



CITY OF
Caldwell, Idaho

Planning & Zoning

3307 E. Ustick Rd.

Silver Meadows

PUD22-000009

APPLICANT

SUB22-000037

ITEM	DATE	SUBMITTED BY
A-1 APPLICATION & RECEIPT	9/29/22	Connor Gray
A-2 WRITTEN DESCRIPTION	9/29/22	Connor Gray
A-3 SITE PLAN OR PLAT	9/29/22	Connor Gray
A-4 VICINITY MAP	9/29/22	Connor Gray
A-5 NEIGHBORHOOD MEETING FORM	9/29/22	Connor Gray
A-6 DEED	9/29/22	Connor Gray
A-7 TRAFFIC IMPACT STUDY (IF REQUIRED)	9/29/22	Connor Gray
A-8 LANDSCAPING PLAN	9/29/22	Connor Gray
A-9 PROPERTY OWNER ACKNOWLEDGEMENT	9/29/22	Connor Gray
A-10 Legals	9/29/22	Connor Gray
A-11		
A-12		
A-13		
A-14		
A-15		
A-16		
A-17		
A-18		

EXHIBIT A

Parcel I

BEGINNING at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 35, in Township 4 North, Range 3 West of the Boise Meridian; thence running North along the West side of said Quarter Quarter, a distance of 32 rods; thence East a distance of 25 rods; thence South a distance of 32 rods, to the South line of said Quarter Quarter; thence West along said South line a distance of 25 rods to the PLACE OF BEGINNING.

Parcel II

Beginning at a point on the South Section line 25 rods East of the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 35, Township 4 North, Range 3 West of the Boise Meridian; thence running East on the Section line to the middle of the right of way of Wilson Drain Ditch; thence North along the middle of the right of way of the drain ditch to its junction with the Elijah slough; thence along the center line of the drain ditch to where the North and Southwest line of the above quarter quarter intersects the drain ditch; thence South on said line to the point 32 rods North of the said Southwest corner of said quarter quarter; thence East 25 rods; thence South 32 rods, to the Place of Beginning; Which is otherwise described as follows, to-wit:

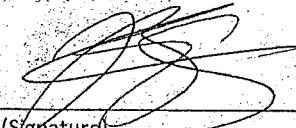
Commencing at the Southwest corner of the East half of the Southeast Quarter of Section 35, Township 4 North, Range 3 West of the Boise Meridian, in Canyon County, Idaho, and running East 25 rods along the South boundary line of the aforesaid Section 35, to the Real Point of Beginning; thence continuing East 297.08 feet along the aforesaid South boundary line to the center of the right of way of the Wilson Drain Ditch; thence meandering along the center of the right of way of the Wilson Drain Ditch North 1253 feet and North 36°50' West 1176 feet to the intersection of the West boundary line of the East half of the Southeast Quarter of the aforesaid Section 35; thence South 1666 feet along the aforesaid West boundary line; thence East 412.5 feet on a line 32 rods North and parallel to the South boundary line of the aforesaid Section 35; thence South 528 feet to the Real Point of Beginning.

Property Owner Acknowledgement

Blake Fotheringham ^{Member/manager} Rental Property Holdings LLC, the record owner for real property addressed as Silver Meadows Subdivision, am aware of, in agreement with, and give my permission to Carl Anderson, to submit the accompanying application(s) pertaining to that property.

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

Dated this 26th day of September, 2022

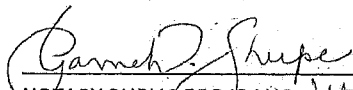


(Signature)

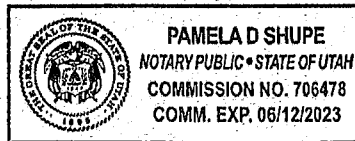
CERTIFICATE OF VERIFICATION

Utah
STATE OF IDAHO)
Salt Lake) ss.
County of Canyon)

I, Pamela D. Shupe, a Notary Public, do hereby certify that on this 26 day of September, 2022, personally appeared before me Blake Fotheringham 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.



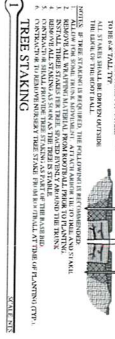
NOTARY PUBLIC FOR IDAHO Utah
Residing at Salt Lake
My Commission Expires 6/12/2023





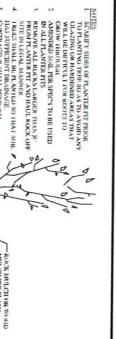
1 TREE STAKING

STAKE THE TRUNK OF THE TREE TO THE GROUND TO PREVENT SWAYING AND TO SUPPORT THE TREE WHILE IT IS ESTABLISHED. USE A 2" X 4" STAKE AND SECURE IT TO THE TRUNK WITH TWO RINGS OF 1/2" GALVANIZED STEEL WIRE. REMOVE THE STAKE AFTER ONE YEAR.



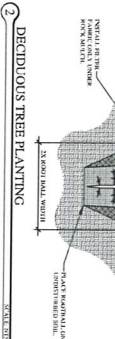
2 DECIDUOUS TREE PLANTING

1. PREPARE THE PLANTING PIT TO THE DEPTH AND WIDTH SPECIFIED BY THE NURSERY. 2. REMOVE THE TOP SOIL FROM THE PIT AND REPLACE IT WITH TOP SOIL. 3. PLACE THE TREE IN THE PIT, CENTERING IT AND SETTING THE TRUNK AT THE SAME DEPTH AS IN THE NURSERY. 4. BACKFILL THE PIT WITH TOP SOIL, TAMING IT DOWN TO THE SURFACE. 5. WATER THE TREE THOROUGHLY. 6. APPLY A 2" LAYER OF MULCH AROUND THE TREE, LEAVING A 2" CLEARANCE AROUND THE TRUNK. 7. WATER THE TREE REGULARLY THROUGHOUT THE FIRST YEAR.



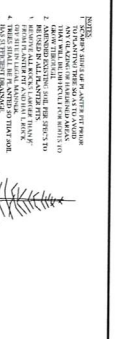
3 EVERGREEN PLANTING

1. PREPARE THE PLANTING PIT TO THE DEPTH AND WIDTH SPECIFIED BY THE NURSERY. 2. REMOVE THE TOP SOIL FROM THE PIT AND REPLACE IT WITH TOP SOIL. 3. PLACE THE TREE IN THE PIT, CENTERING IT AND SETTING THE TRUNK AT THE SAME DEPTH AS IN THE NURSERY. 4. BACKFILL THE PIT WITH TOP SOIL, TAMING IT DOWN TO THE SURFACE. 5. WATER THE TREE THOROUGHLY. 6. APPLY A 2" LAYER OF MULCH AROUND THE TREE, LEAVING A 2" CLEARANCE AROUND THE TRUNK. 7. WATER THE TREE REGULARLY THROUGHOUT THE FIRST YEAR.



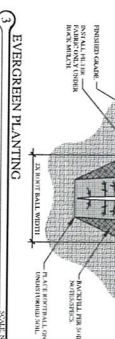
4 EVERGREEN TREE STAKING (ALTERNATE)

STAKE THE TRUNK OF THE TREE TO THE GROUND TO PREVENT SWAYING AND TO SUPPORT THE TREE WHILE IT IS ESTABLISHED. USE A 2" X 4" STAKE AND SECURE IT TO THE TRUNK WITH TWO RINGS OF 1/2" GALVANIZED STEEL WIRE. REMOVE THE STAKE AFTER ONE YEAR.



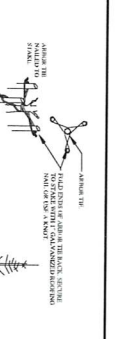
5 SOD LAYING AND EDGE

1. PREPARE THE SOIL TO THE DEPTH AND WIDTH SPECIFIED BY THE NURSERY. 2. LAY THE SODS IN THE PIT, CENTERING THEM AND SETTING THEM AT THE SAME DEPTH AS IN THE NURSERY. 3. BACKFILL THE PIT WITH TOP SOIL, TAMING IT DOWN TO THE SURFACE. 4. WATER THE SODS THOROUGHLY. 5. APPLY A 2" LAYER OF MULCH AROUND THE SODS, LEAVING A 2" CLEARANCE AROUND THE TRUNK. 6. WATER THE SODS REGULARLY THROUGHOUT THE FIRST YEAR.



6 6" CURB

1. PREPARE THE SOIL TO THE DEPTH AND WIDTH SPECIFIED BY THE NURSERY. 2. LAY THE CURB IN THE PIT, CENTERING IT AND SETTING IT AT THE SAME DEPTH AS IN THE NURSERY. 3. BACKFILL THE PIT WITH TOP SOIL, TAMING IT DOWN TO THE SURFACE. 4. WATER THE CURB THOROUGHLY. 5. APPLY A 2" LAYER OF MULCH AROUND THE CURB, LEAVING A 2" CLEARANCE AROUND THE TRUNK. 6. WATER THE CURB REGULARLY THROUGHOUT THE FIRST YEAR.



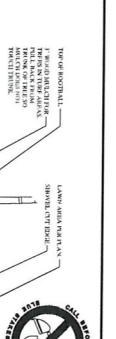
7 6" EXTRUDED PLAYGROUND CONCRETE BORDER

1. PREPARE THE SOIL TO THE DEPTH AND WIDTH SPECIFIED BY THE NURSERY. 2. LAY THE BORDER IN THE PIT, CENTERING IT AND SETTING IT AT THE SAME DEPTH AS IN THE NURSERY. 3. BACKFILL THE PIT WITH TOP SOIL, TAMING IT DOWN TO THE SURFACE. 4. WATER THE BORDER THOROUGHLY. 5. APPLY A 2" LAYER OF MULCH AROUND THE BORDER, LEAVING A 2" CLEARANCE AROUND THE TRUNK. 6. WATER THE BORDER REGULARLY THROUGHOUT THE FIRST YEAR.



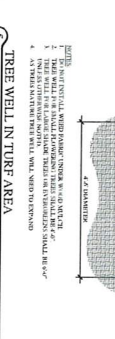
8 BOULDER PLACEMENT

1. PREPARE THE SOIL TO THE DEPTH AND WIDTH SPECIFIED BY THE NURSERY. 2. PLACE THE BOULDER IN THE PIT, CENTERING IT AND SETTING IT AT THE SAME DEPTH AS IN THE NURSERY. 3. BACKFILL THE PIT WITH TOP SOIL, TAMING IT DOWN TO THE SURFACE. 4. WATER THE BOULDER THOROUGHLY. 5. APPLY A 2" LAYER OF MULCH AROUND THE BOULDER, LEAVING A 2" CLEARANCE AROUND THE TRUNK. 6. WATER THE BOULDER REGULARLY THROUGHOUT THE FIRST YEAR.



9 ROCK AND WEED BARRIER FABRIC WITH BOULDER

1. PREPARE THE SOIL TO THE DEPTH AND WIDTH SPECIFIED BY THE NURSERY. 2. LAY THE FABRIC IN THE PIT, CENTERING IT AND SETTING IT AT THE SAME DEPTH AS IN THE NURSERY. 3. PLACE THE BOULDER ON THE FABRIC. 4. BACKFILL THE PIT WITH TOP SOIL, TAMING IT DOWN TO THE SURFACE. 5. WATER THE FABRIC THOROUGHLY. 6. APPLY A 2" LAYER OF MULCH AROUND THE FABRIC, LEAVING A 2" CLEARANCE AROUND THE TRUNK. 7. WATER THE FABRIC REGULARLY THROUGHOUT THE FIRST YEAR.



10 PERENNIAL PLANTING

1. PREPARE THE PLANTING PIT TO THE DEPTH AND WIDTH SPECIFIED BY THE NURSERY. 2. REMOVE THE TOP SOIL FROM THE PIT AND REPLACE IT WITH TOP SOIL. 3. PLACE THE PERENNIAL IN THE PIT, CENTERING IT AND SETTING THE TRUNK AT THE SAME DEPTH AS IN THE NURSERY. 4. BACKFILL THE PIT WITH TOP SOIL, TAMING IT DOWN TO THE SURFACE. 5. WATER THE PERENNIAL THOROUGHLY. 6. APPLY A 2" LAYER OF MULCH AROUND THE PERENNIAL, LEAVING A 2" CLEARANCE AROUND THE TRUNK. 7. WATER THE PERENNIAL REGULARLY THROUGHOUT THE FIRST YEAR.



11 SHRUB & ORNAMENTAL GRASS PLANTING

1. PREPARE THE PLANTING PIT TO THE DEPTH AND WIDTH SPECIFIED BY THE NURSERY. 2. REMOVE THE TOP SOIL FROM THE PIT AND REPLACE IT WITH TOP SOIL. 3. PLACE THE SHRUB OR GRASS IN THE PIT, CENTERING IT AND SETTING THE TRUNK AT THE SAME DEPTH AS IN THE NURSERY. 4. BACKFILL THE PIT WITH TOP SOIL, TAMING IT DOWN TO THE SURFACE. 5. WATER THE SHRUB OR GRASS THOROUGHLY. 6. APPLY A 2" LAYER OF MULCH AROUND THE SHRUB OR GRASS, LEAVING A 2" CLEARANCE AROUND THE TRUNK. 7. WATER THE SHRUB OR GRASS REGULARLY THROUGHOUT THE FIRST YEAR.



12 TREE STAKING

STAKE THE TRUNK OF THE TREE TO THE GROUND TO PREVENT SWAYING AND TO SUPPORT THE TREE WHILE IT IS ESTABLISHED. USE A 2" X 4" STAKE AND SECURE IT TO THE TRUNK WITH TWO RINGS OF 1/2" GALVANIZED STEEL WIRE. REMOVE THE STAKE AFTER ONE YEAR.

PROJECT: CALDWELL APARTMENTS
ADDRESS: EAST USTICK ROAD
CITY: CALDWELL, ID

DATE: 3/27/2021
SCALE: AS SHOWN
SHEET: LST2.1

PLANTING DETAILS

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

LA-16636

In Site DESIGN GROUP
 Landscape Architecture and Planning

LA-16636



775 S. Riverside Ln., Ste. 120
Eagle, ID 83616

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

2021-054492
RECORDED
08/04/2021 09:10 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 SCARDENAS \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

2021-038956
RECORDED
05/28/2021 04:43 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 SCARDENAS \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 767320 KG/GC

***Re-recording to correct Grantee**
WARRANTY DEED

For Value Received Jelly Holdings, LLC, an Idaho Limited Liability Company hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

***Rental Property Holdings, LLC**

~~Rental Properties Holding LLC~~, an Idaho Limited Liability Company

hereinafter referred to as Grantee, whose current address is 4129 W. Donibristle Circle South Jordan, UT 84009

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

Dated: May 26, 2021

Jelly Holdings, LLC, an Idaho Limited Liability Company

By: Kelly Perryman
Kelly Perryman, Manager

State of Idaho, County of Ada

This record was acknowledged before me on 5/27/21 by Kelly Perryman as Manager of Jelly Holdings, LLC, an Idaho Limited Liability Company

Kim Geis
Signature of notary public
Commission Expires: 7/30/27

KIM GEIS
COMMISSION #40458
NOTARY PUBLIC
STATE OF IDAHO

State of Idaho }
County of Canyon } ss.

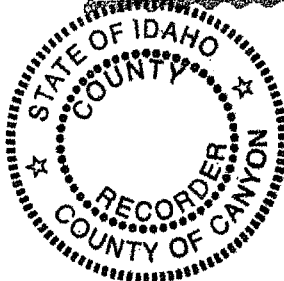
I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.

DATED

08-03-2021

CHRIS YAMAMOTO, Clerk of the District Court and Ex Officio Recorder

By Jan a Brown
Deputy



A-6

EXHIBIT A

Parcel I

BEGINNING at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 35, in Township 4 North, Range 3 West of the Boise Meridian; thence running North along the West side of said Quarter Quarter, a distance of 32 rods; thence East a distance of 25 rods; thence South a distance of 32 rods, to the South line of said Quarter Quarter; thence West along said South line a distance of 25 rods to the PLACE OF BEGINNING.

Parcel II

Beginning at a point on the South Section line 25 rods East of the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 35, Township 4 North, Range 3 West of the Boise Meridian; thence running East on the Section line to the middle of the right of way of Wilson Drain Ditch; thence North along the middle of the right of way of the drain ditch to its junction with the Elijah slough; thence along the center line of the drain ditch to where the North and Southwest line of the above quarter quarter intersects the drain ditch; thence South on said line to the point 32 rods North of the said Southwest corner of said quarter quarter; thence East 25 rods; thence South 32 rods, to the Place of Beginning; Which is otherwise described as follows, to-wit:

Commencing at the Southwest corner of the East half of the Southeast Quarter of Section 35, Township 4 North, Range 3 West of the Boise Meridian, in Canyon County, Idaho, and running East 25 rods along the South boundary line of the aforesaid Section 35, to the Real Point of Beginning; thence continuing East 297.08 feet along the aforesaid South boundary line to the center of the right of way of the Wilson Drain Ditch; thence meandering along the center of the right of way of the Wilson Drain Ditch North 1253 feet and North 36°50' West 1176 feet to the intersection of the West boundary line of the East half of the Southeast Quarter of the aforesaid Section 35; thence South 1666 feet along the aforesaid West boundary line; thence East 412.5 feet on a line 32 rods North and parallel to the South boundary line of the aforesaid Section 35; thence South 528 feet to the Real Point of Beginning.

A-6

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

Start Time of Neighborhood Meeting: 6:00 PM

End Time of Neighborhood Meeting: 6:30 PM

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. _____
- 2. _____
- 3. _____
- 4. NO ONE ATTENDED!
- 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: PUDE, 0.57 AC RD. W/ 4 SF, TRAIL HOME AND APARTS

Date of Round Table meeting: July 21, 2022

Notice sent to neighbors on: July 15, 2022

Date & time of the neighborhood meeting: July 28, 2022

Location of the neighborhood meeting: 3307 E. VERTICE RD - CALDWELL ID

Developer/Applicant:

Name: Y Street Capital

Address, City, State, Zip: 24 E. MAIN, AMERICAN FORK, WY, 84203

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

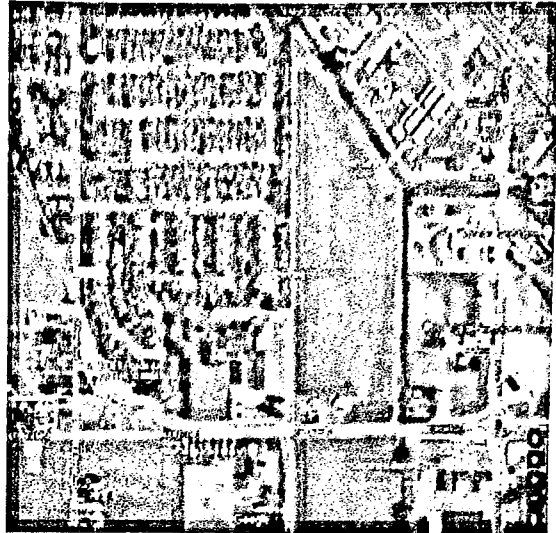
DEVELOPER/APPLICANT SIGNATURE [Signature] DATE 8-1-2022

A-5

Neighborhood Meeting

Dear Property Owner:

We would like to invite you to a neighborhood meeting to discuss a subdivision that is being proposed for the property located at 3307 E Ustick Road, Caldwell, ID, parcel numbers R3582900000 and R3582500000. For reference, the properties are located within the outlined area.



Please join us for the neighborhood meeting:

Date: Thursday, July 28th, 2022

Time: 6:00 PM

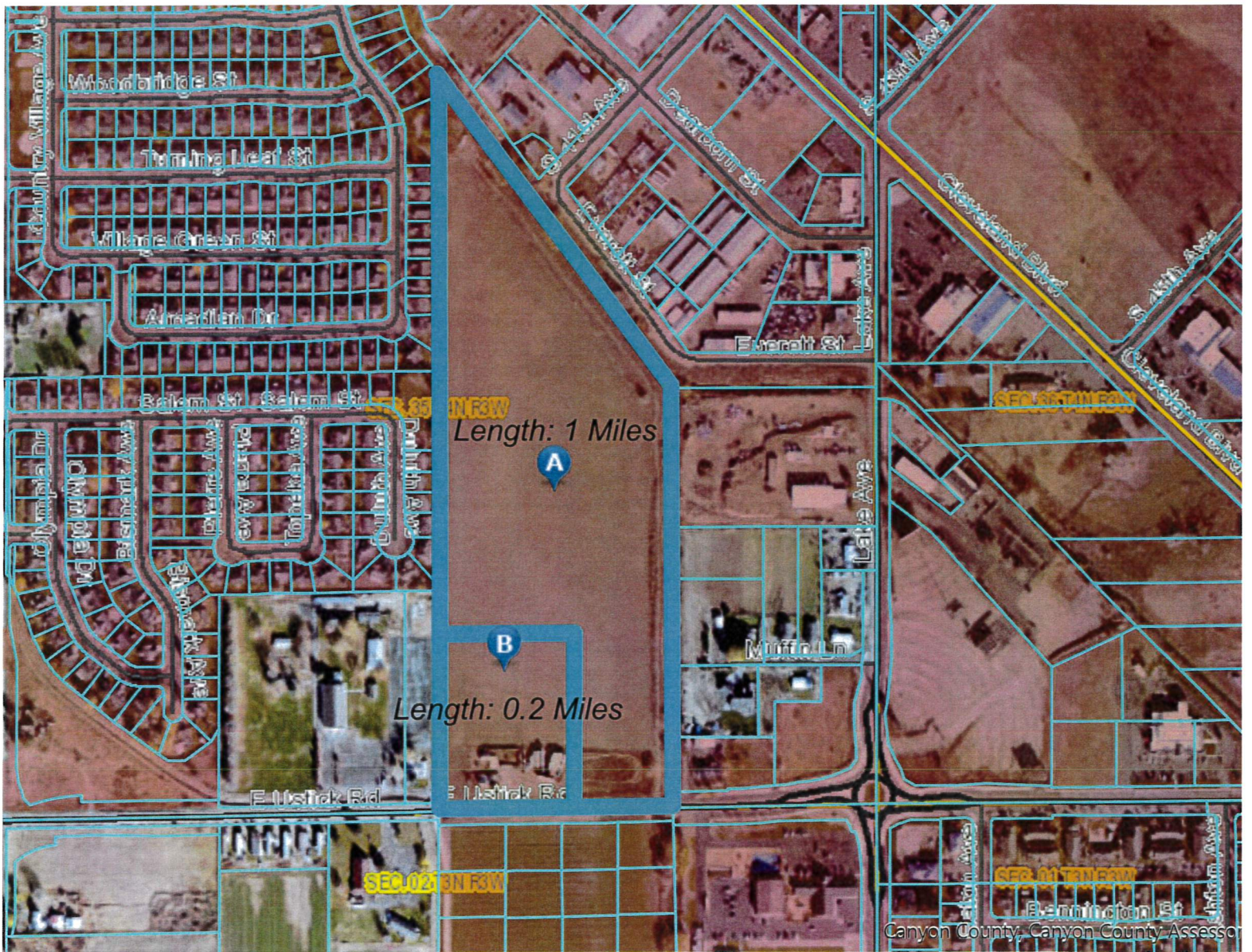
Location: Proposed Property
3307 East Ustick Road
Caldwell, ID 83605

Please come and provide your feedback about this mixed residential development. We are proposing single family homes and townhouses mixed within the community with well placed parks and amenities. Specifically, we would like you, as neighbors, to comment on the design of the project and share your ideas regarding the look and feel of the community. Your input is valued and encouraged.

If you have questions on this matter or would like to send direct comments to us, please email autumn@ystreetcapital.com. If you would like to mail any questions or feedback, address mail to: Amy Johnson, YSC at 24 East Main, American Fork, UT 84003.

Sincerely,

Amy Johnson
Y Street Capital
Developer
amyj@ystreetcapital.com



SEC. 01 T1N3W
Length: 1 Miles

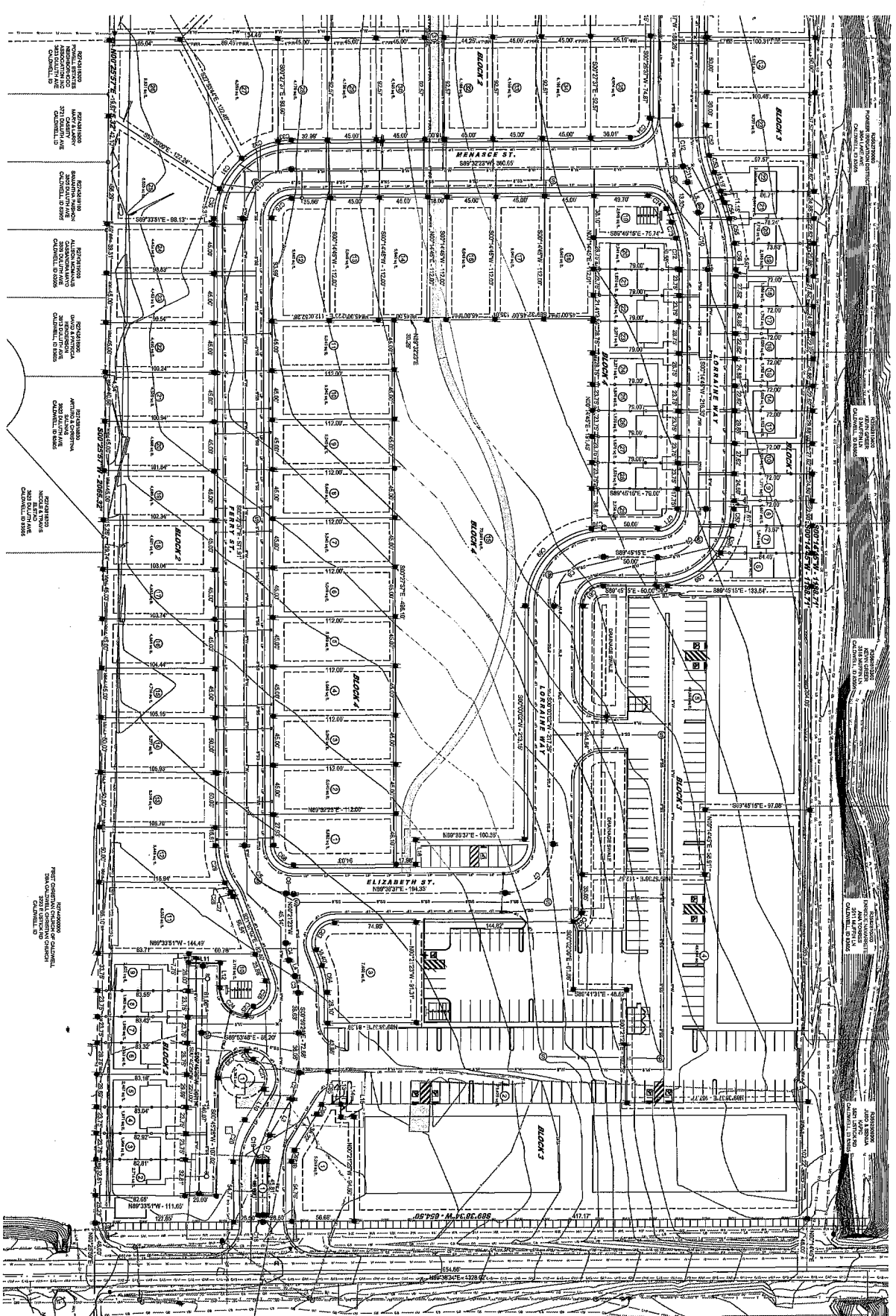
A

B
Length: 0.2 Miles

Canyon County, Canyon County Assessor



PRELIMINARY PLAT
SILVER MEADOWS SUBDIVISION



REVISIONS

NO.	DATE	BY	DESCRIPTION
1	11-11-22	XXX	ISSUED FOR PERMITTING
2	11-11-22	XXX	ISSUED FOR PERMITTING
3	11-11-22	XXX	ISSUED FOR PERMITTING
4	11-11-22	XXX	ISSUED FOR PERMITTING
5	11-11-22	XXX	ISSUED FOR PERMITTING
6	11-11-22	XXX	ISSUED FOR PERMITTING
7	11-11-22	XXX	ISSUED FOR PERMITTING
8	11-11-22	XXX	ISSUED FOR PERMITTING
9	11-11-22	XXX	ISSUED FOR PERMITTING
10	11-11-22	XXX	ISSUED FOR PERMITTING

SILVER MEADOWS SUBDIVISION
CALDWELL, IDAHO

OWNER/DEVELOPER
Y STREET CAPITAL
24 E MAIN STREET
AMERICAN FORK, ID 81003
CONTACT: HECO, JESSE 208 812-2062

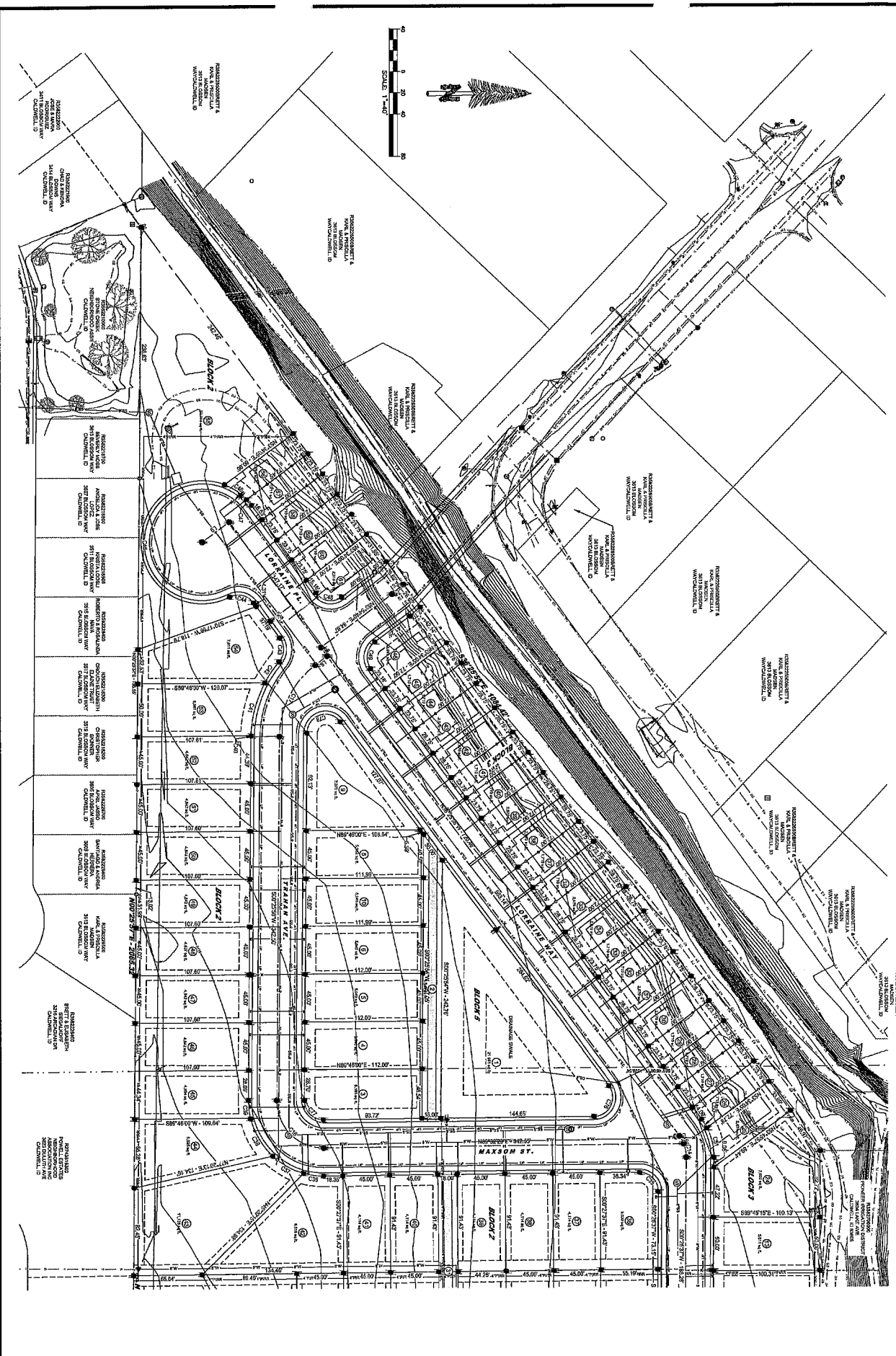
PRELIMINARY PLAT
SILVER MEADOWS
SUBDIVISION

PROJECT NO. 22084
DATE 11-11-22
SHEET 22084 - SILVER MEADOWS SUB PRE PLAT
DRAWN BY XXX
CHECKED BY DAA
DESIGNED BY KHC
DATE 9/22/2022

TIMBERLINE SURVEYING
847 PARK CENTER WAY, SUITE 110, BOZEMAN, IDAHO 83725
208-465-5667

A-3

PRELIMINARY PLAT SILVER MEADOWS SUBDIVISION



NO.	DATE	BY	DESCRIPTION

SILVER MEADOWS SUBDIVISION
CALDWELL, IDAHO

OWNER:
Y STREET CAPITAL
24 S MAIN STREET
AMERICAN FORK, ID 84003
CONTACT: JECO, JENSE (208) 812-2062

**PRELIMINARY PLAT
SILVER MEADOWS
SUBDIVISION**

CLIENT: Y STREET CAPITAL
JOB NUMBER: 22084
DATE: 9/22/2022

DESIGNER: JECO
DRAWN BY: DAA
CHECKED BY: KHC

22084 - SILVER MEADOWS SUB PRE PLAT

TIMBERLINE SURVEYING
247 PARK CENTER DRIVE, SUITE 1, SANDA, IDAHO 83201
208-465-5662

A-3



October 6, 2022

Ms. Juli McCoy

Senior Planner

City of Caldwell Planning and Zoning Department

621 Cleveland Boulevard, Caldwell ID 83605

Re: Subdivision: Planned Unit Development and Preliminary Plat Applications

Dear Juli,

I am submitting this letter on behalf of my client, Rental Property Holdings, LLC. Rental Property Holdings and team are pleased to present the Silver Meadows residential development project. Included are applications for a Planned Unit Development and Preliminary Plat.

The location of the project site is 3307 East Ustick Road, Caldwell, Idaho, 83605. The site is bordered by Caldwell Christian Church, Stone Creek, and Powell Estates subdivisions to the West, Pioneer Irrigation and Muffin Subdivision to the East, and Ustick Road as well as the recently approved Solstice Subdivision directly to the North. Wilson Drain borders the project site to the East, which conveniently creates a buffer from neighboring residents.

The property to be developed consists of two adjoining parcels totaling 28.07 acres: one 5-acre parcel containing a residential single-family home, along with a 23.07-acre parcel currently being utilized for agricultural purposes. The Silver Meadows project is a one-phase development and introduces a mixed-use residential subdivision that offers a total of 263 lots - 251 residential lots, and 12 common lots. The project aims to provide all current and future citizens of Caldwell a safe, healthy, and appealing living environment.

The project provides several innovative and quality housing options to help combat the housing shortage that many citizens of the Treasure Valley face. These options include four different housing products, emphasizing style preference and affordability to maximize the buyer's opportunities. The project will offer front-loaded single-family lots, front-loaded townhouse lots with 4 different elevations to choose from, and 4 multi-family apartment buildings. Furthermore, the project incorporates many appealing amenities including a playground lot, a community center, a community park, and a health club with a gym.



The project site is currently zoned R-2 Medium Density Residential. The proposed project is seeking a PUD for the current zoning of R-2. With a PUD to the existing zoning, the comprehensive plan allows up to 12.0 units per acre for mixed-use residential uses. The proposed density for the project is well below the maximum number of units at 9.20 units per acre, promoting an efficient and comfortable density to a growing part of Caldwell. Maintaining an R-2 Medium Density Residential zoning with the addition of a PUD will mirror the subdivisions that border to its west and south, supplementing the transition of residential housing to the nearby schools within the Caldwell School District. The Silver Meadows density plan seeks to create its own identity by offering unique and attractive housing while also joining the community identity with the surrounding subdivisions.

Rental Property Holdings, LLC and team are excited to introduce the Silver Meadows project to the community of Caldwell. It is our desire to not only provide housing opportunities to the great city of Caldwell but to also establish a prosperous working relationship with the citizens and members of the community to properly continue its growth.

Please contact me if you have any questions or seek any further information. Thank you and we look forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to read "Carl Anderson", written in a cursive style.

Carl Anderson, Applicant Representative

Snake River WCE Real Estate LLC

208-608-4569



CITY OF
Caldwell, Idaho

Planning & Zoning

PLANNED-UNIT DEVELOPMENT

Project Name: Silver Meadows	File #: PUD22-000009
Applicant/Agent: Rental Property Holdings, LLC / Carl Anderson	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
X	Completed & signed Hearing Review Master Application	✓
X	PUD Details Form	✓
X	Narrative fully describing the proposed use/request	✓
X	Recorded warranty deed for the subject property	✓
X	Detailed Site Plan	
X	Preliminary Plat (if applicable)	✓
X	Signed Property Owner Acknowledgement (if applicable)	✓
X	Vicinity map, showing the location of the subject property	✓
X	Traffic Study (if applicable)	✓
X	Landscape Plan (if applicable)	
X	Neighborhood Meeting sign-in sheet	✓
X	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned.	
	Fee	

STAFF USE ONLY:

Date Application Received: 9/29/22

Received by: S. Davis

Proposed Hearing Date: _____

Hearing Body: _____

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quick search:

Address

Permit #

License #



- Home
- My Activities
- Create
- Search
- Reports
- Support Center
- Administration
- Logoff

Permit Project



File #: 22-003952 ... *OE Ustick R358250000*
 3307 E USTICK RD CALDWELL ID 83605 *R3582900000*
 Residential Development - Single Family, Townhomes, and Multi-Family Units

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

EDIT: File

Edit Permit: **PUD22-000009**



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

Permit #: PUD22-000009

Permit Type: Planned Unit Development

Sub Type: Planned Unit Development

Work Description: Residential Development - Single Family, Townhomes, and Multi-Family Units

Applicant: Connor Gray

Status: Online Application Received

Application Date: 09/29/2022

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:

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:

- REPORTS:
 - Custom
 - Detail
 - Summary

Subject Property Information

Prior Use of the Property: Agriculture

Proposed Use of the Property: Residential

Applicant Information

Owner Name: Rental Property Holdings

Phone:

Address:

City:

State:

A-1

Zip:

Email:

Cell:

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

Agent Name:

Address:

City:

State:

Zip:

Email:

Cell:

Planned Unit Development (PUD) Information

Total Acreage:

Zoning:

Phased Project:

List all proposed uses:

If residential is proposed: Total # of dwelling units:

Proposed Density:

List all types of proposed housing units:

PUD Required Details

PUD must be consistent with one or more of the following. Mark all that apply and provide a detailed explanation

- Offers a maximum choice of living environments by allowing a variety of housing and building types:
- Promotes mixed use projects which are functionally integrated within the development and provides services to the primary use:
- Provides a layout which preserves and property utilizes natural topography and geologic features, trees, scenic vistas or other vegetation.:
- Subject property is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes.:
- Encourages infill development that contributes a compatible design to the existing neighborhood:
- PUD'S shall incorporate imaginative or unique concepts, innovations and designs. list in detail those elements.:
- All lots developed for residential purposes shall have frontage on a public roadway. Check here indicating this project meets this requirement.:
- All PUD's shall have the following features
 - Five-foot paved micro pathways connecting residential to nonresidential area, open space common lots, recreational facilities, major pathways and school bus pick up locations (sidewalks may substitute):
 - Eight-foot wide paved major pathway with a 5-foot wide

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landscape buffer on either side that meanders through the property. Please indicate the lot and block numbers of the major pathway:

Usable open space of at least 10% of the gross area:

Varying bermed street landscape buffers of a 2:1 to 3:1 ratio:

4 or more of the following amenities shall be provided: baseball/softball field; basketball court; boat dock/river access; buildings to LEED standards; community center; daycare center; detached sidewalks; energy-star certified housing; enhanced paving and design features; fishing pond; golf course; gym/health club; land provided for a public facility; playground/tot lot; rear entry garages; residential buildings constructed with fire sprinkler systems; roundabout intersections as approved by the city engineer; skateboard park; swimming pool; tennis court; other suitable amenities or public benefits deemed worthy by city council:

- 1.:
 - 2.:
 - 3.:
 - 4.:
-

List all proposed deviations from height, lot line setback, and lot dimension schedule as listed in current City Code:

Projects that are classified as infill may have all or portions of amenity requirements waived. To be considered infill, the subject property must meet the following criteria

Parcel under 20 acres

Parcel located within a largely developed area (minimum 50% of land within 300 feet of subject property developed)

Municipal services are readily available

REQUIREMENTS FOR A PLANNED UNIT DEVELOPMENT (PUD)

Will you be submitting plans for review:

Project/Permit #:

1. Section 10-03-07(2) - MUST be consistent with one or more of the following (please mark all that apply and provide a DETAILED explanation):

Offers a maximum choice of living environments by allowing a variety of housing and building types:

Explain:

Promotes mixed use projects which are functionally integrated within the development and provides services to the primary use:

Explain:

Provides a layout which preserves and property utilizes natural topography and geologic features, trees, scenic vistas or other vegetation:

Subject property is constrained or otherwise limited by some obstacle, feature, geometry, condition, or

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easement that interfere , applying standard development processes:

Encourages infill development that contributes a compatible design to the existing neighborhood (Note: The subject property MUST be less than 20 acres, MUST have 50% of the land within 300 feet developed and MUST have municipal services already available to be considered infill.):

2. Section 10-03-07(3)B - The primary use of the planned unit development shall be a permitted use in the underlying zoning classification.

What is the zoning classification of the subject property?: R-2

What is the primary use of the planned unit development?: Residential Development

3. Section 10-03-07(3)C - No more than 30% of the total area of the planned unit development shall be devoted to a use or uses not permitted or specially permitted in the underlying zoning classification except that industrial uses not permitted outright in the M-1 Light Industrial zone are hereby prohibited in any residential district.

What is the total area of the planned unit development?: 28.07

What percentage of the total area of the planned unit development is made up of uses not permitted or specially permitted in the underlying zoning classification?: N/A

What are those uses?: N/A

4. Section 10-03-07(3)E - What are the imaginative or unique concepts, innovations and designs that have been incorporated into the project presented?: 1. 10 ft. Pathways 2. Bridge Across Wilson drain for

5. Section 10-03-07(3)F - The number of dwelling units allowed in a planned unit development shall be calculated by multiplying the gross area and the dwelling units permitted in the underlying zoning classification. The planned unit development shall be consistent with the density guidelines provided in the comprehensive plan.

Gross area: 28.07

of Dwelling Units (single-family, duplexes, apartments, etc. Does not include assisted living facilities or similar):: 251

Density for this zone in a planned unit development, as per the Comprehensive Plan: 12 Units / Acre

Dwelling units per gross acre for this project: 9.20 Units / Acre

6. Section 10-03-07(3)G - A variety of housing types or residential uses may be included in a planned unit development including attached units (duplexes, townhouses), detached units (patio homes), singlefamily dwellings and multiple-family units (triplexes, fourplexes, sixplexes, etc.) regardless of the zoning classification, provided that the overall density of the land use classification is maintained.

Please list all types of housing in the planned unit development and the total number of buildings and units for each. (Example: 4 duplexes for a total of 8 units and 8 triplexes for a total of 24 units and 34 apartment buildings with 20 units in each building for a total of 680 units. Grand Total: 712): 4 Multi-Family Apartment building lots (179.08' x 69.58')

7. Section 10-03-07(3)H - Commercial buildings and establishments shall be planned as groups having common parking areas and common ingress and egress points.

If applicable, please describe the grouping of commercial buildings along with their common parking areas and common ingress and egress points. If not applicable, please write N/A:

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8. Section 10-03-07(3) Off-street parking for a single-family or two-family residential planned unit development shall be as follows

A) Two spaces per unit on the subject parcel or clustered in parking pads in close proximity to any dwelling units they serve.

Please describe how the two spaces per unit is being accommodated? (Please note that both driveways and garages can count as spaces.): All lots provide 2 enclosed garage spaces, all Front-

B) Lots 45 feet in width and smaller shall provide one additional space per every four residential units in a common parking lot located in close proximity to the residential structures in which it serves

Does the planned unit development have any single- or two-family lots that are 45 feet in width or less?: No

Where are the additional parking spaces and how many additional parking spaces are being provided?:

C) Off-street parking for the multi-family residential portion of the planned unit development shall be provided as follows

1 1/2 spaces per unit on each subject parcel or clustered in parking pads in proximity to any dwelling units they serve.

One space per every eight units shall be dedicated for off-street visitor parking.

Off-street parking shall NOT allow vehicles to back out 120

onto a public street. Number of Multi-family Units

(triplex and above):

Number and Location of Off-street parking spaces: 180 (Lot 42, Lot 43, Lot 4

Number and Location of Off-street visitor parking spaces:

D) Off-street parking for Commercial uses shall be provided as required in Section 10-02-05

Commercial Use: N/A

of Off-street Parking Spaces Required:

of Off-street Parking Spaces Provided and Location:

9. Section 10-03-07(3)M - All lots developed for Yes

residential purposes shall have frontage on a public roadway. Please check here indicating that this project meets this requirement.:

10. Section 10-03-07(3)O - Unless the site qualifies as 28.07

an infill development, the overall site shall consist of a minimum gross area of five acres. Please state minimum gross acreage:

11. Section 10-03-07(3)P - A phasing plan shall be N/A

submitted with the planned unit development application.:

Please attach a phasing plan to this document: Select File

12. Section 10-03-07(4) - All planned unit developments shall have the following features

A) Five-foot paved micro pathways connecting residential to nonresidential area, open space common lots, recreational facilities, major pathways and school bus pick up locations (sidewalks may substitute)

Please indicate approximate locations of the micro pathways, including lot and block numbers if applicable: N/A

B) Eight-foot wide paved major pathway with a 5-foot Lot 18

wide landscape buffer on either side that meanders through the property. Please indicate the lot and block numbers of the major pathway:

C) Usable open space of at least 10% of the gross area.

Gross area: 28.07 Acres - Total Oper

Usable open space (list lots and blocks if applicable or Lot 18, Lot 7, Lot 8

approximate locations):

D) Varying bermed street landscape buffers of a 2:1 to 3:1 ratio. Please very clearly identify on the landscaping plan those po... of

the street landscape k...s that are 2:1 and those portions that are 3:1 - perha...ith shading or hatching or some other symbol. If this is not very clear to the planning and zoning plan reviewer, the landscape plan will be returned for revision.

E) Three or more of the following amenities shall be provided: baseball/softball field; basketball court; boat dock/river access; buildings to LEED standards; community center; daycare center; detached sidewalks; energy-star certified housing; fishing pond; golf course; gym/health club; land provided for a public facility; playground/tot lot; rear entry garages; roundabout intersections as approved by the city engineer; skateboard park; swimming pool; tennis court; other suitable amenities or public benefits deemed worthy by city council.

- 1.:
- 2.:
- 3.:
- 4.:

13. Section 10-03-07(5) - Subdivisions and developments created through the planned unit development process shall provide a narrative and architectural renderings that explain what amenities will be incorporated inside the development to compensate for deviations to the city's development standards and how its construction will satisfy the community's need for a wide range of housing and commercial businesses. Please attach said narrative and architectural renderings to this document.

Upload Document:

14. Section 10-03-07(6) - The developer may deviate from the height, lot line setback and lot dimension schedule found in Section 10-02-03 with the consent of the planning and zoning commission and city council. Modifications to other zoning and subdivision standards will be determined on a case-by-case basis.

Deviations shall be listed in full as a part of the planned unit development application.:

Deviations:

15. Section 10-03-07(7) - Projects that are classified as infill may have all or portions of amenity requirements waived. To be considered infill, the subject parcel must meet the following three criteria

Parcel under 20 acres.

Parcel located within largely developed area (at least 50% of the land within 300 feet of the exterior boundaries of the subject parcel) Municipal services are already available.

If you wish to proceed as an INFILL planned unit development, please attach a separate sheet of paper describing how the subject property meets each of the three criteria listed above. Additionally, please show how the proposed building design(s) is compatible with the existing neighborhood and adjoining properties by taking into account building type, height, bulk, and site location.

Submittal Requirements

Completed & signed Hearing Review Master Application: Silver Meadows Master Application.pdf

Narrative fully describing the proposed use/request: Silver Meadows PUD Details Form.pdf

Recorded warranty deed for the subject property: Silver Meadows Narrative.pdf

Detailed Site Plan: Silver Meadows Warranty Deed.PDF

Preliminary Plat (if applicable): SILVER MEADOWS PRE PLAT.pdf

Signed Property Owner Acknowledgement (if applicable): Property Owner Acknowledgment.pdf

Vicinity map, showing the location of the subject property: Silver Meadows Vicinity Map.pdf

Traffic Study (if applica

Select File

Silver Meadows Traffic Impact Study.pdf  

Landscape (if applicable):

Select File

Neighborhood Meeting Sign-In Sheet:

Select File

Neighborhood Meeting.pdf  


All of the above items shall be submitted in 8 1/2 x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned

Authorization

Print applicant name:

Carl Anderson

Applicant Signature:

signature.png 

Date:

09/29/2022

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

Type of Review Requested (check all that apply)

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

STAFF USE ONLY:
 File number(s): _____
 Project name: _____
 Date filed: _____ Date complete: _____
 Related files: _____


Subject Property Information

Address: 3307 E Ustick Rd, Caldwell, ID, 83605 Parcel Number(s): R3582900000 / R3582500000
 Subdivision: NA - Section Land Block: _____ Lot: _____ Acreage: 5 / 23.07 Zoning: R-2 Medium
 Prior Use of the Property: Agriculture
 Proposed Use of the Property: Residential

Applicant Information:

Applicant Name: Rental Property Holdings, LLC Phone: 208-309-6485
 Address: 4129 W. Donbristle Circle, South City: South Jordan State: Utah Zip: 84009
 Email: bfotheringham@hotmail.com Cell: 208-309-6485
 Owner Name: Rental Property Holdings, LLC Phone: See above
 Address: See above City: _____ State: _____ Zip: _____
 Email: _____ Cell: _____
 Agent Name: (e.g., architect, engineer, developer, representative) Carl Anderson
 Address: 505 S. 7 Ave City: Caldwell State: ID Zip: 83605
 Email: canders54@yahoo.com Cell: 208-608-4569

Authorization

Print applicant name: Carl Anderson
 Applicant Signature:  Date: 9/27/2022

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CITY OF
Caldwell, Idaho

Planning & Zoning

PUD DETAILS FORM

Project Name: Silver Meadows	File #:
Applicant/Agent: Rental Property Holdings, LLC / Carl Anderson	

Planned Unit Development (PUD) Information

Total Acreage: 28.07 Zoning: R-2 Phased Project: Yes No If yes, # of phases: _____

List all proposed uses: Residential - Single Family, Townhomes, and Multi-Family Units

If residential is proposed: Total # of dwelling units: 251 Proposed Density: 9.20 Units / Acre

List all types of proposed housing units: Single Family, Townhomes, and Multi-Family Units

PUD Required Details

PUD must be consistent with one or more of the following. Mark all that apply and provide a detailed explanation.

- Offers a maximum choice of living environments by allowing a variety of housing and building types

The Project offers a variety of housing products to include: Front loaded single family lots - 45 ft. in width; Front loaded townhouse lots with 4 different elevations; and four apartment buildings.

- Promotes mixed use projects which are functionally integrated within the development and provides services to the primary use

Includes a bridge crossing over Wilson drain. Access to commercial properties on 41st Avenue. Creative street layout promotes transitions from the varied housing types.

- Provides a layout which preserves and property utilizes natural topography and geologic features, trees, scenic vistas or other vegetation

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

Single Family is adjacent to existing city residential on the West Boundary. The Project is bordered by Wilson Drain to its East, creating a buffer to the existing Pioneer Irrigation District.

- Encourages infill development that contributes a compatible design to the existing neighborhood

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PUD's shall incorporate imaginative or unique concepts, innovations and designs. List in detail those elements:

The proposed Project is designed to encourage and facilitate a safe and friendly community

by incorporating concepts such as a community center, playground lot, gym and

health club, large 10' pathways, and innovative energy-star certified housing. See Narrative

- All lots developed for residential purposes shall have frontage on a public roadway. Check here indicating this project meets this requirement.

All PUD's shall have the following features:

- Five-foot paved micro pathways connecting residential to nonresidential area, open space common lots, recreational facilities, major pathways and school bus pick up locations (sidewalks may substitute)
- Eight-foot wide paved major pathway with a 5-foot wide landscape buffer on either side that meanders through the property. Please indicate the lot and block numbers of the major pathway
- Usable open space of at least 10% of the gross area
- Varying bermed street landscape buffers of a 2:1 to 3:1 ratio
- 4 or more of the following amenities shall be provided: baseball/softball field; basketball court; boat dock/river access; buildings to LEED standards; community center; daycare center; detached sidewalks; energy-star certified housing; enhanced paving and design features; fishing pond; golf course; gym/health club; land provided for a public facility; playground/tot lot; rear entry garages; residential buildings constructed with fire sprinkler systems; roundabout intersections as approved by the city engineer; skateboard park; swimming pool; tennis court; other suitable amenities or public benefits deemed worthy by city council

1. Playground lot

2. Community Center

3. Energy-star certified housing

4. Gym/health Club

List all proposed deviations from height, lot line setback, and lot dimension schedule as listed in current City Code

N/A

Projects that are classified as infill may have all or portions of amenity requirements waived. To be considered infill, the subject property must meet the following criteria:

- Parcel under 20 acres
- Parcel located within a largely developed area (minimum 50% of land within 300 feet of subject property developed)
- Municipal services are readily available

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REQUIREMENTS FOR A PLANNED UNIT DEVELOPMENT (PUD)

1. **Section 10-03-07(2) - MUST** be consistent with two or more of the following (please mark all that apply and provide a DETAILED explanation):

Offers a maximum choice of living environments by allowing a variety of housing and building types

See narrative and description.

Promotes mixed use projects which are functionally integrated within the development and provides services to the primary use

See narrative and description.

Provides a layout which preserves and property utilizes natural topography and geologic features, trees, scenic vistas or other vegetation

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

See narrative and description.

Encourages infill development that contributes a compatible design to the existing neighborhood (Note: The subject property MUST be less than 20 acres, MUST have 50% of the land within 300 feet developed and MUST have municipal services already available to be considered infill.)

2. **Section 10-03-07(3)B** – The primary use of the planned unit development shall be a permitted use in the underlying zoning classification.

What is the zoning classification of the subject property? R-2

What is the primary use of the planned unit development? Residential Development

3. **Section 10-03-07(3)C** – No more than thirty percent (30%) of the total net area ("net area" meaning the gross acreage less all acreage utilized for public right of way dedication and public streets) of the planned unit development shall be devoted to a use or uses not permitted or specially permitted in the underlying zoning classification, except that where any portion of the subject property has an underlying zoning classification of R-1, R-2, R-3, RS-1, and/or RS-2 or any combination thereof and/or any residential use regardless of the zoning classification, no industrial uses shall be allowed as part of the planned unit development

What is the total area of the planned unit development? 28.07

What percentage of the total area of the planned unit development is made up of uses not permitted or specially permitted in the underlying zoning classification? N/A

What are those uses? _____

4. **Section 10-03-07(3)E** – What are the imaginative or unique concepts, innovations and designs that have been incorporated into the project presented? _____

1. 10 ft. Pathways

2. Bridge Across Wilson drain for connectivity. Only Bridge allowing access from Ustick to Nampa Caldwell Blvd. between Lake and Florida.

3. Exceeds Caldwell open space requirement.

4. Creative local street section to facilitate safe pedestrian traffic.

5. Community park designed to give residents additional open space for outdoor activities.

5. **Section 10-03-07(3)F** – The number of dwelling units allowed in a planned unit development shall be calculated by multiplying the gross area and the dwelling units permitted in the underlying land use classification shown on the comprehensive plan map. A planned unit development shall be consistent with the density guidelines provided in the comprehensive plan

Gross area: 28.07 Acres

of Dwelling Units (single-family, duplexes, apartments, etc. Does not include assisted living facilities or similar): 251 Units

Density for this zone in a planned unit development, as per the Comprehensive Plan: 12 Units / Acre

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Dwelling units per gross acre for this project: 9.20 Units / Acre

6. **Section 10-03-07(3)G** – A variety of housing types or residential uses may be included in a planned unit development including attached units (duplexes, townhouses), detached units (patio homes), single-family dwellings and multiple-family units (triplexes, fourplexes, sixplexes, etc.) regardless of the zoning classification, provided that the overall density of the land use classification is maintained.

Please list all types of housing in the planned unit development and the total number of buildings and units for each. (Example: 4 duplexes for a total of 8 units and 8 triplexes for a total of 24 units and 34 apartment buildings with 20 units in each building for a total of 680 units. Grand Total: 712)

4 Multi-Family Apartment building lots (179.08' x 69.58') for a total of 120 units; Thirteen Multi-family townhomes for a total of 61 units; and 70 Front-loaded single family lots. Grand Total: 251 Units

7. **Section 10-03-07(3)H** – Commercial buildings and establishments shall be planned as groups having common parking areas and common ingress and egress points.

If applicable, please describe the grouping of commercial buildings along with their common parking areas and common ingress and egress points. If not applicable, please write "N/A".

N/A

8. **Section 10-03-07(3)L** – Off-street parking for a single-family or two-family residential planned unit development shall be as follows:

- A) Two spaces per unit on the subject parcel or clustered in parking pads in close proximity to any dwelling units they serve.

Please describe how the two spaces per unit is being accommodated? (Please note that both driveways and garages can count as spaces.)

All lots provide 2 enclosed garage spaces, all Front-Loaded Single-Family lots have min. 2 additional spaces on driveway and larger lots may have 3 spaces on driveway.

- B) Lots 45 feet in width and smaller shall provide one additional space per every four residential units in a common parking lot located in close proximity to the residential structures in which it serves.

Does the planned unit development have any single- or two-family lots that are 45 feet in width or less? Yes ___ No X

If "yes", how many? _____

Where are the additional parking spaces and how many additional parking spaces are being provided? _____

C) Off-street parking for the multi-family residential portion of the planned unit development shall be provided as follows:

1 ½ spaces per unit on each subject parcel or clustered in parking pads in proximity to any dwelling units they serve.

On street parking may be permitted to accommodate visitors and overflow parking demand under the planned unit development process, but it shall not be counted towards the minimum off street parking requirements. One space per every eight (8) units shall be dedicated for off street visitor parking.

Off-street parking shall NOT allow vehicles to back out onto a public street.

Number of Multi-family Units (triplex and above): 120

Number and Location of Off-street parking spaces: 180 (Lot 42, Lot 43, Lot44)

Number and Location of Off-street visitor parking spaces: _____

D) Off-street parking for Commercial uses shall be provided as required in Section 10-02-05.

Commercial Use: N/A

of Off-street Parking Spaces Required: _____

of Off-street Parking Spaces Provided and Location: _____

9. **Section 10-03-07(3)M** – All lots developed as single-family residential lots shall front or shall have frontage along a public roadway or common driveway. All other lots developed for residential purposes shall front a public roadway, or shall utilize common driveways. Please check here indicating that this project meets this requirement. X

10. **Section 10-03-07(3)O** – Unless the site qualifies as an infill development, the overall site shall consist of a minimum gross area of five acres. Please state minimum gross acreage: 28.07

11. **Section 10-03-07(3)P** - A phasing plan shall be submitted for all features and amenities in a planned unit development with the planned unit development application.

Please attach a phasing plan to this document.

12. **Section 10-03-07(4)** – All planned unit developments shall have the following features:

A) Five-foot paved micro pathways connecting residential to nonresidential area, open space common lots, recreational facilities, major pathways and school bus pick up locations (sidewalks may substitute).

Please indicate approximate locations of the micro pathways, including lot and block numbers if applicable: N/A

B) Eight-foot wide paved major pathway with a 5-foot wide landscape buffer on either side that meanders through the property. Please indicate the lot and block numbers of the major pathway:

Lot 18

C) Usable open space of at least 10% of the gross area.

Gross area: 28.07 Acres - Total Open Space Required 122,287 SF - Total Open Space Provided 135, 289 SF

Usable open space (list lots and blocks if applicable or approximate locations): _____

Lot 18; Lot 7; Lot 8

D) Varying bermed street landscape buffers of a 2:1 to 3:1 ratio. **Please very clearly identify on the landscaping plan those portions of the street landscape buffers that are 2:1 and those portions that are 3:1 – perhaps with shading or hatching or some other symbol. If this is not very clear to the planning and zoning plan reviewer, the landscape plan will be returned for revision.**

E) Four or more of the following amenities shall be provided: baseball/softball field; basketball court; boat dock/river access; buildings to LEED standards; community center; daycare center; detached sidewalks; energy-star certified housing; fishing pond; golf course; gym/health club; land provided for a public facility; playground/tot lot; rear entry garages; roundabout intersections as approved by the city engineer; skateboard park; swimming pool; tennis court; other suitable amenities or public benefits deemed worthy by city council.

1. Playground

2. Community Center

3. Energy Star Housing

4. Gym/Health Club

13. **Section 10-03-07(5)** – Subdivisions and developments created through the planned unit development process shall provide a narrative and architectural renderings that explain what amenities will be incorporated inside the development to compensate for deviations to the city’s development standards and how its construction will satisfy the community’s need for a wide range of housing and commercial businesses. **Please attach said narrative and architectural renderings to this document.**

14. **Section 10-03-07(6)** – The developer may deviate from the height, lot line setback and lot dimension schedule found in Section 10-02-03 with the consent of the planning and zoning commission and city council. Deviations shall be listed in full as a part of the planned unit development application. Modifications to other zoning and subdivision standards will be determined on a case-by-case basis. **Deviations shall be listed in full as a part of the planned unit development application.**

Deviations: N/A

15. **Section 10-03-07(7)** – Projects that are classified as infill may have all or portions of amenity requirements waived. To be considered infill, the subject parcel must meet the following three criteria:

- A) Parcel under 20 acres.
- B) Parcel located within largely developed area (at least 50% of the land within 300 feet of the exterior boundaries of the subject parcel)
- C) Municipal services are already available.

If you wish to proceed as an INFILL planned unit development, please attach a separate sheet of paper describing how the subject property meets each of the three criteria listed above. Additionally, please show how the proposed building design(s) is compatible with the existing neighborhood and adjoining properties by taking into account building type, height, bulk, and site location.

A-1

- Home
- My Activities
- Create
- Search
- Reports
- Support Center
- Administration
- Logoff

Permit Project



File #: 22-003953 ... *O E Ustick*
 3307 E USTICK RD CALDWELL ID 83605 *R3J8290000*
 Residential Development - Single Family, Townhomes, and Multi-Family Units

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

EDIT:
File

Edit Permit: SUB22-000037



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

Permit #: SUB22-000037
Permit Type: Subdivision Plats
Sub Type: Preliminary
Work Description: Residential Development - Single Family, Townhomes, and Multi-Family Units
Applicant: Connor Gray
Status: Online Application Received
Application Date: 09/29/2022
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:
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
 Prior use of the property: Agriculture
 Permit #: PUD22-000009
 Proposed use of the property: Residential

CONTACT INFORMATION

Property Owner: RENTAL PROPE
 Agent: - Carl Anderson

SUBMITTAL DOCUMENTS

Will you be submitting plans for review: Yes
 Projectdox Permit #: SUB22-000037

A-1
1/2

Site Plan: Silver Meadows Master Application.pdf

Preliminary Plat: Silver Meadows Pre Plat.pdf

Metes and bounds legal description: Silver Meadows Metes and Bounds.pdf

Vicinity map: Silver Meadows Vicinity Map.pdf

Neighborhood meeting sign in sheet: Neighborhood Meeting.pdf

Project narrative: Silver Meadows Narrative.pdf

Property Owner Acknowledgement: Property Owner Acknowledgment.pdf

Landscape plan: Silver Meadows Landscape Plan.pdf

Recorded warranty deed: Silver Meadows Warranty Deed.PDF

Copy of the Order of Decision:

Copy of the Record of Survey:

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

Traffic Impact Study: Silver Meadows Traffic Impact Study.pdf

TOTAL NUMBER OF LOTS

Residential:	251	Commercial:	
Industrial:		Common:	8?
<input checked="" type="checkbox"/> Phased Project:		If Phased, Phase #:	NA - 0
Total Acreage:	28.07	Min. Lot Size (excluding common lots):	SF-4114.2 TH-1628.36
Max. Lot Size (excluding common lots):	SF-11135.14 TH 30	Avg. Lot Size (excluding common lots):	SF - 5223.05 TH 2017.04
% Usable Open Space:	11.38	List all types of usable open space:	Community park, major pe

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



start new search
22-003704 HO22-000030 4912 HARDING PL

(1-1 of 1)

NEW VERSION FEATURE: CLOSING MULTIPLE

VIOLATIONS

- Home
- My Activities
- Create
- Search
- Reports
- Support Center
- Administration
- Logoff

Permit Project



File #: 22-003953 ...
 3307 E USTICK RD CALDWELL ID 83605
 Residential Development - Single Family, Townhomes, and Multi-Family Units

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

EDIT:
File

Edit Permit: SUB22-000037



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

Permit #: SUB22-000037
Permit Type: Subdivision Plats
Sub Type: Preliminary
Work Description: SILVER MEADOWS Residential Development - Single Family, Townhomes, and Multi-Family Units

Applicant: Connor Gray
Status: Online Application Received
Total Amount: \$ 0.00
Amount Paid: \$ 0.00
Balance Due: \$ 0.00
Valuation: 0.00
Non-Billable:

Application Date: 09/29/2022
Approval Date:
Issue Date:
Expiration Date:
Close Date:
Last Inspection:

- REPORTS:
- Custom
- Detail
- Summary

OFFICE USE ONLY

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

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
 Prior use of the property: Agriculture

Permit #: PUD22-000009
Proposed use of the property: Residential

CONTACT INFORMATION

Property Owner: RENTAL PROP
Agent: - Carl Anderson

SUBMITTAL DOCUMENTS

Will you be submitting plans for review: Yes
Projectdox Permit #: SUB22-000037

A-1
1/2

Site Plan: Silver Meadows Master Application.pdf

Preliminary Plat: Silver Meadows Pre Plat.pdf

Metes and bounds legal description: Silver Meadows Metes and Bounds.pdf

Vicinity map: Silver Meadows Vicinity Map.pdf Neighborhood.meeting.sign.in.sheet: Neighborhood Meeting.pdf

Project narrative: Silver Meadows Narrative.pdf **Property Owner** Property Owner **Acknowledgement:** Acknowledgment.pdf

Landscape plan: Silver Meadows Landscape Plan.pdf **Recorded warranty deed:** Silver Meadows Warranty Deed.PDF

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

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

Traffic Impact Study: Silver Meadows Traffic Impact Study.pdf

TOTAL NUMBER OF LOTS

Residential:	<input type="text" value="251"/>	Commercial:	<input type="text"/>
Industrial:	<input type="text"/>	Common:	<input type="text" value="259"/>
Phased Project:	<input checked="" type="checkbox"/>	If Phased, Phase #:	<input type="text" value="NA - 0"/>
Total Acreage:	<input type="text" value="28.07"/>	Min. Lot Size (excluding common lots):	<input type="text" value="SF-4114.2 TH-1628.36"/>
Max. Lot Size (excluding common lots):	<input type="text" value="SF-11135.14 TH 30"/>	Avg. Lot Size (excluding common lots):	<input type="text" value="SF - 5223.05 TH 2017.04"/>
% Usable Open Space:	<input type="text" value="11.38"/>	List all types of usable open space:	<input type="text" value="Community park, major pa"/>

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

$251 \times \$15. = 3765 + 1236 = 5001$

$251 \times \$19.50 = 4894.50 + 585 = 5479.50$

$251 \times 1.35 = 338.85 + 315 = 653.85$

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

	Planning & Zoning		Engineering		Fire Department		Totals			
Comprehensive Plan Amendment										
Map amendment	10260	\$					\$			
Text Amendment	10270	\$					\$			
Annexation										
Less than 2 acres	10240	\$		12550	\$	22025	\$			
More than 2 acres	10240	\$		12550	\$	22025	\$			
More than 20 acres	10240	\$		12550	\$	22025	\$			
DeAnnexatin	10240	\$					\$			
Subdivision Plats										
Preliminary Plat	10180	\$		12511	\$	22025	\$			
Short plat	10180	\$		12512	\$	22025	\$			
PUD w Subdivision	10210	1	\$ 5,180.00	12513	1	\$ 5,713.50	22025	1	\$ 670.05	\$ 11,563.55
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	\$				22025	\$			
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	\$					\$			
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	\$					\$			
			\$ 5,180.00		\$ 5,713.50		\$ 670.05	\$ 11,563.55		
PUD22-000009 SUB22-000037										
3307 E. Ustick Rd. Silver Meadows							GRAND TOTAL	\$ 11,563.55		

Pd 10/18/22 credit card
Receipt # 8627

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