoln Road, Caldwell, Idaho

Thank you,

Jon Breckon, ASLA, CLARB
 Landscape Architect
BRECKON landdesign



CC: FILE, City of Caldwell

A-5

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: 4pm - Dec 15, 2021

End Time of Neighborhood Meeting: 5pm - Dec 15, 2021

Lincoln Road Subdivision (SW of Lincoln Rd + Midland Blvd)

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. Tyler Chambers } Breckon Land Design
- 2. Mary Wall }
- 3. Dale Amman van Bus 9613 Lincoln rd Caldwell Idaho 836
- 4. Bob & Pat Jacobsen 20480 Midland Blvd Caldwell
- 5. Wagner & Irene Bishop 9107 Lincoln Rd Caldwell Idaho
- 6. Taylor Merrill taylor@westparkco.com
- 7. BOB ICAFEA 20593 MIDLAND BLVD CALDW ID 83605

- 8. _____
- 9. _____
- 10. _____
- 11. _____
- 12. _____
- 13. Meeting lasted until approximately 4:35pm but
- 14. Breckon remained onsite until 5pm in case
- 15. there were neighbors that would show up later but
- 16. during the 4-5pm scheduled meeting time.
- 17. _____
- 18. _____
- 19. _____

- 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: Lincoln Road Residential Subdivision (Interlaken Subd)

Date of Round Table meeting: 9/9/21 - 9AM

Notice sent to neighbors on: Dec. 1, 2021

Date & time of the neighborhood meeting: December 15, 2021 4-5pm

Location of the neighborhood meeting: at the barn located on the property
10124 Lincoln Road, Caldwell, ID

Developer/Applicant:

Name: ~~Breckon~~ Breckon Land Design -

Address, City, State, Zip: 6661 N. Glenwood Rd, Garden City, ID 83714

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 Mary Wall DATE 12/17/2021

NOTES: Primary concern of neighbors was the traffic congestion they anticipate from this and other proposed developments. General questions were asked about water, sewer and irrigation. Attendees were told that this subdivision would be connected to public water and sewer. One attendee with an irrigation ditch on the subject parcel was assured that his access to irrigation water would be maintained.

A-5

Primary Owner	Owner Address	Owner City
WHITNEY GARY AND RAMONA FAMILY TRUST	10517 LINCOLN RD	CALDWELL ID 83605
NEWBILL ALAN B	10550 HWY 20-26	CALDWELL ID 83605
CANYON HWY DIST NO 4	15435 HWY 44	CALDWELL ID 83607
PARKLAND DEVELOPMENT LLC	1861 S WELLS AVE STE 210	MERIDIAN ID 83642
YAMAMOTO KAY AND FRANCES LIVING TRUST	20294 MIDLAND BLVD	CALDWELL ID 83605
JACOBSEN ROBERT G	20480 MIDLAND BLVD	CALDWELL ID 83605
KAFKA ROBERT F JR AND JOANN L FAMILY TRUST	20593 MIDLAND BLVD	CALDWELL ID 83605
DWT INVESTMENTS LLC	2929 W NAVIGATOR DR SUITE 400	MERIDIAN ID 83642
NAMPA PAVING AND ASPHALT CO	444 W KARCHER RD	NAMPA ID 83687
SUNROC CORPORATION	730 N 1500 WEST	OREM UT 84057
MICHRO INVESTMENTS LLC	855 BROAD ST STE 300	BOISE ID 83702
JANSEN VAN BEEK DALE	9613 LINCOLN RD	CALDWELL ID 83605
PARKLAND DEVELOPMENT LLC	PO BOX 344	MERIDIAN ID 83680
KAPICKA ROY L	PO BOX 907	MCCALL ID 83638



Breckon Land Design Inc.
 6661 North Glenwood Street
 Garden City, Idaho 83714
 p: 208-376-5153
 f: 208-376-6528
www.breckonlanddesign.com

Landscape Architecture • Waterscape Design • Graphic Communication • Civil Engineering • Irrigation Design • Land Planning

September 27, 2022

**RE: Neighborhood meeting for the proposed Lincoln Subdivision at
 10124 Lincoln Road, Caldwell, ID**

Dear Neighbor,

Prior to submittal of a development application, the City of Caldwell requires a neighborhood meeting between the applicant and neighbors adjacent to the proposed project. This is your notice to meet and review the proposed residential housing project. This is not a public hearing and public officials will not be present. If you have questions, please feel free to contact Mary Wall at 208-376-5153 extension 104, or by email at mwall@breckonld.com.

Purpose:

To conduct a neighborhood meeting to answer questions regarding the proposed residential housing development.

When:

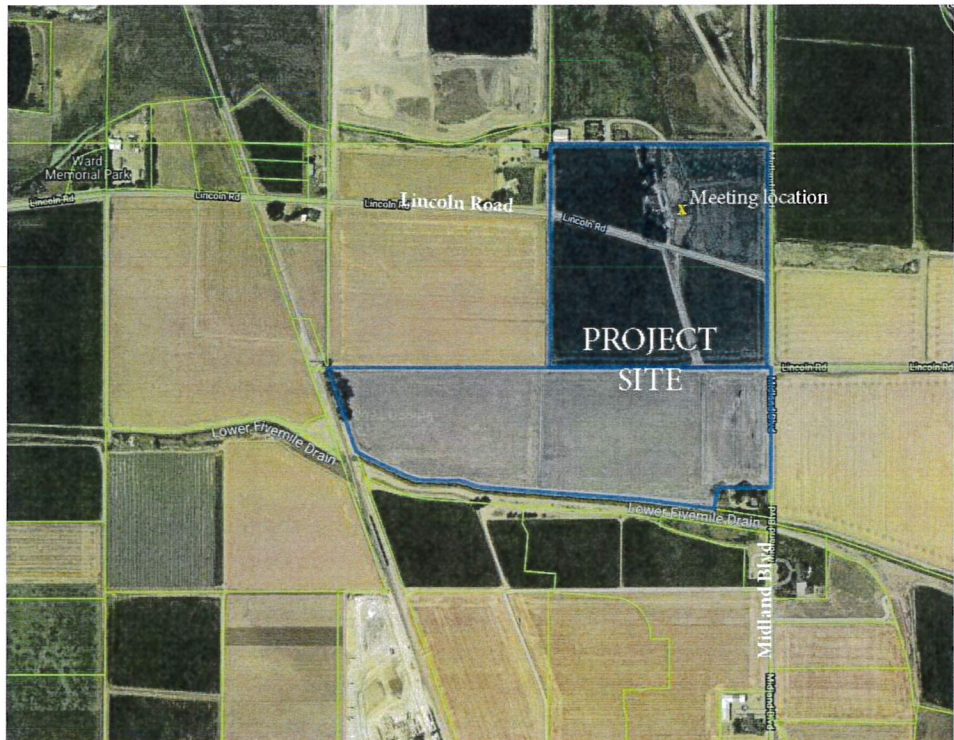
Tuesday, October 11, 2022 from 5:00 to 5:45 PM

Where:

At the barn on the north side of Lincoln Road just west of Midland Blvd (project site),
 10124 Lincoln Road, Caldwell, Idaho

Thank you,

Jon Breckon, ASLA, CLARB
 Landscape Architect
BRECKON landdesign



CC: FILE, City of Caldwell

A-5

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

*Midland Meadows
(aka Lincoln Shores)*

Start Time of Neighborhood Meeting: 5pm 10/11/22

End Time of Neighborhood Meeting: 5⁴⁵ pm 10/11/22

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. BOB KAFKA 20523 MIDLAND BLVD, CALDWELL, ID 83605
2. Dale Jansen van Beek 9613 Lincoln rd Caldwell, Idaho 83605
3. DOUG HANSAKER 10340 Hwy 20/26 CALDWELL ID
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____

A-5

- 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: 280 lot residential subdivision

Date of Round Table meeting: September 15, 2022

Notice sent to neighbors on: September 27, 2022

Date & time of the neighborhood meeting: 5pm October 11, 2022

Location of the neighborhood meeting: Onsite at location of old house + barn site

Developer/Applicant:

Name: Breckon Land Design - Mary Wall

Address, City, State, Zip: 6661 N Glenwood St., Garden City, ID 83714

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 Mary Wall DATE 10/12/2022

A-5

Primary Owner

GARY AND RAMONA WHITNEY FAMILY TRUST
CANYON HWY DIST NO 4
PARKLAND DEVELOPMENT LLC
KAY AND FRANCES YAMAMOTO LIVING TRUST
JACOBSEN, ROBERT G
ROBERT F JR AND JOANN L KAFKA FAMILY TRUST
DWT INVESTMENTS LLC
CITY OF CALDWELL
NAMPA PAVING AND ASPHALT CO
SUNROC CORPORATION
SUNROC CORPORATION
JANSEN VAN BEEK, DALE
PARKLAND DEVELOPMENT LLC
KAPICKA, ROY L

Owner Address

10517 LINCOLN RD
15435 HWY 44
1861 S WELLS AVE STE 210
20294 MIDLAND BLVD
20480 MIDLAND BLVD
20593 MIDLAND BLVD
2929 W NAVIGATOR DR SUITE 400
411 BLAINE ST
444 W KARCHER RD
482 W 800 N
730 N 1500 W
9613 LINCOLN RD
PO BOX 344
PO BOX 907

Owner City

CALDWELL ID 83605
CALDWELL ID 83607
MERIDIAN ID 83642
CALDWELL ID 83605
CALDWELL ID 83605
CALDWELL ID 83605
MERIDIAN ID 83642
CALDWELL ID 83605
NAMPA ID 83687
OREM UT 84057
OREM UT 84057
CALDWELL ID 83605
MERIDIAN ID 83680
MCCALL ID 83638

Electronically Recorded - DO NOT
Remove the County Stamped First
Page as it is now Incorporated as
Part of the Original Document.

NXID-0312004
674989
FOR VALUE RECEIVED

WARRANTY DEED

2019-012749
RECORDED
03/29/2019 04:21 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 EHOWELL \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

Jean Marie Granberg, an unmarried woman and Janice Evelyn Hagen, a married woman as her sole and separate property

GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Parkland Development, LLC, an Idaho Limited Liability Company GRANTEE(s), whose current address is: PO Box 344, Meridian ID 83680 the following described real property in Canyon County, State of ID more particularly described as follows, to wit:

The South Half of the Northeast Quarter of Section 20, Township 4 North, Range 2 West, lying East of the Railroad right of way and North of the right of way of the Lower Five Mile Drain.

EXCEPT:

A part of the Southeast 1/4 of the Northeast Quarter, Section 20, Township 4 North, Range 2 West of the Boise Meridian, more particularly described, to-wit:

COMMENCING at the Southeast corner of the Southeast 1/4 of the Northeast 1/4, Section 20, Township 4 North, Range 2 West of the Boise Meridian; thence North 0° 10' East 428.17 feet, along the East line of the said Southeast 1/4 of the Northeast 1/4 to the INITIAL POINT of this description; thence continue North 0° 10' East 179.50 feet; thence North 89° 55' West 302.18 feet; thence South 49° 43' West 15.25 feet; thence South 9° 22' West 118.49 feet to a point on the Northerly right of way line of Five Mile Creek Drain; thence South 80° 55' East 336.79 feet, along the said Northerly right of way line, to the INITIAL POINT of this description.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with 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 the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated this 29th day of March, 2019

Jean Marie Granberg
Jean Marie Granberg

Janice Evelyn Hagen
Janice Evelyn Hagen

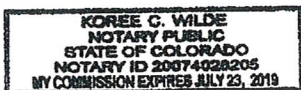
A-6

State of Colorado
County montrose

On this 28th day of March, in the year of 2019, before me the undersigned Notary Public in and for said State, personally appeared Jean Marie Granberg known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Korie Wilde

Notary Public for Colorado
Residing at: 1400 E. main st. Montrose, CO 81401
My Commission Expires: 7/23/2019

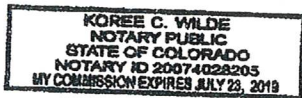


State of Colorado
County montrose

On this 28th day of March, in the year of 2019, before me the undersigned Notary Public in and for said State, personally appeared Janice Evelyn Hagen, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Korie Wilde

Notary Public for Colorado
Residing at: 1400 E main st. Montrose, CO 81401
My Commission Expires: 7/23/2019





2021-061020
 RECORDED
08/31/2021 10:41 AM
 CHRIS YAMAMOTO
 CANYON COUNTY RECORDER
 Pgs=1 HCRETAL \$15.00
 TYPE: DEED
 EMPIRE TITLE, LLC, AN IDAHO LIMITED
 ELECTRONICALLY RECORDED

WARRANTY DEED

FOR VALUE RECEIVED

Thomas L. Love, a single man and Natalie Wilhite, a single woman

GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Parkland Development, LLC, an Idaho Limited Liability Company

GRANTEE(s), whose current address is: 1861 S. Wells Ave. Ste. 210, Meridian, ID 83642 the following described real property in Canyon County, State of ID more particularly described as follows, to wit:

The Northeast Quarter of the Northeast Quarter of Section 20, Township 4 North, Range 2 West of the Boise Meridian.

Excepting Therefrom:

The East 25 feet thereof for road purposes.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with 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 the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated this 31st day of August, 2021

Thomas L. Love

Natalie Wilhite

State of Idaho
 County Ada

On this 30th day of August, in the year of 2021, before me the undersigned Notary Public in and for said State, personally appeared **Thomas L. Love, Natalie Wilhite**, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Notary Public for Idaho
 Residing at: Kuna ID
 My Commission Expires: _____

L. VOLKEN
 COMMISSION #33800
 NOTARY PUBLIC
 STATE OF IDAHO
 MY COMMISSION EXPIRES 04/10/2024

Sarah Davis

From: Mary Wall <mwall@breckonld.com>
Sent: Tuesday, December 6, 2022 3:20 PM
To: Sarah Davis
Subject: RE: ANN22-000026 General Email

The TI is for Midland Meadows (which we used to call Lincoln Shores). I think the name change came after we started the TI and we did not provide the traffic engineers with the update.

Mary Wall, PE

MAIN (208) 376-5153 x104 | CELL (406) 600-6218
BRECKONlanddesign.com

From: sdavis@cityofcaldwell.org <sdavis@cityofcaldwell.org>
Sent: Tuesday, December 6, 2022 3:18 PM
To: Mary Wall <mwall@breckonld.com>
Subject: ANN22-000026 General Email

ANN22-000026 General Email

Hi Mary,

I just noticed the name on your TI is for Lincoln Shores. I just want to be sure if was for that and not Midland Meadows?
Sarah

Total Control Panel

[Login](#)

To: sdavis@cityofcaldwell.org [Remove](#) this sender from my allow list
From: mwall@breckonld.com

You received this message because the sender is on your allow list.

TRAFFIC IMPACT STUDY – DRAFT

Midland Meadows ~~LINCOLN SHORES SUBDIVISION~~

Caldwell, Idaho
October 10, 2022



Prepared For:

THE WESTPARK COMPANIES

Prepared By:

CR ENGINEERING, INC.

181 East 50th Street
Garden City, ID 83714
(208) 841-4996

A-7

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1.0 Proposed Development

- 1.1 Lincoln Shores Subdivision is a proposed residential development anticipated to contain 270 single-family lots at full build-out, with a projected build-out year of 2028
- 1.2 Site trip generation was estimated based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition:
- At full build-out, Lincoln Shores Subdivision is estimated to generate approximately 2,516 trips per weekday, 184 trips during the AM peak hour, and 253 trips during the PM peak hour
 - Based on the proposed land uses, the development is not expected to retain trips within the site or generate pass-by trips
 - All trips generated by the site were assumed to be made by personal and commercial vehicles
 - The estimated build-out site traffic distribution patterns are:
 - 10% north of the site traveling on Middleton Road
 - 35% south of the site
 - 15% traveling on Middleton Road
 - 20% traveling on Midland Boulevard
 - 15% west of the site traveling on US 20/26
 - 40% east of the site
 - 35% traveling on US 20/26
 - 5% traveling on Lincoln Road
- 1.3 The development is planning construct three approaches on Lincoln Road and one approach on Midland Boulevard for site access:
- **Access A on Lincoln Road**
 - Located 500 feet west of Access B
 - Meets minimum 425-foot driveway spacing on Lincoln Road, a 50-mph minor arterial
 - Does not meet minimum 660-foot local road spacing on Lincoln Road
 - Turn lanes are not warranted based on NCHRP Report 457 turn lane guidelines
 - Anticipated to meet minimum operational thresholds under 2028 total traffic conditions
 - **Access B on Lincoln Road**
 - Located 500 east of Access B and 680 feet west of Midland Boulevard
 - Meets minimum 425-foot driveway spacing on Lincoln Road, a 50-mph minor arterial
 - Located outside the influence are of the future roundabout at the Midland Boulevard and Lincoln Road intersection
 - Does not meet minimum 660-foot local road spacing from Access A on Lincoln Road
 - Turn lanes are not warranted based on NCHRP Report 457 turn lane guidelines
 - Anticipated to meet minimum operational thresholds under 2028 total traffic conditions
 - **Access C on Midland Boulevard**
 - Located 600 feet south of N Lincoln Road aligning with S Lincoln Road
 - Meets minimum 425-foot driveway spacing on Midland Boulevard, a 50-mph minor arterial
 - Located outside the influence are of the future roundabout at the Midland Boulevard and Lincoln Road intersection
 - Does not meet minimum 660-foot local road spacing from N Lincoln Road
 - Turn lanes are not warranted based on NCHRP Report 457 turn lane guidelines
 - Anticipated to meet minimum operational thresholds under 2028 total traffic conditions

- The right-turn lanes are expected to reduce vehicle conflicts and potential crashes on US 20/26. However, the northbound approach continues to exceed ITD LOS F threshold but below the 0.90 v/c threshold during the PM peak hour

2.3 With 2022 existing traffic, one unsignalized study area intersection meets NCHRP Report 457 guidelines for the following turn lane:

■ **S Lincoln Road and Middleton Road intersection**

- Southbound left-turn lane

3.0 2028 Background Traffic Conditions

3.1 There are roadway and intersection improvement projects programmed within the study area:

■ ITD is planning to reconstruct and widen US 20/26 to three travel lanes in each direction from the I-84 interchange to Middleton Road by 2023 according to the FY 2022-2028 *Idaho Transportation Investment Program* (ITIP) (Key No. 22165)

- The Middleton Road and US 20/26 is programmed to be widened with the project

■ ITD is planning to reconstruct and widen US 20/26 from Middleton Road to Star Road. This improvement is programmed for design but not for construction (Key No. 23337) until 2025

- The Midland Boulevard and US 20/26 is programmed to be signalized with the project

3.2 2028 background traffic was estimated by extrapolating the 2022 existing traffic counts with the following annual growth rates based on the traffic forecasts from the Community Planning Association of Southwest Idaho (COMPASS) travel demand model and past TIS in the area:

- 2% on US 20/26 and Middleton Road
- 3% on Lincoln Road and Midland Boulevard

3.3 Off-site traffic from eight in-process developments in the vicinity of the site was also included in 2028 background traffic:

■ Saddleback (formerly Wagon Wheel Subdivision)

- A 146-dwelling unit residential development northwest of the Skyway Street and Middleton Road intersection
- Planning to construct one-half of Skyway Street along the site frontages to Middleton Road
- The development is under construction, with 51 dwelling units constructed at the time traffic counts were obtained

■ Masterson Ranch Subdivision

- A 175-dwelling unit residential development located southwest of the Skyway Street and Middleton Road intersection
- Planning to construct one-half of Skyway Street along the site frontages to Middleton Road

■ Shadow Glen Subdivision

- A proposed mixed-use development located northwest of the Linden Road and Middleton Road intersection, containing 323 single-family dwelling units and 23,900 square feet of commercial space

■ Mason Creek Subdivision

- A multi-phased mixed-use development containing 401 single-family and 96 multifamily dwelling units located directly south of the site
- The development has constructed one-half of Skyway Street east of Middleton Road

■ Sunpro Madden Lumberyard

- 111,000 square feet of building space for lumberyard operations and manufacturing located north of US 20/26 west of the existing site
- The development is planning to construct the north leg of the future Santa Ana Avenue and US 20/26 intersection

4.0 2028 Build-Out Total Traffic Conditions

4.1 With 2028 build-out year total traffic, one study area intersection is anticipated to exceed minimum operational thresholds analyzed with the existing intersection control and lane configuration or with the improvements needed under prior traffic analysis conditions. The intersection and mitigation improvements are:

■ **Middleton Road and US 20/26 intersection**

- The intersection is anticipated to meet ITD minimum operational thresholds, except for one lane group:
 - The eastbound left-turn lane group is anticipated to operate with a v/c ratio of 0.92 during the PM peak hour, slightly exceeding the 0.90 ITD threshold
- No additional improvements are proposed to mitigate 2028 build-out year total traffic operations
 - This minor deficiency is anticipated to occur only during the peak 15-minute period and meet ITD threshold during the remainder of the weekday

4.2 With 2028 total traffic, one study unsignalized study area intersection meets NCHRP Report 457 guidelines for the following additional turn lane:

■ **S Lincoln Road and Middleton Road intersection**

- Northbound right-turn lane

4.3 According to the preliminary site plan, the Midland Boulevard and Lincoln Road intersection is planned to be reconstructed as a single-lane roundabout. However, a roundabout is not required based on the 2028 total traffic projection and analysis results

■ Right-of-way should be preserved for future roundabout

- The roundabout should be designed to accommodate heavy truck traffic generated by the gravel pit operations within the area

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1.1 Proposed Development

Figure 1.2 shows the revised preliminary site plan with the proposed site access locations. Lincoln Shores Subdivision is a proposed residential development anticipated to contain 270 single-family lots. The expected build-out year is 2028 but may change depending on the market conditions. Based on the preliminary site plan, the development is planning to construct three approaches on Lincoln Road and one approach on Midland Boulevard aligning with S Lincoln Road for site access. A roundabout is planned at the north intersection of Lincoln Road and Midland Boulevard.

Figure 1.2 – Preliminary Site Plan



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2.0 EXISTING CONDITIONS

2.1 Roadway Network, Intersection Control, and Lane Configuration

A brief description of the existing roadways within the study area is summarized in **Table 2.1** below. The roadway functional classification is based on the 2019 City Functional Classification Map and the ITD iPlan OpenData ArcGIS database. **Figure 2.1** summarizes the study area intersection control and lane configuration.

Table 2.1 – Existing Roadway Characteristics

Roadway	Functional Classification	Number of Lanes	Posted Speed Limit (mph)	Pedestrian Facilities
US 20/26	Expressway (Statewide Route)	2-3	55	<ul style="list-style-type: none"> • Sidewalk along developed frontages
Middleton Rd	Principal Arterial	2	50	<ul style="list-style-type: none"> • Sidewalk along developed frontages
Lincoln Rd	Minor Arterial	2	50	<ul style="list-style-type: none"> • No sidewalk or bicycle lanes
Midland Blvd	Minor Arterial	2	50 north / 45 south of US 20/26	<ul style="list-style-type: none"> • No sidewalk or bicycle lanes

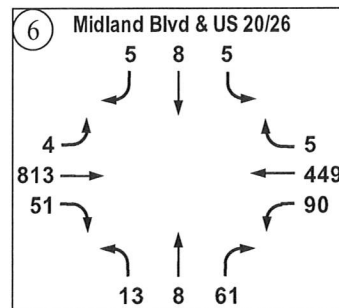
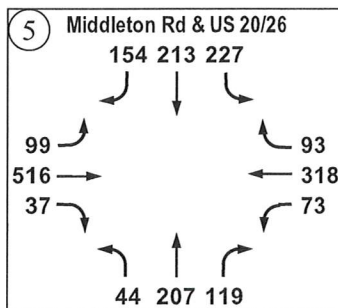
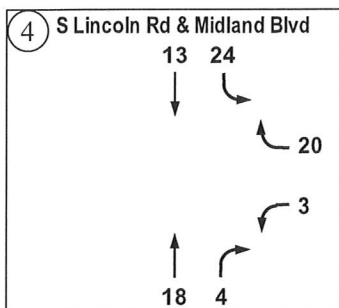
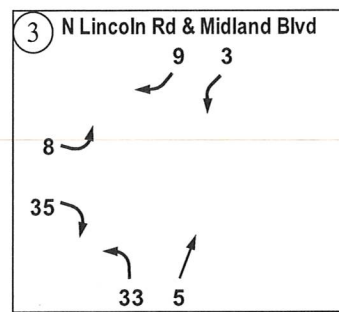
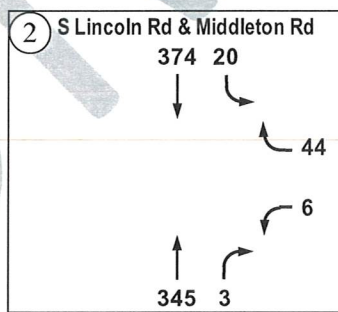
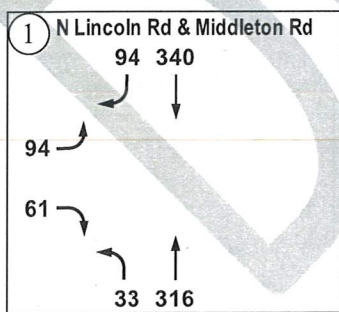
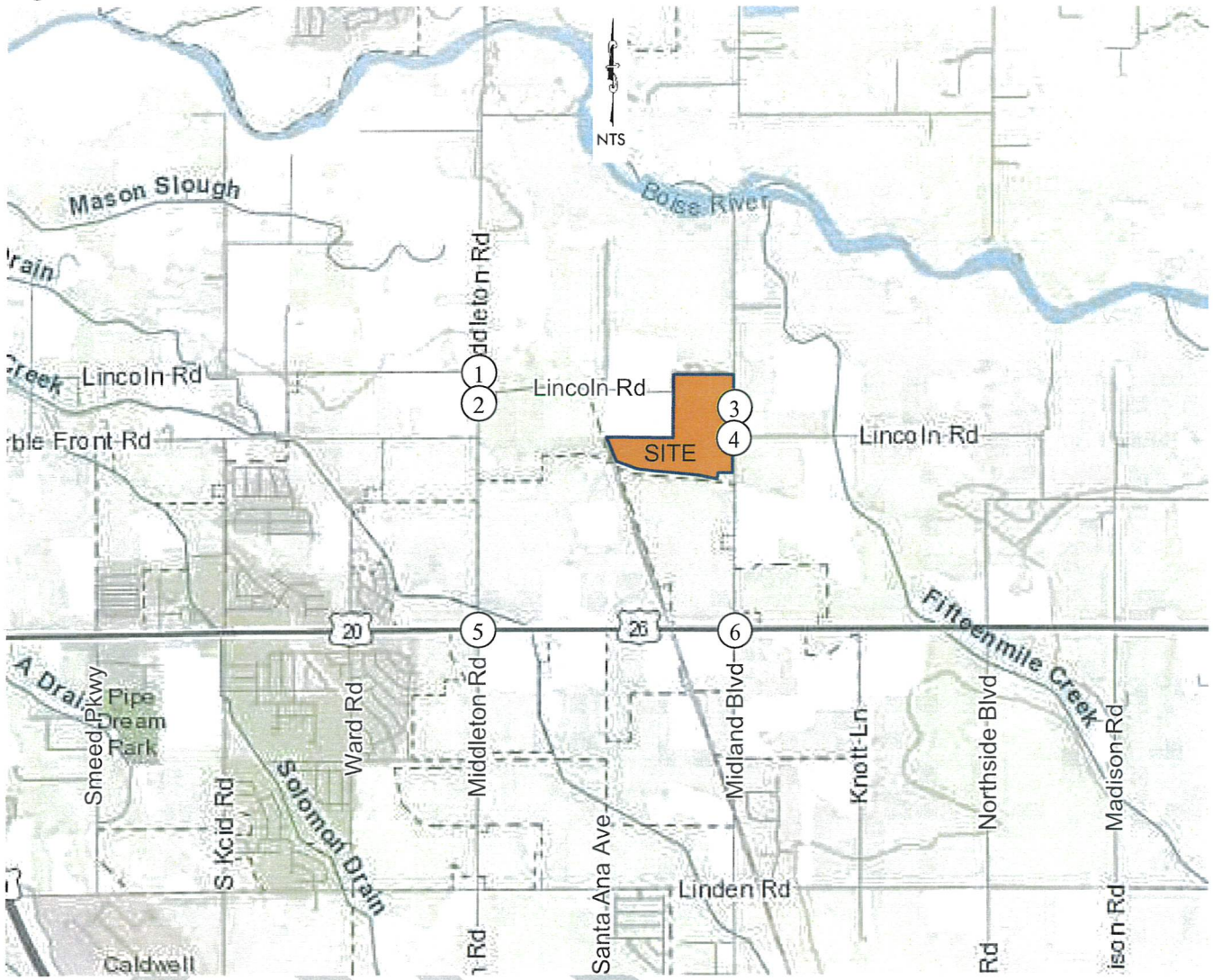
2.2 Existing Traffic Volumes

Weekday AM and PM peak hour traffic counts for the study area intersections were obtained between August 30 to September 8, 2022, with the exception of one intersection. The Middleton Road and US 20/26 intersection peak hour traffic counts were collected on February 24, 2022. The peak hour intersection turning movement counts were collected on a weekday for a 2-hour period at 15-minute intervals between 7:00 and 9:00 during the AM peak hour and between 4:00 and 6:00 PM during the PM peak hour. Existing intersection turning movement counts are included in the appendix. **Figure 2.2** and **Figure 2.3** summarize the existing 2022 peak hour traffic.

2.3 Intersection Crash Data

The most current five-year (2017-2021) crash data for the study area intersections was obtained from the Local Highway Technical Assistance Council (LHTAC) website (<http://gis.lhtac.org/safety/>). **Table 2.2** summarizes the crash data for the study area intersection. Review of the historical crash data shows no major crash patterns at the study area intersections on Lincoln Road. The Middleton Road and Midland Boulevard intersections on US 20/26 have high crash frequencies, which are likely due to high volumes and speed on US 20/26. The crash rates for these intersections are less than 1.00 crashes per million entering vehicles (ACC/MEV). Future roadway widening and intersection improvements on US 20/26 will likely improve operations and safety.

Figure 2.2 – 2022 Existing AM Peak Hour Traffic



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Table 2.2 – Intersection Crash Data (2017-2021)

Intersection		Total Crashes	Crash Severity			Comments	Crash Rate (ACC/MEV)
			PDO	Injury	Fatal		
①	N Lincoln Rd and Middleton Rd	7	4	3	0	<ul style="list-style-type: none"> • 5 (71%) crashes in NB direction, 4 of which rear-ends • 6 (86%) crashes due to failure to yield, following too close, or inattentive driving • 3 (43%) crashes occurred on Sundays 	0.32
②	S Lincoln Rd and Middleton Rd	9	8	1	0	<ul style="list-style-type: none"> • 6 (67%) rear-end crashes, 5 in SB direction • 1 angle-turning crash due to alcohol impairment • All reported crashes due to inattentive driving, following too close, failure to yield, or distraction 	0.23
③	N Lincoln Rd and Midland Blvd	1	0	1	0	<ul style="list-style-type: none"> • Road departure crash due to overcorrection while negotiating curve 	0.39
④	S Lincoln Rd and Midland Blvd	No crashes reported at this intersection					
⑤	Middleton Rd and US 20/26	52	37	15	0	<ul style="list-style-type: none"> • 8 (15%) angle crashes, 32 (62%) rear-end crashes • 40 (77%) crashes on US 20/26 approaches • 42 (81%) crashes due to failure to yield, following too close, or inattention • 21 (40%) crashes during 7-9 AM and 4-6 PM periods 	0.85
⑥	Midland Blvd and US 20/26	32	20	12	0	<ul style="list-style-type: none"> • 22 (69%) angle crashes, 4 (13%) rear-end crashes • 15 (47%) crashes in NB direction • 22 crashes due to failure to yield, following too close, or inattentive driving • 12 (38%) crashes from 10AM – 1 PM 	0.69

2.4 Intersection Operations

To determine the existing traffic operations, the study area intersections were analyzed with the existing intersection control and lane configuration and 2022 peak hour traffic. Copies of the analysis reports are included in the appendix. **Table 2.3** summarizes the intersection capacity analysis results. Two study area intersections currently exceed minimum operational thresholds:

- N Lincoln Road and Middleton Road intersection
- Midland Boulevard and US 20/26 intersection

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Lincoln Road realignment. The following turn lanes are warranted based on 2022 existing PM peak hour traffic volumes and NCHRP Report 457 turn lane guidelines:

- Southbound right-turn lane
- Northbound left-turn lane

Table 2.4 summarizes the intersection mitigation analysis results. The warranted turn lanes are anticipated to sufficiently mitigate the intersection to meet City and CHD4 LOS D threshold and are proposed as interim improvements.

Table 2.4 – N Lincoln Road and Middleton Road Intersection – 2022 Existing Traffic Mitigation

Intersection	Control / Lane Mitigation	Lane Group	AM Peak Hour			PM Peak Hour		
			LOS	Delay [s/veh]	v/c Ratio	LOS	Delay [s/veh]	v/c Ratio
① N Lincoln Rd and Middleton Rd		EB	B	13	0.28	C	20	0.32
		NBL	A	8	0.03	A	9	0.05
		NBT	-	-	-	-	-	-
		SBT	-	-	-	-	-	-
		SBR	-	-	-	-	-	-

S Lincoln Road and Middleton Road Intersection

The S Lincoln Road and Middleton Road intersection currently operates at LOS C or better during the peak hours, meeting minimum operational thresholds. The following turn lane is warranted based on NCHRP Report 457 turn lane guidelines under 2022 existing peak hour conditions:

- Southbound left-turn lane

Table 2.5 summarizes the intersection mitigation analysis results. The intersection continues to meet minimum operational thresholds with the southbound left-turn lane.

Table 2.5 – S Lincoln Road and Middleton Road Intersection – 2022 Existing Traffic Mitigation

Intersection	Control / Lane Mitigation	Lane Group	AM Peak Hour			PM Peak Hour		
			LOS	Delay [s/veh]	v/c Ratio	LOS	Delay [s/veh]	v/c Ratio
② S Lincoln Rd and Middleton Rd		WB	B	12	0.09	C	15	0.22
		NBTR	-	-	-	-	-	-
		SBL	A	9	0.02	A	9	0.02
		SBT	-	-	-	-	-	-

Midland Boulevard and US 20/26 Intersection

The northbound approach of the Midland Boulevard and US 20/26 intersection currently operates at LOS F during the PM peak hour, exceeding ITD minimum operational thresholds. The following turn lanes are warranted based on ITD right-turn lane guidelines under 2022 existing peak hour conditions:

- Eastbound right-turn lane
- Westbound right-turn lane

Table 2.6 summarizes the intersection mitigation analysis results. With the right-turn lanes, the northbound approach continues to operate at LOS F but under capacity. No additional improvements are proposed as the intersection is programmed to be widened and signalized in 2025. The right-turn lanes would be interim improvements if constructed.

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3.0 2028 BUILD-OUT YEAR BACKGROUND TRAFFIC CONDITIONS

3.1 Roadway Network

According to ITD’s FY 2022-2028 Idaho Transportation Investment Program (ITIP), ITD is planning to reconstruct and widen US 20/26 from I-84 to Middleton Road, *Chinden, I-84 to Middleton, Canyon Co, Key No. 22165*. The project is scheduled for construction in 2022-2023 and includes the following improvements:

- Widen US 20/26 to a six-lane divided highway with a center median
- Upgrade traffic signals and turn lane configurations at existing signalized intersections
- Provide new traffic signals and turn lanes at unsignalized intersections
 - KCID Road and US 20/26 intersection
 - Ward Road and US 20/26 intersection
- Incorporate a 10-ft separated multi-use path along both sides of US 20/26 from Smeed Parkway to Middleton Road

In July 2021, ITD issued a notice to proceed for project Key Number 23337, the ultimate design of US 20/26 from Middleton Road to Star Road as laid out in the US 20/26 Corridor Plan. According to the current ITD Transportation Expansion and Congestion Management (TECM) plan and FY 2023-2029 Draft ITIP, construction funding is not available but is planned for 2025. This section is six miles in length and will include three travel lanes in each direction, a raised median, and detached pedestrian/multi-use pathways. Once local road connectivity is completed for alternative access routes, the following existing intersections on US 20/26 will be restricted with cul-de-sacs:

- Knott Lane
- Madison Road
- Prescott Lane

In addition, the ultimate design project will include signal design of the following intersections:

- Future ½-mile intersection of Santa Ana Avenue
- Midland Boulevard
- Northside Boulevard
- Franklin Boulevard
- 11th Avenue N
- Can-Ada Road
- ½ or full continuous flow intersection (CFI) at Star Road
- ½ CFI at Middleton Road

According to the City of Caldwell August 2022 Active Project Notice, a multilane roundabout is identified at the Lincoln Road and Middleton Road intersection, coupled with the Lincoln Road realignment.

Santa Ana Avenue, the future mid-mile collector street between Middleton Road and Midland Boulevard, is shown in the 2040 City of Caldwell Functional Classification Map as a future collector street from Lincoln Road to Linden Road. By 2030, Santa Ana Avenue is expected to be constructed with the in-process developments. Prior TIS determined traffic signal with US 20/26 widening to five lanes is needed by 2030. **Figure 3.1** summarizes the study area intersection control and lane configurations for 2028 background traffic conditions. These improvements were included in the 2028 background traffic impact analysis.

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3.2 Background Traffic

Background traffic growth from 2022 to 2028 was estimated by extrapolating the existing traffic counts with the following annual growth rates:

- US 20/26 and Middleton Road – 2%
- Lincoln Road and Midland Boulevard – 3%

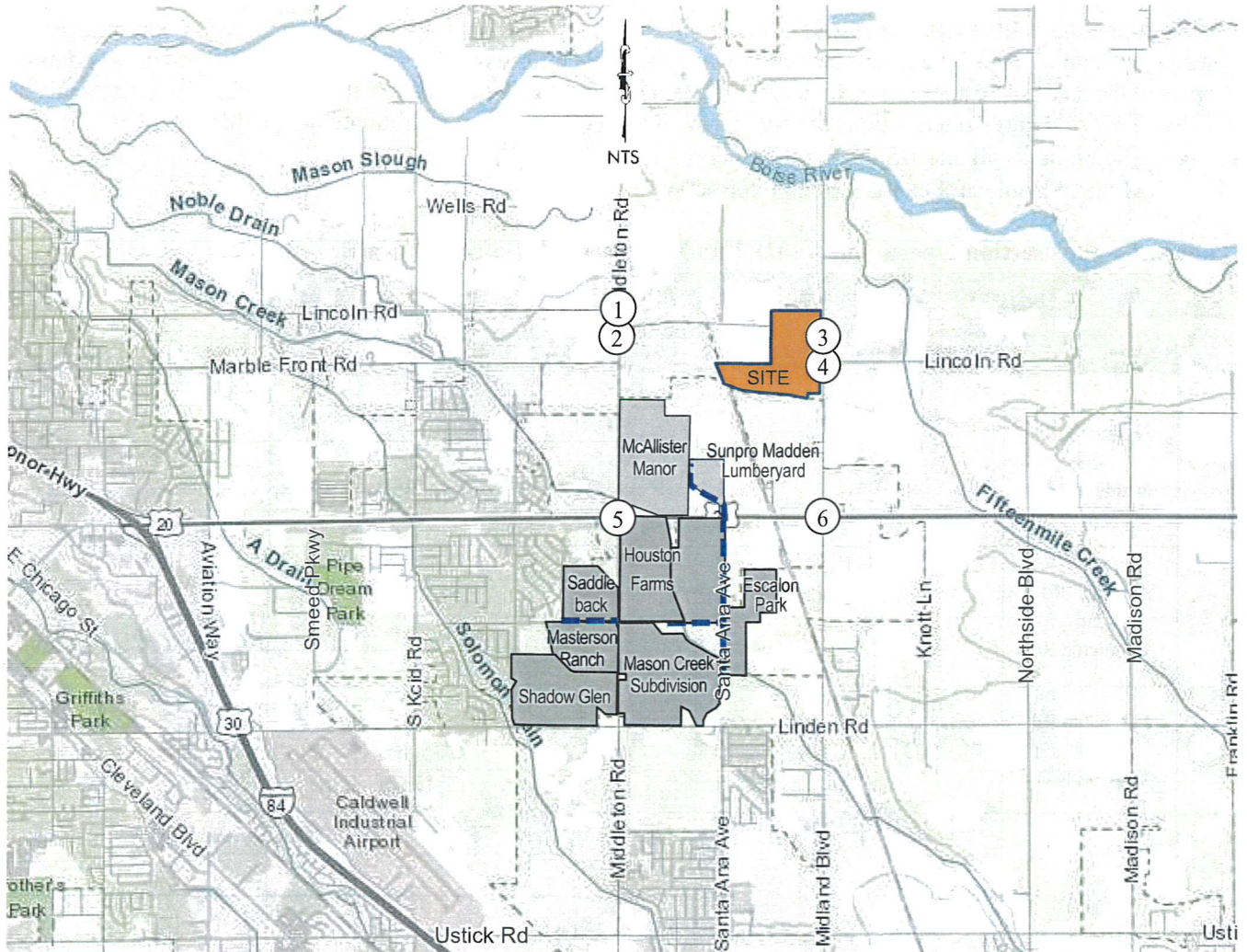
These annual traffic growth rates are based on COMPASS forecasts between 2021 and 2030. COMPASS forecasts are included in the appendix. In addition to the annual traffic growth, off-site traffic generated by eight in-process developments in the area was also included in 2028 background traffic. These in-process developments are:

- Saddleback (formerly Wagon Wheel Subdivision)
 - A 146-dwelling unit residential development located northwest of the Skyway Street and Middleton Road intersection
 - The development is expected to extend one-half of Skyway Street to Middleton Road
 - The development is under construction, with 51 dwelling units constructed as of February 2022
- Masterson Ranch Subdivision
 - A 175-dwelling unit residential development located southwest of the Skyway Street and Middleton Road intersection
 - The development is expected to extend one-half of Skyway Street to Middleton Road
- Shadow Glen Subdivision
 - A proposed mixed-use development located northwest of the Linden Road and Middleton Road intersection, containing 323 single-family dwelling units and 23,900 square feet of commercial space
 - The development proposes one full access on Linden Road and one RIRO access on Middleton Road
- Mason Creek Subdivision
 - A multi-phased mixed-use development containing 401 single-family and 96 multifamily dwelling units located directly south of the site
 - The updated TIS in June 2020 included commercial space; a revised trip generation memorandum was completed in December 2020 with the site land use conversion to all residential land uses
 - The development has constructed one-half of Skyway Street east of Middleton Road
- Sunpro Madden Lumberyard
 - 111,000 square feet of building space for lumberyard operations and manufacturing located north of US 20/26 west of the existing site
 - The development plans to construct the north leg of the Santa Ana Avenue and US 20/26 intersection
- McAllister Manor Subdivision
 - A proposed mixed-use development estimated to contain 219 single-family lots, 103 townhomes, 448 multifamily dwelling units, and 57,000 square feet of commercial
 - The development is proposing two accesses on Middleton Road and will have connectivities to Santa Ana Avenue north of US 20/26
- Houston Farms Subdivision
 - A proposed mixed-use development estimated to contain 25 single-family lots, 94 townhomes, 240 multifamily dwelling units, a convenience store/gas station, and 156,000 square feet of commercial
 - The development is proposing one access on Middleton Road, one access on US 20/26, and two access on Skyway Street
- Escalon Park Subdivision
 - A proposed residential development anticipated to contain 340 single-family lots and 128 multifamily dwelling units
 - The development is planning to construct the south leg of the future Santa Ana Avenue and US 20/26 intersection, as well as Skyway Street and Santa Ana Avenue through the site

Figure 3.2 and **Figure 3.3** summarize the 2028 AM and PM peak hour background traffic at the study area intersections.

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Figure 3.3 – 2028 Build-Out Year PM Peak Hour Background Traffic



1 N Lincoln Rd & Middleton Rd

122	742
90	36
51	797

2 S Lincoln Rd & Middleton Rd

747	24
753	6
13	6

3 N Lincoln Rd & Midland Blvd

5	5
6	17
130	5

4 S Lincoln Rd & Midland Blvd

2	18
84	6
51	1

5 Middleton Rd & US 20/26

134	348	297
193	559	99
240	527	313
188	427	208

6 Midland Blvd & US 20/26

5	2	1
6	993	124
37	1032	107
98	29	107

3.4 Intersection Mitigation

Two study area intersections are anticipated to exceed minimum operational thresholds under 2028 background traffic conditions. No additional study area intersection warrants a turn lane based on NCHRP Report 457 turn lane guidelines. The intersections, operational deficiencies, and mitigation improvements are summarized below.

Middleton Road and US 20/26 Intersection

The Middleton Road and US 20/26 intersection is anticipated to operate at LOS F with an overall intersection v/c ratio greater than 0.90 during the peak hours, exceeding ITD minimum operational thresholds. In addition, multiple lane groups have v/c ratios greater than 1.00, exceeding ITD 0.90 threshold during the peak hours.

ITD issued a notice to proceed for project Key Number 23337, the ultimate design of US 20/26 from Middleton Road to Star Road as laid out in the US 20/26 Corridor Study. This section is six miles in length and will include three travel lanes in each direction, a raised median, and detached pedestrian/multi-use pathways. The ultimate design of the US 20/26 corridor at the Middleton Road intersection included the following lane configuration as laid out in the 2019 US 20/26 Traffic Analysis Report:

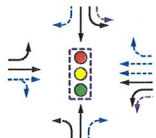
- One left-turn lane, three through lanes, and one right-turn lane on the US 20/26 approaches
- Two left-turn lanes, two through lanes, and one right-turn lane on the Middleton Road approaches

The ultimate lane configuration is not needed under 2028 background traffic conditions. Therefore, the following interim improvements are needed to mitigate 2028 background traffic operations:

- One left-turn lane, one through lane, and one shared through/right-turn lane on the eastbound approach
- Two left-turn lanes, three through lanes, and one right-turn lane on the westbound approach
 - Widening on Middleton Road will be needed to have two receiving lanes
- One left-turn lane, one through lane, and one right-turn lane on the northbound approach
- Two left-turn lanes, one through lane, and one right-turn lane on the southbound approach
 - Widening on US 20/26 will be needed to have two receiving lanes
- Signal modifications

Table 3.2 summarizes the intersection mitigation analysis results. The intersection is anticipated to meet minimum operational threshold, except for one lane group. The eastbound left-turn lane group is anticipated to operate with a v/c ratio of 0.92 during the PM peak hour, exceeding the ITD 0.90 threshold. This minor deficiency is anticipated to occur only during the peak 15-minute period and meet ITD threshold during the remainder of the weekday. No additional improvements are proposed to reduce the v/c for the eastbound left-turn lane group.

Table 3.2 – US 20/26 and Middleton Road Intersection – 2028 Background Traffic Mitigation

Intersection	Control / Lane ITIP Improvements Mitigation	Intersection or Lane Group	AM Peak Hour			PM Peak Hour		
			LOS	Delay [s/veh]	v/c Ratio	LOS	Delay [s/veh]	v/c Ratio
5 Middleton Rd and US 20/26		Intersection	D	47	0.67	E	56	0.71
		EBL	F	92	0.88	F	98	0.92
		EBT	B	14	0.56	C	21	0.55
		EBR	B	14	0.56	C	22	0.56
		WBL	E	75	0.81	F	84	0.89
		WBT	B	12	0.22	C	28	0.32
		WBR	B	13	0.27	C	31	0.48
		NBL	D	45	0.47	D	53	0.71
		NBT	E	71	0.85	F	87	0.94
		NBR	F	82	0.91	E	58	0.54
		SBL	F	86	0.89	F	96	0.88
		SBT	D	53	0.63	E	63	0.73
		SBT	D	49	0.52	D	53	0.33

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4.0 2028 BUILD-OUT YEAR TOTAL TRAFFIC CONDITIONS

4.1 Roadway Network

The study area roadways and intersections are expected to remain the same as mitigated 2028 background traffic conditions. Lincoln Shores Subdivision is planning to construct the west leg of the S Lincoln Road and Midland Boulevard intersection, as well as constructing three approaches on Lincoln Road for site access. **Figure 4.1** summarizes the external study area intersection control and lane configurations for 2028 total traffic conditions.

While the development is reserving right of way for the future roundabout of the N Lincoln Road and Midland Boulevard intersection, the roundabout is not anticipated to be constructed until needed for operational purposes.

4.2 Site Traffic

4.2.1 Trip Generation

Site trip generation is estimated using the procedures recommended in the latest edition of the Trip Generation Manual (11th Edition), published by the Institute of Transportation Engineers, in the absence of site-specific data. **Table 4.1** summarizes the build-out site trip generation. At full build-out, Lincoln Shores Subdivision is estimated to generate 2,516 trips per weekday, 184 trips during the AM peak hour, and 253 trips during the PM peak hour.

Table 4.1 – Build-Out Site Trip Generation Summary

Land Use	ITE Code	Size	Unit	Period	Total Trips	Entering		Exiting	
						Percentage	Trips	Percentage	Trips
Single-Family Detached Housing	210	270	DU	Weekday Daily (vpd)	2,516	50%	1,258	50%	1,258
				AM Peak Hour (vph)	184	26%	47	74%	137
				PM Peak Hour (vph)	253	63%	159	37%	94

4.2.2 Trip Capture

Based on the proposed land uses and ITE methodologies, the development is not expected to retain trips internally within the site.

4.2.3 Pass-By Trips

The development is not expected to generate pass-by trips. No pass-by trips were assumed in the traffic analysis.

4.2.4 Modal Split

For traffic analysis purposes, all trips generated by the development were assumed to be made by personal and commercial vehicles. Some schoolchildren residing within the development are anticipated to walk/bike to/from the existing schools in the area.

4.2.5 Trip Distribution and Assignment

Site traffic was distributed and assigned to the external roadway system based on current travel patterns, site layout, and the general location of the site within the area. **Figure 4.1** shows the expected site traffic distribution patterns. **Figure 4.2** and **Figure 4.3** summarize the estimated AM and PM peak hour site traffic at the external intersections.

4.3 Total Traffic

The build-out site traffic is then added to the 2028 background traffic as determined above to obtain the 2028 total traffic. **Table 4.2** summarizes the proportionate share of the site traffic at each study area intersection. **Figure 4.4** and **Figure 4.5** summarize the estimated 2028 peak hour total traffic at the study area intersections.

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Table 4.2 – Build-Out Site Traffic Percentage at Study Area Intersections

Intersection	% Site Traffic of 2028 Total Traffic		
	AM Peak	PM Peak	Average
① N Lincoln Rd and Middleton Rd	1.5%	1.3%	1.4%
② S Lincoln Rd and Middleton Rd	3.8%	3.4%	3.5%
③ N Lincoln Rd and Midland Blvd	22.2%	21.5%	21.8%
④ S Lincoln Rd and Midland Blvd	59.7%	55.7%	57.3%
⑤ US 20/26 and Middleton Rd	1.7%	2.1%	1.9%
⑥ Midland Blvd and US 20/26	5.4%	6.7%	6.1%

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Figure 4.3 – 2028 Build-Out Year AM Peak Hour Site Traffic

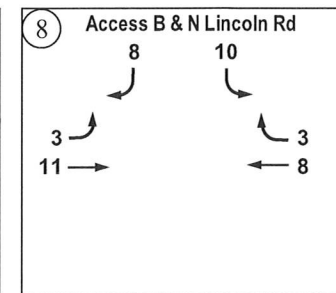
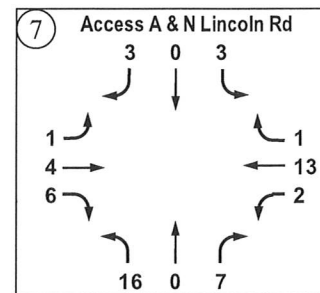
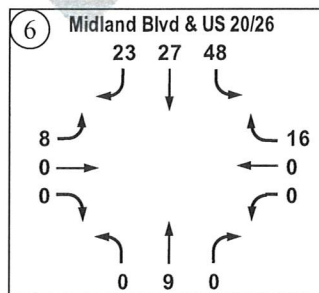
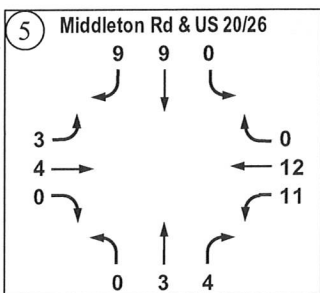
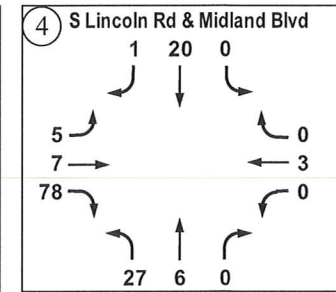
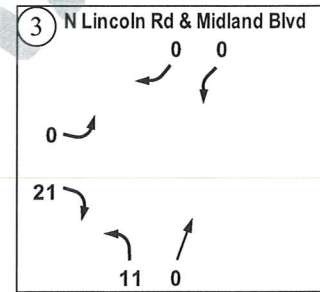
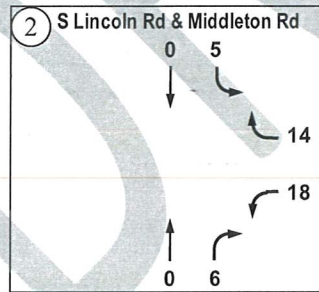
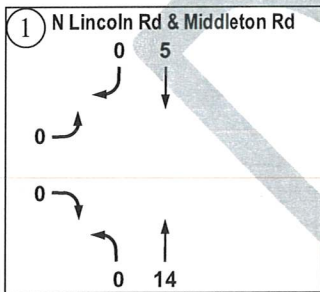
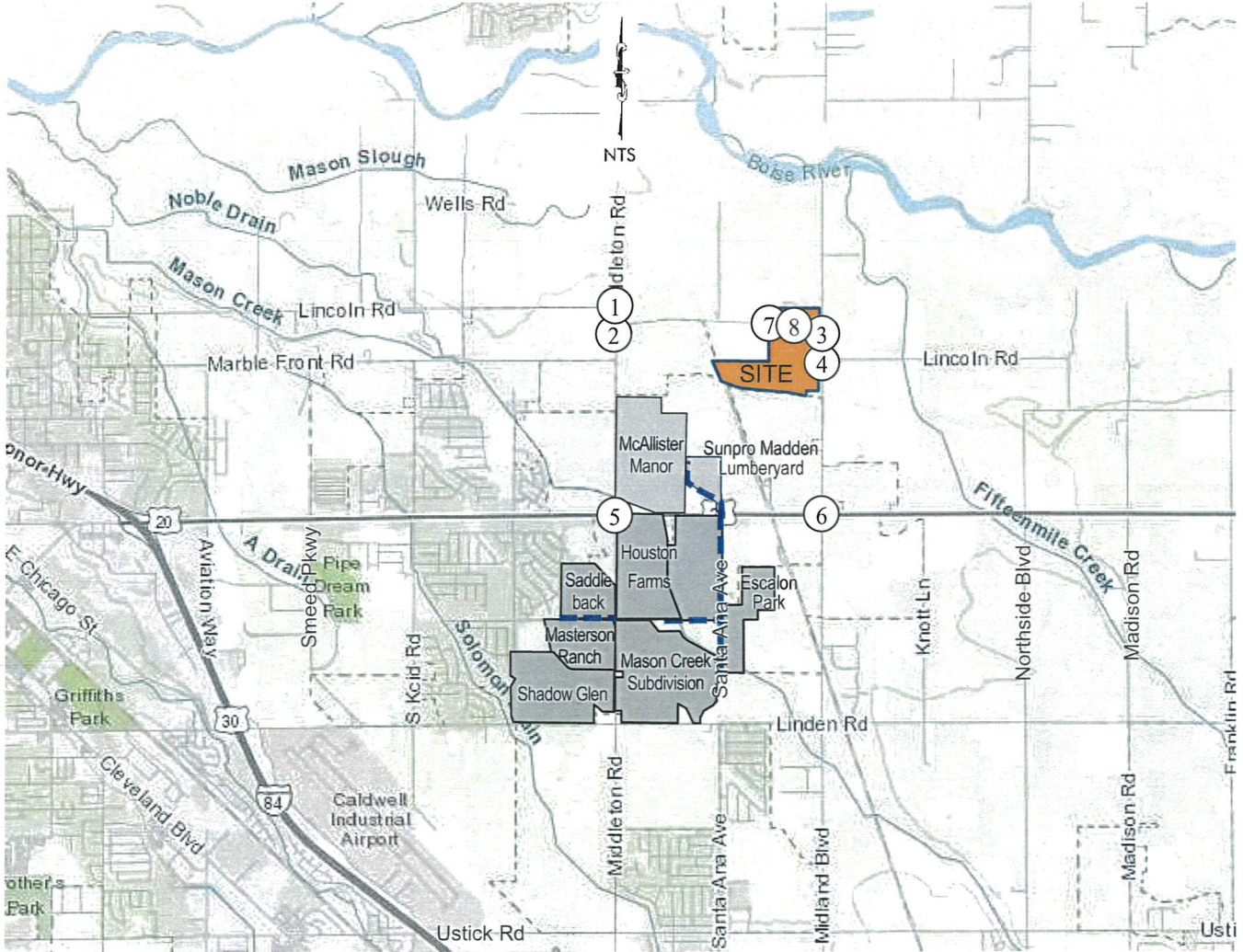
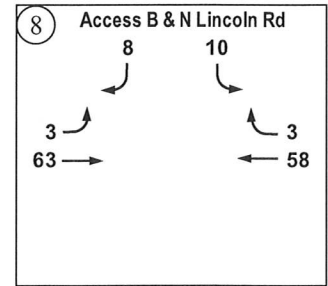
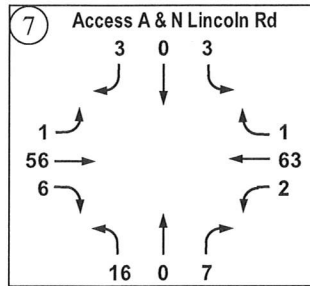
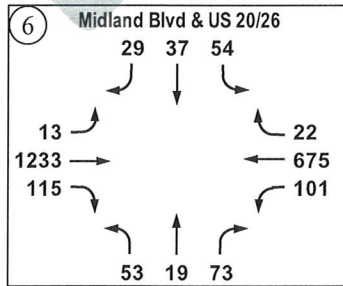
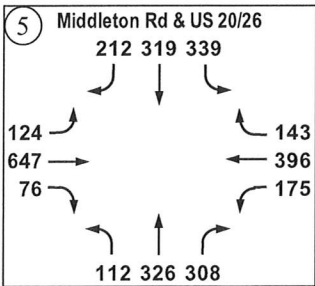
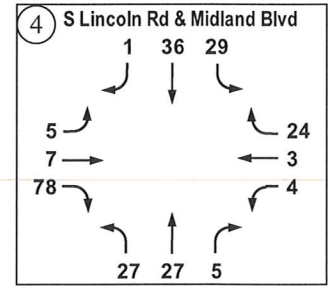
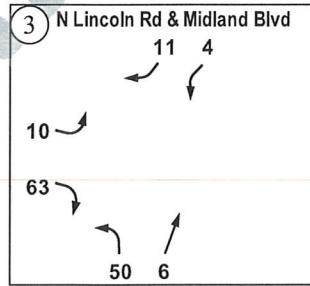
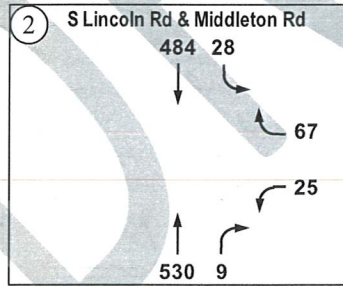
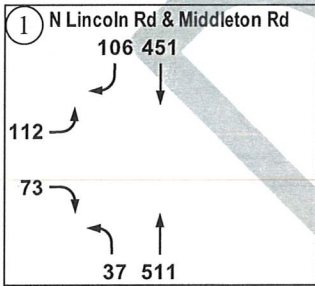
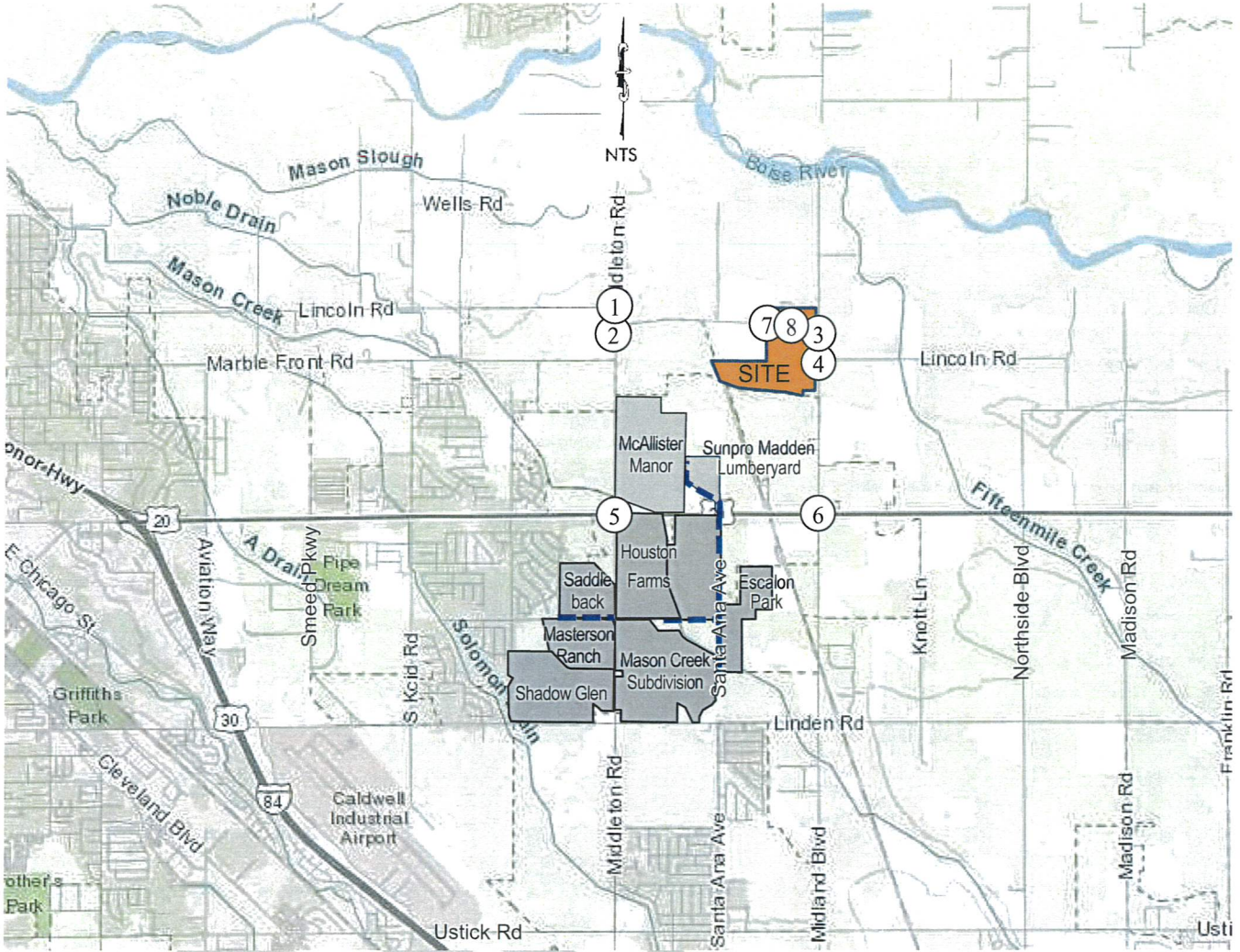


Figure 4.5 – 2028 Build-Out Year AM Peak Hour Total Traffic



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4.4 Intersection Operations

To determine the 2028 total traffic operations, the study area intersections were analyzed with the existing intersection control and lane configuration or with the mitigation improvements need under 2022 existing and 2028 background traffic conditions. Copies of the analysis reports are included in the appendix. **Table 4.3** summarizes the intersection capacity analysis results. One study area intersection is anticipated to continue to exceed ITD minimum operational thresholds under 2028 total traffic conditions:

- Middleton Road and US 20/26 intersection

Table 4.3 – Intersection Operations – 2028 Build-Out Year Total Traffic

Intersection	Control / Lane 2022 Mitigation ITIP Improvements 2028 Background Mitigation	Intersection or Lane Group	AM Peak Hour			PM Peak Hour		
			LOS	Delay [s/veh]	v/c Ratio	LOS	Delay [s/veh]	v/c Ratio
① N Lincoln Rd ¹ and Middleton Rd		EB	C	18	0.41	D	27	0.46
		NBL	A	9	0.04	B	11	0.08
		NBT	-	-	-	-	-	-
		SBT	-	-	-	-	-	-
		SBR	-	-	-	-	-	-
② S Lincoln Rd ¹ and Middleton Rd		WB	C	16	0.23	C	25	0.44
		NB	-	-	-	-	-	
		SBL	A	10	0.04	B	10	0.06
		SBT	-	-	-	-	-	
③ N Lincoln Rd and Midland Blvd		SWB	A	10	0.02	A	10	0.02
		NB	-	-	-	-	-	
		SB (EB)	A	8	0.01	A	8	0.01
④ S Lincoln Rd and Midland Blvd		EB	A	9	0.10	A	9	0.08
		WB	A	10	0.04	A	10	0.08
		NB	A	7	0.02	A	7	0.06
		SB	A	7	0.02	A	8	0.01
⑤ Middleton Rd and US 20/26		Intersection	D	46	0.67	E	55	0.73
		EBL	F	85	0.87	F	88	0.92
		EBT	B	16	0.59	C	25	0.61
		EBTR	B	16	0.59	C	25	0.61
		WBL	E	70	0.81	F	74	0.87
		WBT	B	13	0.24	C	36	0.36
		WBR	B	14	0.28	C	41	0.51
		NBL	D	42	0.47	D	53	0.73
		NBT	E	65	0.84	F	83	0.94
		NBR	E	75	0.90	E	53	0.56
		SBL	F	92	0.92	F	95	0.89
		SBT	D	50	0.65	E	55	0.69
SBR	D	47	0.54	D	46	0.32		

¹ Intersection exceeds minimum operational thresholds without turn lane

Middleton Road and US 20/26 Intersection

The Middleton Road and US 20/26 intersection is anticipated to meet minimum operational thresholds, except for one lane group. The eastbound left-turn lane group is anticipated to operate with a v/c ratio of 0.92 during the PM peak hour, exceeding the ITD 0.90 threshold. This minor deficiency is anticipated to occur only during the peak 15-minute period during the PM peak hour, and meet thresholds during all other periods of a weekday. Therefore, no additional improvements beyond the improvements needed under 2028 background traffic conditions are proposed to mitigate 2028 build-out total traffic operations.

4.6 Site Access and Circulation

Figure 4.7 shows the proposed site access locations, internal circulation, and ADT estimate for Lincoln Shores Subdivision. The development will construct the west leg of the S Lincoln Road and Midland Boulevard for site access. In addition, the development is constructing three approaches on Lincoln Road for site access, two of which aligning to form the Access A and Lincoln Road intersection.

The site plan shows a future roundabout at the N Lincoln Road and Midland Boulevard intersection. However, the roundabout is not anticipated to be constructed until operationally needed. As summarized in **Table 4.3**, the intersection is anticipated to operate at the LOS A threshold, and a roundabout is not needed by 2028 total traffic conditions.

Site access spacing for the City of Caldwell is based on the access policy adopted by Ada County Highway District (ACHD). According to ACHD access policy, Section 7206.4, the minimum access spacing on S Lincoln Road and Midland Boulevard, 50-mph minor arterial roadways, are:

- Outside the area of influence of a signalized intersection or roundabout
- 660 feet for a full-movement driveway near a signalized intersection
- 660 feet successive spacing of local streets away from a signalized intersection
- 425 feet spacing for driveways away from a signalized intersection

All proposed site access intersections meet full-movement driveway spacing guidelines. However, Access A is 130 feet deficient of the minimum 660-foot local street separation from Access B. Access B meet is also located outside the influence area of the future roundabout at the Midland Boulevard and Lincoln Road intersection. Access C on Midland Boulevard aligns with the existing Lincoln Road to the east is outside the influence area of the future roundabout.

The proposed internal roadways are local streets with front-on housing, with the exception of Access B and Access C roadways. All internal local roadways with front-on housing are expected to carry less than 1,000 vehicles per weekday under build-out conditions. All proposed internal roads should be constructed to the City standards with right-of-way preserved for the future roundabout at the Midland Boulevard and Lincoln Road intersection. Heavy truck traffic generated by the gravel pit operations in the area are expected travel through the roundabout. Therefore, the right-of-way preservation should be sufficient for the designed of the roundabout to accommodate heavy trucks.

The proposed site access intersections were evaluated for turn lanes based on NCHRP Report 457 turn-lane guidelines under 2028 build-out total traffic conditions. Turn lane warrant worksheets are included in the appendix. No turn lanes are warranted at the proposed site access intersections. **Table 4.5** summarizes the site access intersection operations. All proposed site access intersections are anticipated to meet minimum operational thresholds.

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APPENDIX A: Scope of Work

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APPENDIX C: 2017-2021 Crash Data

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APPENDIX E: COMPASS Reports

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APPENDIX G: 2028 Background Synchro Reports

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APPENDIX I: Turn Lane Guidelines Worksheets

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Property Owner Acknowledgement

I, Larry Squires, Parkland Development, LLC, the record owner for real property addressed as APN R3411800000 and R3411900000, am aware of, in agreement with, and give my permission to Breckon Land Design, Inc - Mary Wall & Jon Breckon, 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 _____ day of _____, 20_____

by [Signature] Manager
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

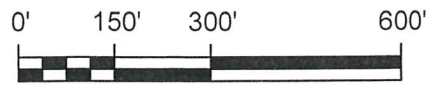
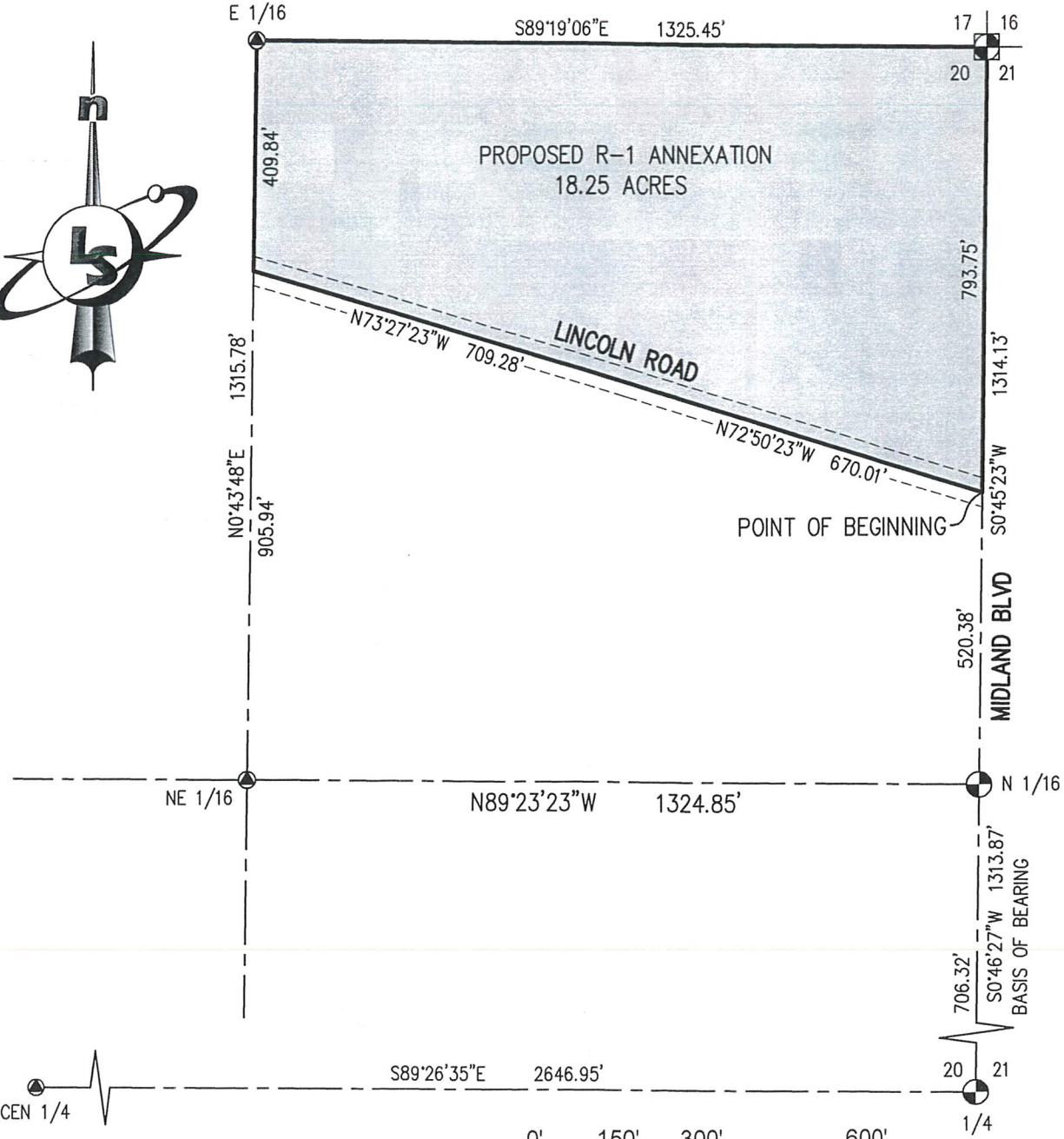
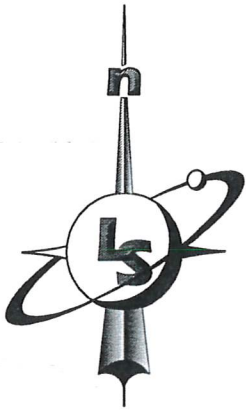
I, Debbie A Taylor, a Notary Public, do hereby certify that on this 31st day of October, 2020, personally appeared before me Larry Squires, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.

[Signature]

NOTARY PUBLIC FOR IDAHO
Residing at Kuna, ID
My Commission Expires 11/30/2023



CITY OF CALDWELL R-1 ANNEXATION
PROPOSED MIDLAND MEADOWS SUBDIVISION
 A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 20
 TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M., CANYON COUNTY, IDAHO



LandSolutions
 Land Surveying and Consulting

231 E. 5TH ST., STE. A
 MERIDIAN, ID 83642
 (208) 288-2040 (208) 288-2557 fax
 www.landsolutions.biz

A-10

Legal Description
City of Caldwell R-1 Annexation
Proposed Midland Meadows Subdivision

A portion of the NE ¼ of the NE ¼ of Section 20, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at a Brass Cap monument marking the southeast corner of said NE ¼ of the NE ¼, from which a Brass Cap monument marking the southeast corner of the NE ¼ of said Section 20 bears S 0°46'27" W a distance of 1313.87 feet;

Thence along the easterly boundary of said NE ¼ of the NE ¼ N 0°45'23" E a distance of 520.38 feet to a point on the centerline of Lincoln Road, the **POINT OF BEGINNING**;

Thence leaving said boundary and along said centerline the following courses and distances:

Thence N 72°50'23" W a distance of 670.01 feet to a point;

Thence N 73°27'23" W a distance of 709.28 feet to a point on the westerly boundary of said NE ¼ of the NE ¼;

Thence leaving said centerline and along said westerly boundary N 0°43'48" E a distance of 409.84 feet to a 5/8 inch diameter iron pin monument marking the northwest corner of said NE ¼ of the NE ¼;

Thence along the northerly boundary of said NE ¼ of the NE ¼ S 89°19'06" E a distance of 1325.45 feet to an Aluminum Cap monument marking the northeasterly corner of said NE ¼ of the NE ¼;

Thence along the easterly boundary of said NE ¼ of the NE ¼ S 0°45'23" W a distance of 793.75 feet to the **POINT OF BEGINNING**.

This parcel contains 18.25 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
November 22, 2022

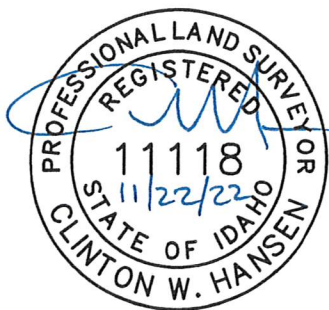
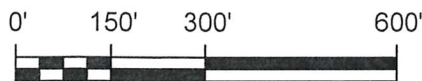
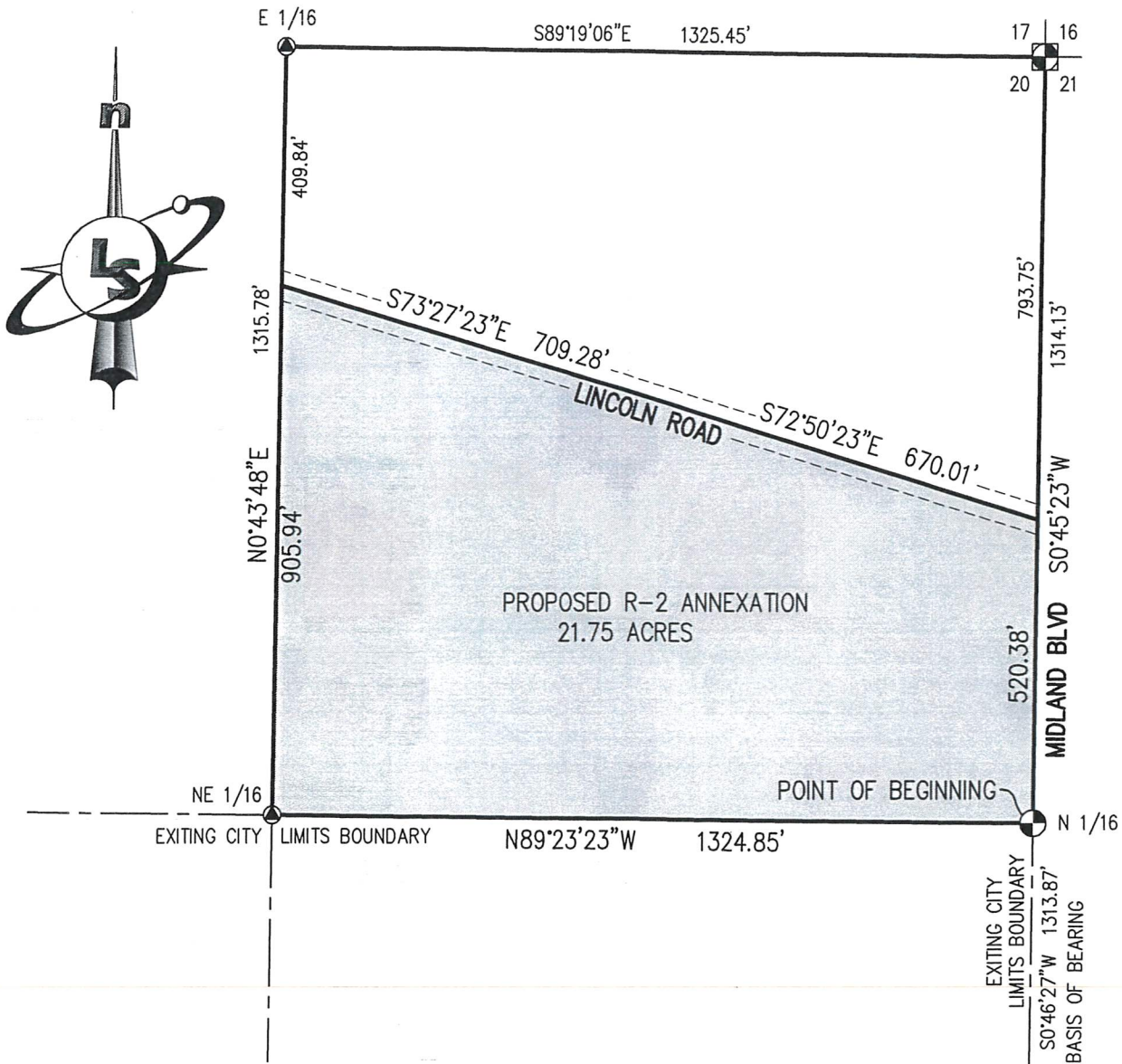


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CITY OF CALDWELL R-2 ANNEXATION

PROPOSED MIDLAND MEADOWS SUBDIVISION

THE NE 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M.
CANYON COUNTY, IDAHO



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

JOB NO. 22-69

A-10

Legal Description
City of Caldwell R-2 Annexation
Proposed Midland Meadows Subdivision

The NE ¼ of the NE ¼ of Section 20, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

BEGINNING at a Brass Cap monument marking the southeast corner of said NE ¼ of the NE ¼, from which a Brass Cap monument marking the southeast corner of the NE ¼ of said Section 20 bears S 0°46'27" W a distance of 1313.87 feet;

Thence along the southerly boundary of said NE ¼ of the NE ¼ N 89°23'23" W a distance of 1324.85 feet to a 5/8 inch diameter iron pin monument marking the southwesterly corner of said NE ¼ of the NE ¼;

Thence along the westerly boundary of said NE ¼ of the NE ¼ N 0°43'48" E a distance of 905.94 feet to a point on the centerline of Lincoln Road;

Thence leaving said boundary and along said centerline the following courses and distances:

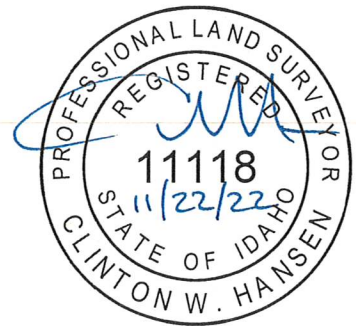
Thence S 73°27'23" E a distance of 709.28 feet to a point;

Thence S 72°50'23" E a distance of 670.01 feet to a point on the easterly boundary of said NE ¼ of the NE ¼;

Thence leaving said centerline and along said easterly boundary S 0°45'23" W a distance of 520.38 feet to the **POINT OF BEGINNING**.

This parcel contains 21.75 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
November 22, 2022



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Legal Description
City of Caldwell Comprehensive Plan Map Addition
Proposed Midland Meadows Subdivision

A portion of the NE ¼ of the NE ¼ of Section 20, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at a Brass Cap monument marking the southeast corner of said NE ¼ of the NE ¼, from which a Brass Cap monument marking the southeast corner of the NE ¼ of said Section 20 bears S 0°46'27" W a distance of 1313.87 feet;

Thence along the easterly boundary of said NE ¼ of the NE ¼ N 0°45'23" E a distance of 520.38 feet to a point on the centerline of Lincoln Road, the **POINT OF BEGINNING**;

Thence leaving said boundary and along said centerline the following courses and distances:

Thence N 72°50'23" W a distance of 670.01 feet to a point;

Thence N 73°27'23" W a distance of 709.28 feet to a point on the westerly boundary of said NE ¼ of the NE ¼;

Thence leaving said centerline and along said westerly boundary N 0°43'48" E a distance of 409.84 feet to a 5/8 inch diameter iron pin monument marking the northwest corner of said NE ¼ of the NE ¼;

Thence along the northerly boundary of said NE ¼ of the NE ¼ S 89°19'06" E a distance of 1325.45 feet to an Aluminum Cap monument marking the northeasterly corner of said NE ¼ of the NE ¼;

Thence along the easterly boundary of said NE ¼ of the NE ¼ S 0°45'23" W a distance of 793.75 feet to the **POINT OF BEGINNING**.

This parcel contains 18.25 acres more or less and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
October 31, 2022



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Legal Description
Comprehensive Plan Amendment Area
Proposed Midland Meadows Subdivision

A portion of the NE ¼ of Section 20, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

BEGINNING at a Brass Cap monument marking the southeast corner of the NE ¼ of said NE ¼, from which a Brass Cap monument marking the southeast corner of the NE ¼ of said Section 20 bears S 0°46'27" W a distance of 1313.87 feet;

Thence along the easterly boundary of said NE ¼ S 0°46'27" W a distance of 706.32 feet to a point;

Thence leaving said boundary N 89°18'33" W a distance of 301.84 feet to a point;

Thence S 50°19'27" W a distance of 15.25 feet to a point;

Thence S 9°58'27" W a distance of 118.40 feet to a point;

Thence N 80°18'47" W a distance of 454.26 feet to a point;

Thence N 84°42'47" W a distance of 1220.88 feet to a point of curvature;

Thence a distance of 194.85 feet along the arc of a 543.70 foot radius curve right, said curve having a central angle of 20°32'00" and a long chord bearing N 74°26'57" W a distance of 193.81 feet to a point of tangency;

Thence N 64°10'47" W a distance of 332.84 feet to a point on the easterly right-of-way of the Oregon Short Line Railroad;

Thence along said right-of-way N 18°47'16" W a distance of 483.30 feet to a point on the westerly boundary of the SW ¼ of said NE ¼;

Thence leaving said right-of-way and along said westerly boundary N 0°40'59" E a distance of 14.42 feet to a 5/8 inch diameter iron pin monument marking the northwest corner of said SW ¼ of the NE ¼;

Thence along the northerly boundary of said SW ¼ of the NE ¼ S 89°21'42" E a distance of 1324.19 feet to a 5/8 inch diameter iron pin monument marking the southwest corner of the NE ¼ of said NE ¼;

Thence along the westerly boundary of said NE ¼ of the NE ¼ N 0°43'48" E a distance of 905.94 feet to a point on the centerline of Lincoln Road;

Thence leaving said boundary and along said centerline the following courses and distances:

Thence S 73°27'23" E a distance of 709.28 feet to a point;

Thence S 72°50'23" E a distance of 670.01 feet to a point on the easterly boundary of said NE ¼ of the NE ¼;

Thence leaving said centerline and along said easterly boundary S 0°45'23" W a distance of 520.38 feet to the **POINT OF BEGINNING**.

This parcel contains 62.66 acres more or less and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
October 31, 2022



Legal Description
Comprehensive Plan Amendment Area
Proposed Midland Meadows Subdivision

A portion of the NE ¼ of Section 20, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

BEGINNING at a Brass Cap monument marking the southeast corner of the NE ¼ of said NE ¼, from which a Brass Cap monument marking the southeast corner of the NE ¼ of said Section 20 bears S 0°46'27" W a distance of 1313.87 feet;

Thence along the easterly boundary of said NE ¼ S 0°46'27" W a distance of 706.32 feet to a point;

Thence leaving said boundary N 89°18'33" W a distance of 301.84 feet to a point;

Thence S 50°19'27" W a distance of 15.25 feet to a point;

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Thence N 84°42'47" W a distance of 1220.88 feet to a point of curvature;

Thence a distance of 194.85 feet along the arc of a 543.70 foot radius curve right, said curve having a central angle of 20°32'00" and a long chord bearing N 74°26'57" W a distance of 193.81 feet to a point of tangency;

Thence N 64°10'47" W a distance of 332.84 feet to a point on the easterly right-of-way of the Oregon Short Line Railroad;

Thence along said right-of-way N 18°47'16" W a distance of 483.30 feet to a point on the westerly boundary of the SW ¼ of said NE ¼;

Thence leaving said right-of-way and along said westerly boundary N 0°40'59" E a distance of 14.42 feet to a 5/8 inch diameter iron pin monument marking the northwest corner of said SW ¼ of the NE ¼;

Thence along the northerly boundary of said SW ¼ of the NE ¼ S 89°21'42" E a distance of 1324.19 feet to a 5/8 inch diameter iron pin monument marking the southwest corner of the NE ¼ of said NE ¼;

Thence along the westerly boundary of said NE ¼ of the NE ¼ N 0°43'48" E a distance of 905.94 feet to a point on the centerline of Lincoln Road;

Thence leaving said boundary and along said centerline the following courses and distances:

Thence S 73°27'23" E a distance of 709.28 feet to a point;

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Thence S 72°50'23" E a distance of 670.01 feet to a point on the easterly boundary of said NE ¼ of the NE ¼;

Thence leaving said centerline and along said easterly boundary S 0°45'23" W a distance of 520.38 feet to the **POINT OF BEGINNING**.

This parcel contains 62.66 acres more or less and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
October 31, 2022



