

# **MEMO**

**Date:** December 15, 2020

**To:** Robb MacDonald, Engineering Department  
Alan Perry, Fire Marshal  
Chris Bryant, Building Department  
Dave Wright, Police Department  
Dave Marston, Mapping Department  
Angie Hopf, Mapping Department  
Jenny Titus, Vallivue School District  
Mark Zirchsky, Pioneer Irrigation District  
Amber Jaquier-Page, Pioneer Irrigation District  
Carl Miller, Compass Idaho  
Tim Richard, Canyon Highway District #4  
Chris Hopper, Canyon Highway District #4  
Stephen Hunt, Valley Regional Transit  
Easement Specialist, Idaho Power  
Mishelle Singleton, Intermountain Gas

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

**RE:** Case Number SUB20-000012 Selah Estates Sub

Please review the attached application and information and provide us with your written input. We request that you e-mail any comments as soon as possible but no later than **Friday, January 8, 2020.**

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

**Case Number SUB20-000012:** A request by Matt Schultz, on behalf of Pine Street LLC, for a Preliminary Plat for Selah Estates Subdivision, a single-family residential development in an R-1 (Low Density Residential) zone on parcel R25052012 containing 18.76 acres and a request to modify the Development Agreement (Selah Estates Development Agreement). The proposed subdivision consists of 53 single-family lots and 12 common lots. The 2040 Comprehensive Plan designates this property as Low Density Residential. The subject property is located on the northwest corner of Homedale Road and 10<sup>th</sup> Avenue.

This case is scheduled to be presented before the **Caldwell Hearing Examiner on Tuesday, January 26, 2021 at 7:00 pm.**

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



# 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 Dev. agreement Amendment

### STAFF USE ONLY:

File Number(s): SUB20-000012  
20-003610 / SUB app-15

Project Name: Selah Estates

Date Filed: 11/4/20 Date Complete: \_\_\_\_\_

Related Files: \_\_\_\_\_

## Subject Property Information

Address: 0 E PAT LNCALDWELL, ID 83605 Parcel Number(s): R2505201200

Subdivision: ORCHARD HEIGHTS Block:     Lot:     Acreage: 18.76 Zoning:    

Prior Use of the Property: R-1 Zoned in 2008, Preliminary Plat Expired

Proposed Use of the Property: R-1 Preliminary Plat

## Applicant Information

Applicant Name: Matt Schultz Phone: \_\_\_\_\_

Address: PO Box 1115 City: Meridian State: ID Zip: 83680

Email: schultzdevelopment@yahoo.com Cell: \_\_\_\_\_

Owner Name: PINE STREET LLC Phone: \_\_\_\_\_

Address: 420 E ELM ST City: CALDWELL State: ID Zip: 83605  
CALDWELL, ID 83605

Email: \_\_\_\_\_ Cell: \_\_\_\_\_

Agent Name: (e.g., architect, engineer, developer, representative) Schultz Development LLC

Address: PO Box 1115 City: Meridian State: ID Zip: 83680

Email: schultzdevelopment@yahoo.com Cell: (208) 880-1695

## Authorization

Print Applicant Name: Matt Schultz

Applicant Signature: \_\_\_\_\_ Date: 11/04/2020

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

AI

November 3, 2020

Mayor Garret Nancolas and City Council  
C/O Caldwell Planning and Zoning Department  
621 Cleveland Boulevard  
Caldwell, Idaho 83605

**RE: Selah Estates Subdivision  
Preliminary Plat and Development Agreement Modification Applications**

Dear Honorable Mayor Nancolas and City Council Members,

On behalf of Schultz Development LLC and Pine Street LLC, this letter is to accompany the Preliminary Plat and Development Agreement Modification applications for the Selah Estates Subdivision. The property consists of 18.74 acres located on the northwest corner of Homedale Road and 10<sup>th</sup> Avenue.

**Site History, Annexation, and Zoning**

The site was previously annexed into the City of Caldwell with R-1 zoning, preliminary plat, and development agreement approval in April 2008. Time extensions to file the final plat were granted until 2013, however the economic conditions were not conducive to proceeding with development during that time. The preliminary plat has since expired, while the R-1 zoning and Development Agreement (**Inst. # 2008023676**) are currently in place.

The site is bordered on the north, east, and south by existing roads with Canyon County home acreages and Canyon County farmland across the streets. The west side of the site is adjacent to Canyon County home acreages.

**Proposed Zoning**

Selah Estates Subdivision is proposed to remain with R-1 zoning as approved in 2008.

**Preliminary Plat Statistics**

The submitted preliminary plat consists of 53 building lots and 12 common lots on 18.74 acres. The site statistics are as follows:

Gross Density:	2.83 DU/AC
Minimum Lot Size:	8,192 SF
Maximum Lot Size:	16,815 AF
Average Lot Size:	9,365 SF

Common Open Space: 4.01 Acres – 21.4% (Total)  
Qualified Open Space: 1.61 Acres – 8.6%

**Lot Sizes**

The lot sizes of Selah Estates exceed the R-1 zoning ordinance dimensional standards and have the following size distribution:

8,000 – 8,999 SF	28 - 53%
9,000 – 9,999 SF	10 - 19%
10,000 SF+	15 - 28%
Total	53

**Roadways and Buffers:**

Homedale Road and 10<sup>th</sup> Avenue will be widened adjacent to the property within 40-feet of right-of-way dedicated to the City of Caldwell. Homedale and 10<sup>th</sup> Avenue will have vertical curb/gutter, and 5-foot-wide detached sidewalks. In addition, an additional 11.5 feet of right-of-way will be dedicated for the construction of a right-turn lane on southbound 10<sup>th</sup> Avenue at Homedale. Both Homedale and 10<sup>th</sup> Avenue will have 20-foot-wide landscape buffers with 6-foot tan vinyl fence on top of 2-foot high berms on the common lot line.

Pat Lane will be widened within 26.5 feet of right-of-way dedicated to the City of Caldwell. Pat Lane will have vertical curb/gutter, and 5-foot-wide detached sidewalks. Pat Lane will have a 15-foot-wide landscape buffer with a 6-foot tan vinyl fence on top of a 2-foot-high berm on the common lot line.

The interior roads will be within 53 feet of right-of-way dedicated to the City of Caldwell and will have roll curb/gutter and 5-foot-wide attached sidewalks.

The lots on the west property abutting County acreage lots all exceed 10,000 SF and are at least 140-feet-deep for extra building setback. The rear lot line of these lots will be provided with a 6-foot tan vinyl fence on top of 2-foot-high berms.

The site entrance is from 10<sup>th</sup> Avenue, located midway between Pat Lane and Homedale Road approximately 660 feet from each intersection to providing ample intersection spacing on the 10<sup>th</sup> Avenue. The other site access onto Pat Lane is Emergency Only with locking bollards for the Fire Department while allowing pedestrian access to Pat Lane.

**Phasing and Amenities:**

The site is proposed to be developed in a single phase with ample landscaping, pathways, a playground, and a covered sitting area as shown on the Landscape Plan.

**City Utilities:**

Existing City of Caldwell sewer is located approximately 1,000 feet north in 10<sup>th</sup> Avenue and will be extended to the site within the existing right-of-way. Existing City of Caldwell water is adjacent to the site in 10<sup>th</sup> Avenue. All lots will be provided with City sewer and water mains/services within the new interior public roads.

**Pressure and Gravity Irrigation:**

The Boise Project Board of Control/Wilder Irrigation District delivers water to a large multi-headgate structure on Homedale Road adjacent to the property. The structure will be relocated outside of the new right-of-way and all existing deliveries will be maintained to adjacent properties.

A pressure irrigation pump station will be construction near the headgate structure to service this property with pressure irrigation mains and services to every lot.

**Site Architecture**

Attached are preliminary architectural concepts for some of the proposed homes of Selah Estates in conformance with the architectural guidelines of Section 2.1.40 in the original Development Agreement. Additional styles may be implemented by the builder team within the same guidelines according to the market demand. The Development Agreement also specifies an 1,800 SF minimum house size for single-story homes and 2,000 SF minimum house size for two-story homes, which will be complied with.

**Development Agreement Modification**

The Development Agreement recorded on April 30, 2008, Canyon County Records, Instrument #2008023676 has 48 Conditions of the Annexation and Zone Classification in Article 2.1. Due to the updated preliminary plat, revised city street standards, and some minor developer-requested revisions, Section 2.1 of the Development Agreement is requested to be modified as such:

- 1 - 5                    No Change
- 6                        Revise to "24.5 feet from centerline to back-of-curb..."
- 7                        Revise to "26.5 foot one half width right-of-way..."
- Revise to "5-foot-wide sidewalks"
- 8                        Delete. The frontage improvements for the "Out Parcel" will be required as a condition of approval of any new development on the Gardiner Parcel and not as a condition of approval of the Selah Estates property.
- 9 - 10                 No Change
- 11                      Revise to "Fifty-Three (53) foot right-of-way..."
- Revise to "5-foot wide sidewalks"
- 12 - 13                No Change

- 14 Delete and replace with the Right-Hand Turn Lane requirement at Homedale and 10<sup>th</sup>
- 15 - 36 No Change
- 37 Delete due to single-phase construction
- 38 - 39 No Change
- 40 (c) Delete roof pitch requirement (C) due to modern style options with variable pitches. Keep items remaining items "a" through "o".
- 41 No Change
- 42 Delete "meandering" and replace with "detached 5-foot-sidewalk"
- 43 Delete "varying ratios of 2:1 to 3:1" and replace with "maximum of 2:1" since some slopes may provide the desired berm at a flatter slope than 3:1
- 44 No Change
- 45 Delete and replace with "20-foot-wide paved driveway and water/sewer service stubs within a 30-foot-wide lot to be deeded to the adjacent owner"
- 46 Delete "Lea Way" and replace with "Emergency access road consisting of 20-foot-wide paved access and lockable bollards within a 30-foot-wide common lot"
- 47 Update with new landscape plan
- 48 Update Exhibit
- Add 49** All lots (13) abutting the west property line will be required to have single-story houses.

**Conclusion:**

The proposed Preliminary Plat and Modified Development Agreement applications for the Selah Estates Subdivision carefully considered all aspects of the Caldwell Zoning Ordinance, site location, surrounding neighborhoods, and the housing market in Caldwell to develop a high-quality residential development that exceeds the minimum development standards and provides excellent design characteristics. We respectfully request your approval of these applications.

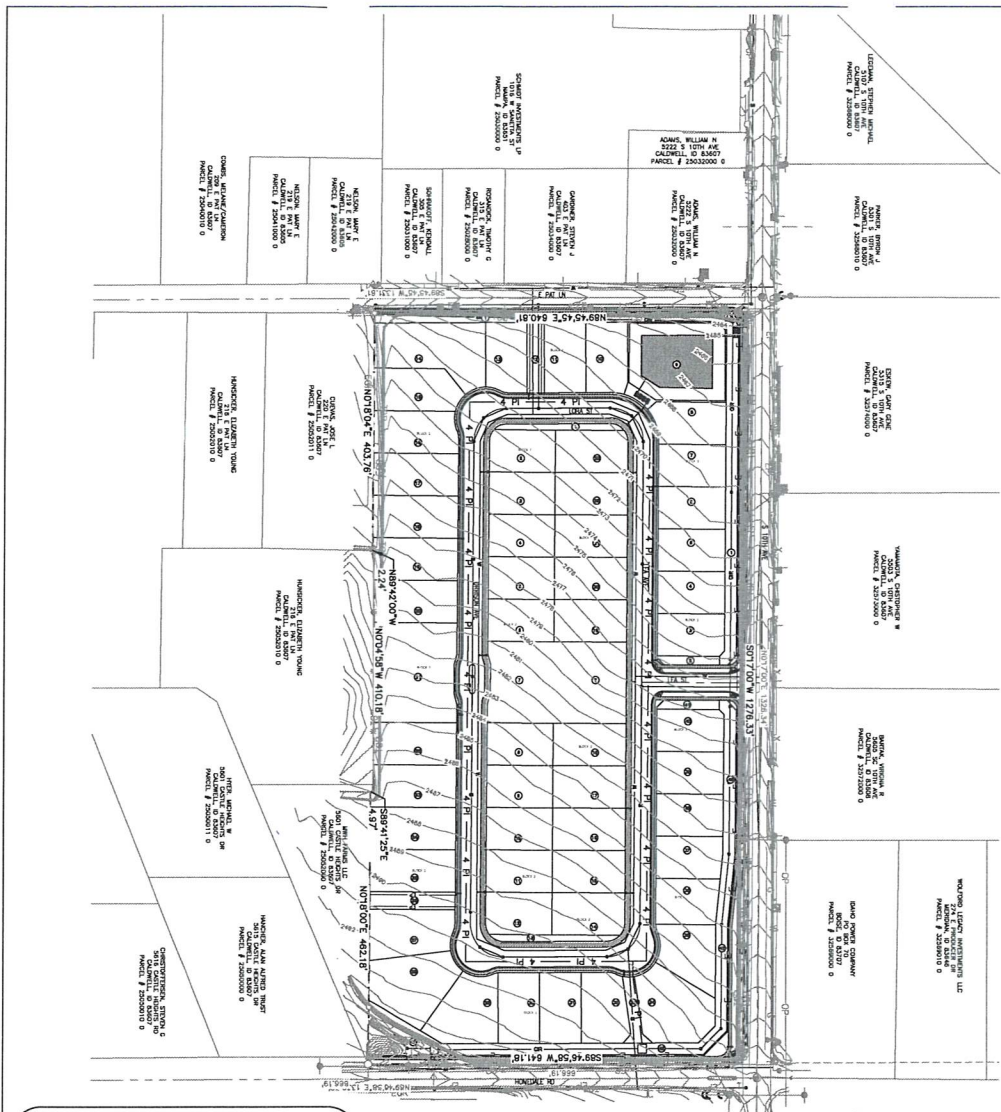
Sincerely,

  
**Matt Schultz**  
**Schultz Development LLC**  
**Project Manager**

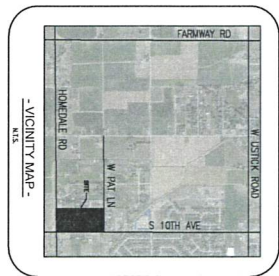
Attachments

A2

# PRELIMINARY PLAT SHOWING SELAH ESTATES SUBDIVISION A PARCEL OF LAND BEING LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 04, T3N, R3W, B.M., CANYON COUNTY, IDAHO 2020



TYPE	LOCATION	WIDTH
NEW	ROAD	12.00' W.C.
EXISTING	ROAD	12.00' W.C.
EXISTING	UTILITY EASEMENT	10.00' W.C.
EXISTING	ACCESS EASEMENT	10.00' W.C.
EXISTING	UTILITY EASEMENT	10.00' W.C.
EXISTING	UTILITY EASEMENT	10.00' W.C.
EXISTING	UTILITY EASEMENT	10.00' W.C.
EXISTING	UTILITY EASEMENT	10.00' W.C.
EXISTING	UTILITY EASEMENT	10.00' W.C.



**OWNERS REP**  
 SELAH ESTATES  
 1500 E. STATE ST.  
 83402-0320

**SURVEYOR**  
 DAVID SPANNEY GROUP  
 5995 N. HANBOLD ST.  
 BOISE, ID 83705  
 208-860-1950

**ENGINEER**  
 CK ENGINEERING  
 1300 E. STATE ST.  
 SUITE 102  
 BOISE, ID 83706  
 208-439-1992

- NOTES:**
1. ALL RIGHTS OF ACCESS SHALL BE ASSURED SINCE 2020 ARE, AND IS, AN EASEMENT.
  2. ALL UTILITIES SHALL BE DEEPER PROTECTED IN THE CITY OF CALDWELL.
  3. THE SURVEYOR HAS CONDUCTED SURVEYING IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BUREAU OF SURVEYING AND MAPPING (NBSM) MANUALS, SURVEYING PROCEDURES, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, IDAHO. THE SURVEYOR HAS TAKEN ALL NECESSARY PRECAUTIONS TO ASSURE THE ACCURACY OF THIS SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL OBSTRUCTIONS TO THIS SURVEY.
  4. THE SURVEYOR HAS TAKEN ALL NECESSARY PRECAUTIONS TO ASSURE THE ACCURACY OF THIS SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL OBSTRUCTIONS TO THIS SURVEY.
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  8. THE SURVEYOR HAS TAKEN ALL NECESSARY PRECAUTIONS TO ASSURE THE ACCURACY OF THIS SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL OBSTRUCTIONS TO THIS SURVEY.
  9. THE SURVEYOR HAS TAKEN ALL NECESSARY PRECAUTIONS TO ASSURE THE ACCURACY OF THIS SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL OBSTRUCTIONS TO THIS SURVEY.
  10. THE SURVEYOR HAS TAKEN ALL NECESSARY PRECAUTIONS TO ASSURE THE ACCURACY OF THIS SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL OBSTRUCTIONS TO THIS SURVEY.

	EXISTING PROPERTY BOUNDARY LINE
	EXISTING LOT LINE
	EXISTING SECTION LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
	EXISTING CENTER LINE OF DRIVEWAY
	EXISTING CENTER LINE OF ROAD
	EXISTING CENTER LINE OF DITCH
	EXISTING TOP OF BANK
	EXISTING SIDEWALK
	PROPERTY BOUNDARY LINE
	LOT LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	DRIVEWAY CENTER LINE
	ROAD CENTER LINE
	DITCH CENTER LINE
	TOP OF BANK
	SIDEWALK

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


SELAH ESTATES SUBDIVISION  
T3N R3W SECTION 04  
CALDWELL, CANYON COUNTY, IDAHO

**CK ENGINEERING**  
 1300 E. STATE ST., SUITE 102  
 BOISE, ID 83706  
 208-439-1992

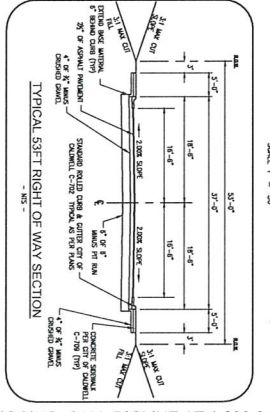
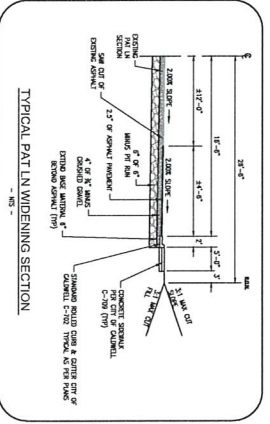
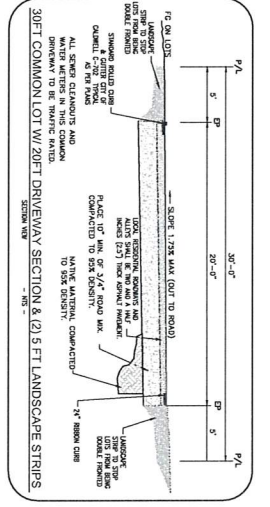
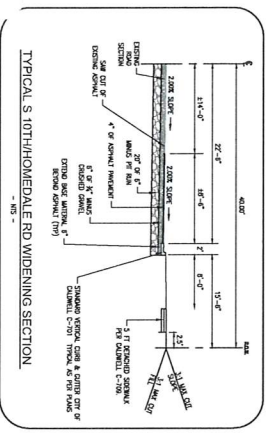
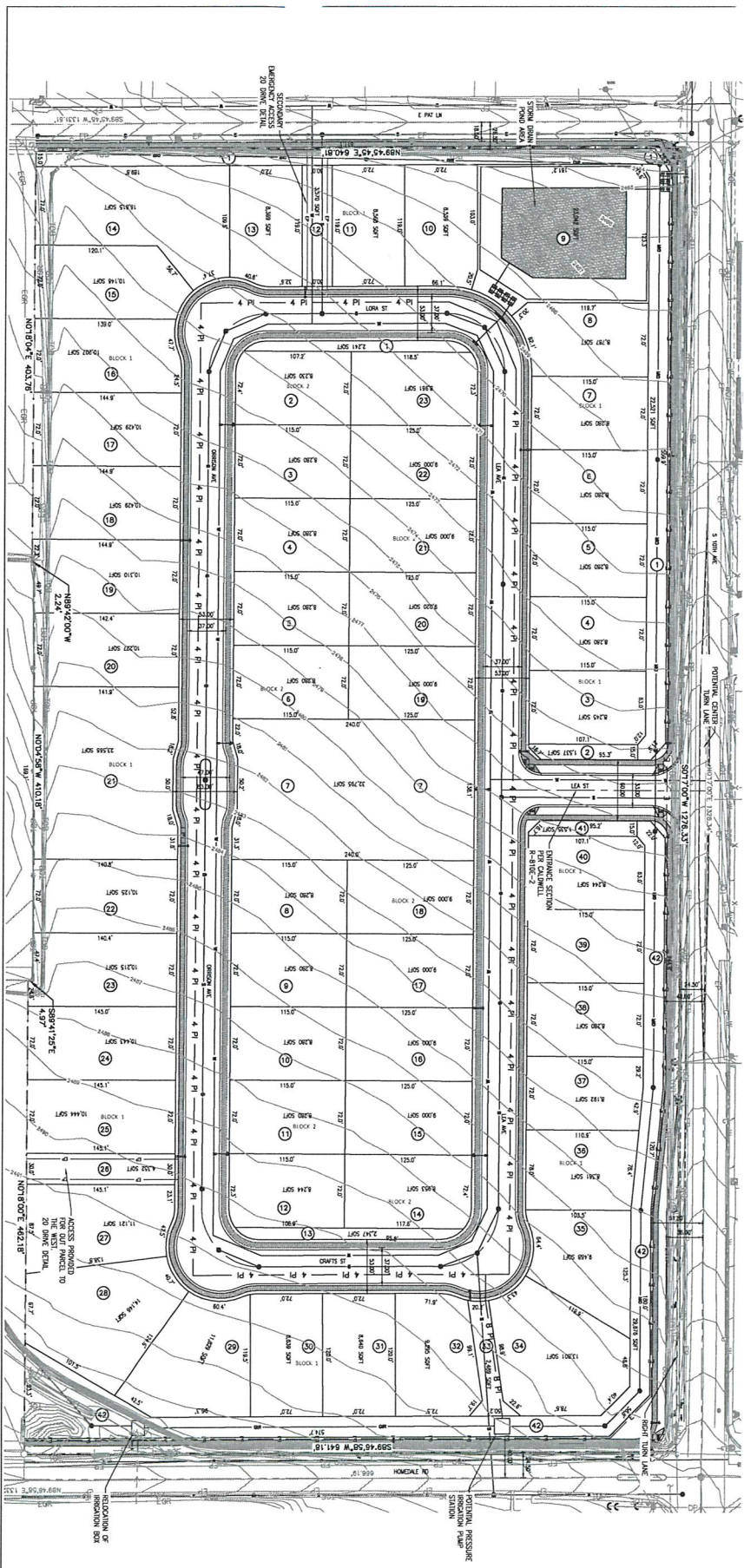
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 DATE: 10/22/20  
 FILE: SELAH-ESTATES-2020  
 DIR: [Signature]

SHEET  
**P1.0**

**9412**  
 10/27/20

PRELIMINARY PLAT

A3



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

SHEET  
P1.1

**CK ENGINEERING**  
1300 E. STATE ST., SUITE 102  
BOISE, ID 83720

DRAWN BY: SI  
CHECKED BY: CSE  
DATE: 10/21/20  
FILE: P-14-20-CK-ENGINEERING  
DPR: DWMT SCHAFER/SUBDIVISION ESTABLISHMENT-PLAT

PRELIMINARY PLAT

SELAH ESTATES SUBDIVISION  
T3N R3W SECTION 04  
CALDWELL, CANYON COUNTY, IDAHO

REVISIONS:


A3





**PRELIMINARY DEVELOPMENT FEATURES**

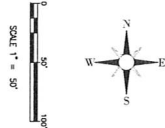
TOTAL LOTS	31
TOTAL OPEN SPACE	14.34 AC
TOTAL LOT AREA	1,214,000 SQ FT
TOTAL LOT AREA	27.6 AC
TOTAL OPEN SPACE	14.34 AC
TOTAL LOT AREA	1,214,000 SQ FT
TOTAL LOT AREA	27.6 AC
TOTAL OPEN SPACE	14.34 AC
TOTAL LOT AREA	1,214,000 SQ FT
TOTAL LOT AREA	27.6 AC
TOTAL OPEN SPACE	14.34 AC

**PHASE #1**

SHEET NAME	PH1
PROPOSED SHEET	PH1

**OPEN SPACE LOTS**

LOT 1	1,333 SQ FT
LOT 2	1,333 SQ FT
LOT 3	1,333 SQ FT
LOT 4	1,333 SQ FT
LOT 5	1,333 SQ FT
LOT 6	1,333 SQ FT
LOT 7	1,333 SQ FT
LOT 8	1,333 SQ FT
LOT 9	1,333 SQ FT
LOT 10	1,333 SQ FT
LOT 11	1,333 SQ FT
LOT 12	1,333 SQ FT
LOT 13	1,333 SQ FT
LOT 14	1,333 SQ FT
LOT 15	1,333 SQ FT
LOT 16	1,333 SQ FT
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LOT 22	1,333 SQ FT
LOT 23	1,333 SQ FT
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LOT 25	1,333 SQ FT
LOT 26	1,333 SQ FT
LOT 27	1,333 SQ FT
LOT 28	1,333 SQ FT
LOT 29	1,333 SQ FT



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1858

**CK ENGINEERING**  
 1300 E. STATE ST., SUITE 102  
 EAGLE, ID 83616  
 PHONE 208-833-1922

DRAWN BY: SI  
 CHECKED BY: CK  
 DATE: 10/21/09  
 FILE: P-141-304-PLAN  
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PHASING PLAN/  
 OPEN SPACE EXHIBIT

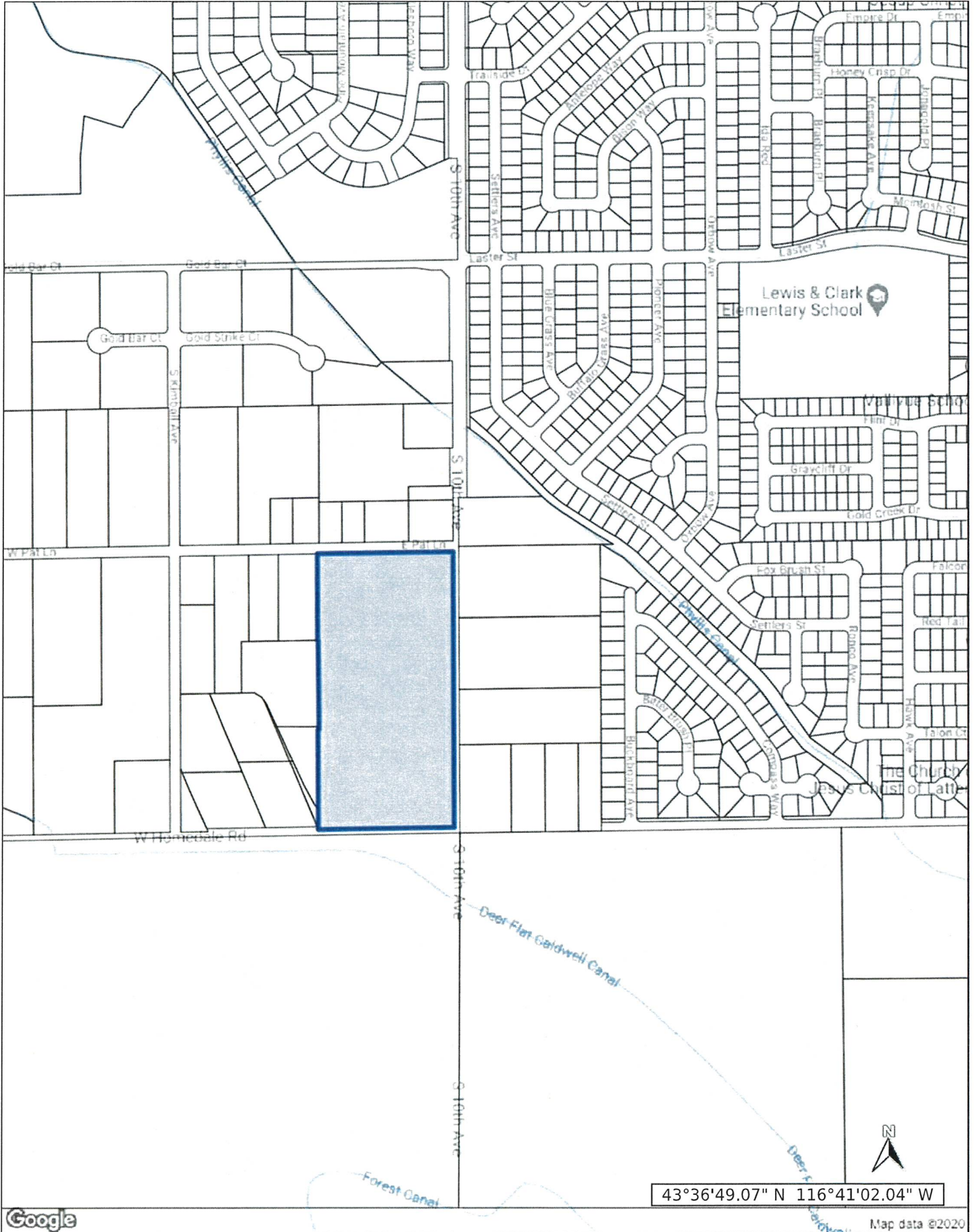
SELAH ESTATES SUBDIVISION  
 T3N R3W SECTION 04  
 CALDWELL, CANYON COUNTY, IDAHO

REVISIONS:


A3

# Vicinity Map

## Selah Estates



AM