

PUBLIC MEETING INFORMATION CITY OF CALDWELL

Due to the COVID-19 pandemic, we invite interested parties to participate in public hearings either electronically or in person. If you have a cough, fever, or are not feeling well, please contact Planning & Zoning staff to arrange participation remotely. The City of Caldwell follows the CDC guidelines to allow for distancing in the public meeting area and provide masks/hand sanitizer on site.

Virtual Participation Option: Register in advance to provide public comments electronically or by telephone. During the registration process, you will be asked what item on the agenda you wish to speak about. Please use the case number as listed within the written notice.

On-line registration must be submitted at least 24 hours in advance of the meeting. [Click on the green “public meetings” button on the center of the page.](#) After registration, you will receive a confirmation email containing information about joining the virtual meeting. **REGISTER HERE:** <https://www.cityofcaldwell.org>

Written comments must be received at least eight (8) days in advance of the meeting to the Planning & Zoning Department at P&Z@cityofcaldwell.org to be included within the staff report. All comments received after the staff report has been transmitted will be included in the case file and provided as late exhibits at the appropriate public hearing.

Live Stream Viewing: If you are not planning to speak, members of the public are encouraged to view the meeting via the live stream option: <https://www.youtube.com/channel/UCci7S1A0UJNK6asXxxugLGA>



HEARING EXAMINER REGULAR MEETING AGENDA AGENDA

Tuesday, October 22, 2024 @ 1:30 pm

Caldwell City Council Chambers Room, 205 S. 6th Avenue, Caldwell, Idaho

- I. ROLL CALL
- II. REVIEW OF PROCEEDINGS
- III. CONSENT CALENDAR:
 - 1. **ACTION ITEM: Approve the September 24, 2024 Hearing Examiner Meeting Minutes.**
- IV. OLD BUSINESS:
 - None*
- V. NEW BUSINESS:
- VI. **ACTION ITEM: Public Hearing Quasi-Judicial: Case Number: SUP24-000018:** The applicant, Angela Hansen of Cushing Terrell, on behalf of Caldwell Housing Authority, is requesting a special use permit for multi-family land use within the T-N (Traditional Neighborhood) zone. The project is an adaptive reuse of a historic single-family dwelling into a mixed-use project consisting of retail/restaurant commercial space on the 1st floor with one (1) apartment unit on the 1st floor, two (2) apartment units on the 2nd floor, and two (2) apartment units on the basement level. Apartments are one and two-bedroom units ranging between 500-900 square feet. The proposed site is addressed as 321 N Kimball Avenue (R0482200000) and is located on the corner of N Kimball Avenue and E Chicago Street, in Caldwell, Idaho.
- VII. ADJOURNMENT

Public Information/Responsibility: For public hearing cases that are scheduled to be heard by City Hearing Bodies and are not heard on the noticed date: The hearing body is required to provide a “date certain” for when that case will be

heard (typically on the next hearing agenda but not always). Additional notices are not required and are **NOT** sent to property owners or posted on the site. Please check the city's website for agendas and updates or contact staff for the hearing date that the particular case is to be heard.

Next Regular Hearing Examiner Meeting is on Tuesday, December 3, 2024, in the Caldwell City Council Chambers Room, 205 S. 6th Avenue, Caldwell, Idaho. Any person needing special accommodations to participate in the meeting should contact the City Office at 208-455-3021 prior to the meeting. The agenda packet and minutes can be viewed on the City of Caldwell's website: www.cityofcaldwell.org. Cualquier persona necesitando comodidades especiales para participar en la reunión debe contactar al las oficinas de la Ciudad o llame a 208-455-3021 antes de la reunión.

**HEARING EXAMINER
REGULAR MEETING MINUTES
Tuesday, September 24, 2024 @ 1:34 pm
Caldwell City Council Chambers Room, 205 S. 6th Avenue, Caldwell, Idaho**

CALL TO ORDER – Hearing Examiner, Ms. Sabrina Durtschi opened the meeting for the public hearing at 1:34 p.m.

REVIEW OF PROCEEDINGS (OPENING STATEMENT) – Ms. Sabrina Durtschi outlined the procedures for the public hearing.

MEMBERS PRESENT: Angelica Gomez (Administrative Assistant); Alex Jones (Planner I); Joe Dodson (Planner III)

CONSENT CALENDAR:

The Hearing Examiner approved the August 27, 2024, Hearing Examiner Meeting Minutes as drafted.

OLD BUSINESS:

None

NEW BUSINESS:

1. **ACTION ITEM: Public Hearing Quasi-Judicial: Case Number: SUP24-000013: The applicant, Ryan Park of Dokime Construction LLC, on behalf of Lawrence and Janet Dennett., is requesting a special use permit to construct a 16 x 13 accessory dwelling unit with a 5 x 13 covered porch and living space. The subject parcel is R346820000 and is located at 1405 Wilson Street, in Caldwell, Idaho.**

Alex Jones (Planner I) 205 S. 6th Avenue, provided the staff report by outlining its contents by use of a PowerPoint presentation.

In response to the Hearing Examiner’s question, Mr. Jones stated the following:

- There is another structure, it is just a storage structure. The applicant is allowed to have more than one structure.
- There is not always sewer on annexed properties. Southwest District Health can approve a septic.
- Believes the structure is under twenty-two feet.

Zech Davis (Applicant) 1827 W Lotus Pond Ct. Nampa, signed in favor of the request and provided a description of the application.

In response to the Hearing Examiner’s questions, Mr. Davis stated:

- They will be tearing down an existing shed and building the accessory dwelling unit.
- There is a setback easement on the fence line.
- There was a big attendance at the neighborhood meeting. Most of the neighbors were excited about the project.

The Public Hearing was opened:

- Lawrence Dennett, in favor, stated he is the owner of the property and that this project is very important to him as it will help keep their family closer together.

Ms. Durtschi closed the public hearing testimony at 1:43 pm.

FINDINGS OF FACT AND CONCLUSIONS OF LAW FOR Case Numbers SUP24-000013: The Caldwell Hearing Examiner accepts the Findings of Fact and Conclusions of Law outlined in the staff report, public testimony, and the evidence list. All adopted ordinances, standards and codes were used in evaluating the application. The proposed use was conditionally permitted by the terms of the ordinance and such conditions of approval.

ORDER OF DECISION FOR CASE NUMBERS SUP24-000013: Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby orders that Case Numbers SUP24-000013 for Dennett Accessory Dwelling Unit **is approved**, subject to the conditions of approval listed in the staff report.

ADJOURNMENT

The Hearing Examiner adjourned the meeting at approximately 1:43.p.m.

The next regularly scheduled Hearing Examiner meeting is scheduled for Tuesday, October 22, 2024, at 1:30 p.m.

Respectfully submitted by Angelica Gomez, Administrative Assistant

MINUTES APPROVED AND SIGNED BY THE HEARING EXAMINER, SABRINA DURTSCHI, ON THE DATE NOTED BELOW:

Ms. Sabrina Durtschi

Date

ATTEST:

Morgan Bessaw, Deputy Director

Date

A digital recording of the public hearing is available upon request.



Caldwell Planning & Zoning Department
STAFF REPORT / FINDINGS
 Public Hearing Item | Hearing Examiner | 10/22/2024

Staff Planner: Joe Dodson, Senior Planner

CASE NO(s): SUP24-000018
Project Name: - The Rice House SUP

STAFF SUMMARY AND RECOMMENDATIONS:

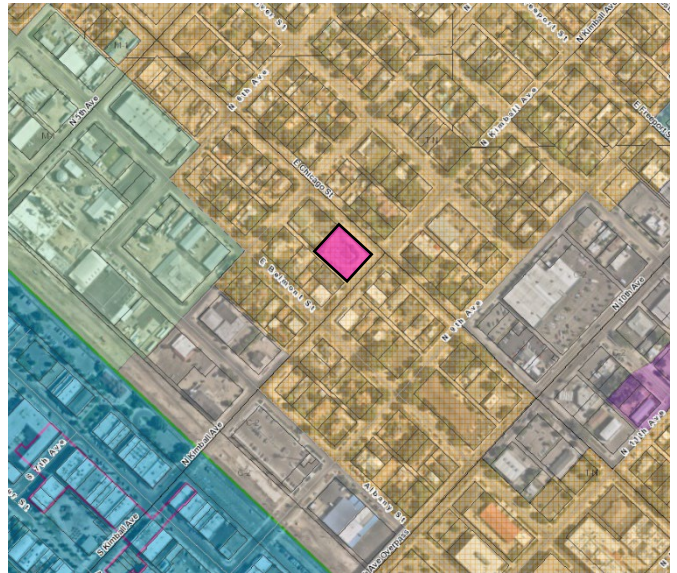
STAFF FINDINGS: Staff finds the project **IS** compliant with all applicable city codes, regulations, and policies.

Staff notes special areas of concern within Section I. Findings of Facts, #22. Staff recommends if approved, the approvals be subject to the conditions listed in the Findings of Fact, Conclusion of Law, and Decision herein.

PROPOSED LAND USE REQUESTS:

Proposed Land Use Applications):

Special Use Permit for a five-family (5) dwelling on 0.41 acres in the T-N zoning district within a newly placed historic home (The Rice House) that will also include a retail/restaurant commercial space on the first floor.



Applicant:	Angela Hansen, Cushing Terrell, on behalf of Caldwell Housing Authority.
Property Owner:	Caldwell Housing Authority
Parcel ID Number(s):	R0482200000
School District:	<i>Caldwell</i>

DECISION BODY – REQUIRED FINDINGS & APPROVAL CRITERIA

Before the hearing examiner approves any application, the hearing examiner must find and conclude the proposed applications are compliant with **Caldwell City Code approval criteria as listed within I. Findings of Facts, under 22. PUBLIC HEARING.**

**BEFORE THE CALDWELL HEARING EXAMINER
CITY OF CALDWELL, CANYON COUNTY, IDAHO**

NOTE: THIS IS NOT A PREDETERMINED DECISION.

PORTIONS OF THE FINDINGS ARE WRITTEN IN AN APPROVAL AND DENIAL FORMAT. ALL EVIDENCE WILL BE CONSIDERED AND THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION WILL BE UPDATED PRIOR TO FINAL SIGNATURE.

IN THE MATTER OF AN APPLICATION
FOR A SPECIAL USE PERMIT TO ALLOW FOR A FIVE
(5) FAMILY DWELLING ON 0.41 ACRES IN THE T-N
(TRADITIONAL NEIGHBORHOOD) ZONE.

Property Owner: CALDWELL HOUSING AUTHORITY

)
)
) **FINDINGS OF FACT,**
) **CONCLUSIONS OF LAW**
) **AND DECISION**
)
) Case No. SUP24-000018
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I. FINDINGS OF FACTS

1. **APPLICANT:** Angela Hansen, Cushing Terrell

2. **PROPERTY OWNER:** Caldwell Housing Authority

3. **APPLICATION REQUEST:** Application for a Special Use Permit to allow for a five-family dwelling in the T-N (Traditional Neighborhood) zone. The project is an adaptive reuse of a historic single-family dwelling, The John C. Rice House, with five (5) rental units and a commercial/retail space.

4. **SITE ADDRESS AND LOCATION:** The subject site is located at 321 N. Kimball, at the intersection of N. Kimball Avenue and E. Chicago Street, described as 22-4N-3W SW CALDWELL ORIGINAL TX 24027 IN LOTS 13-18 IN BLK 35.

5. **ASSESSOR PARCEL NUMBER(S):** R0482200000

6. **PROPERTY SIZE:** Approximately 0.41 acres

7. **JURISDICTION:** The property is currently located in the City of Caldwell
8. **PUBLIC NOTICING:** The following noticing was completed in accordance with Caldwell City Code Section 10-03-12:
- | | |
|---------------------------------------------------------------------------------------------------|------------|
| Neighborhood Meeting Held | 8/8/2024 |
| Public Agency Notification Sent
(See attached exhibit for list of agencies notified) | 9/30/2024 |
| (500') Radius Notices Mailed - Hearing Examiner Hearing
(Min. 15 days prior to hearing) | 10/2/2024 |
| Legal Ad Published - Hearing Examiner Hearing
(Min. 15 days prior to hearing) | 10/5/2024 |
| Physical Site Posted - Hearing Examiner Hearing
(Min. 10 days prior to hearing) | 10/1/2024 |
| Applicant Proof of Posting Received - Hearing Examiner Hearing | 10/4/2024 |
| Hearing Examiner Public Hearing | 10/22/2024 |
9. **AGENCY COMMENTS:** In accordance with Idaho Code, notice was provided to all political subdivisions providing services within the planning jurisdiction, including school districts. Public agency comments were received from the following agencies and are included in their entirety as part of the official record and the exhibits attached hereto.
- a. Caldwell Irrigation – Submitted a “no comment” response via email.
 - b. City of Caldwell Mapping Department – Provided a new address for the property (323 N. Kimball) and noted sub-addressing shall occur at the time of tenant improvement (TI) building permit.
 - c. City of Caldwell Engineering Department – Provided general conditions of approval for this Special Use Permit and proposed mixed-use development including allowance for the required landscape street buffer trees along Chicago to be located within the public right-of-way. Any specific conditions are listed in **Exhibit 2 of this report.**
 - d. City of Caldwell Fire Department – Stated the project can be approved and provided general conditions of approval.
10. **PUBLIC COMMENTS:** No comments were received from the public as of staff report writing.
- a. Public testimony given at the public hearing will be included in the official minutes of the record.
11. **SITE/PROJECT BACKGROUND AND HISTORY:** The subject site is part of the original City of Caldwell plat from 1885. Previous use of the property appears to be different types of residential dwellings (single and multiple family) and was scraped for placement of the historic John C. Rice House. The Rice House was previously a historic single-family home located at the College of Idaho campus.

12. **SITE FEATURES:**
- Floodplain:** The property is located within the 0.2% flood zone; Public Works has no comments for this at this time.
- Mature Trees:** None
- Streams /Creeks:** None
- Wildlife Habitat:** None
- Riparian Habitat Area:** None
- Steep Slopes / Hillside:** None
- Canals / Ditches / Drains:** None
- Other, Describe:** The west boundary of the site is an existing public alleyway. This alleyway will provide the direct vehicular access for the property as depicted on the submitted plans.

13. **APPLICABLE REGULATIONS AND GUIDING DOCUMENTS:**
- a. City of Caldwell Zoning Ordinance No. 1451, as amended
 - b. City of Caldwell Subdivision Ordinance, as amended
 - c. City of Caldwell Comprehensive Plan, as amended
 - d. Treasure Valley Tree Selection Guide
 - e. Bicycle and Pedestrian Master Plan
 - f. Caldwell Transportation Master Plan
 - g. Idaho Code

14. **SURROUNDING ZONING DISTRICT DESIGNATIONS:**
- Site:** T-N (Traditional Neighborhood)
- North:** T-N (Traditional Neighborhood)
- South:** T-N (Traditional Neighborhood)
- East:** T-N (Traditional Neighborhood)
- West:** T-N (Traditional Neighborhood)

15. **SURROUNDING EXISTING LAND USES:**
- Site:** Vacant / recently placed John C. Rice House
- North:** Small-scale office building / single-family homes
- South:** Restaurant / other retail uses
- East:** Historic homes / nonresidential uses
- West:** Single-family homes / nonresidential uses

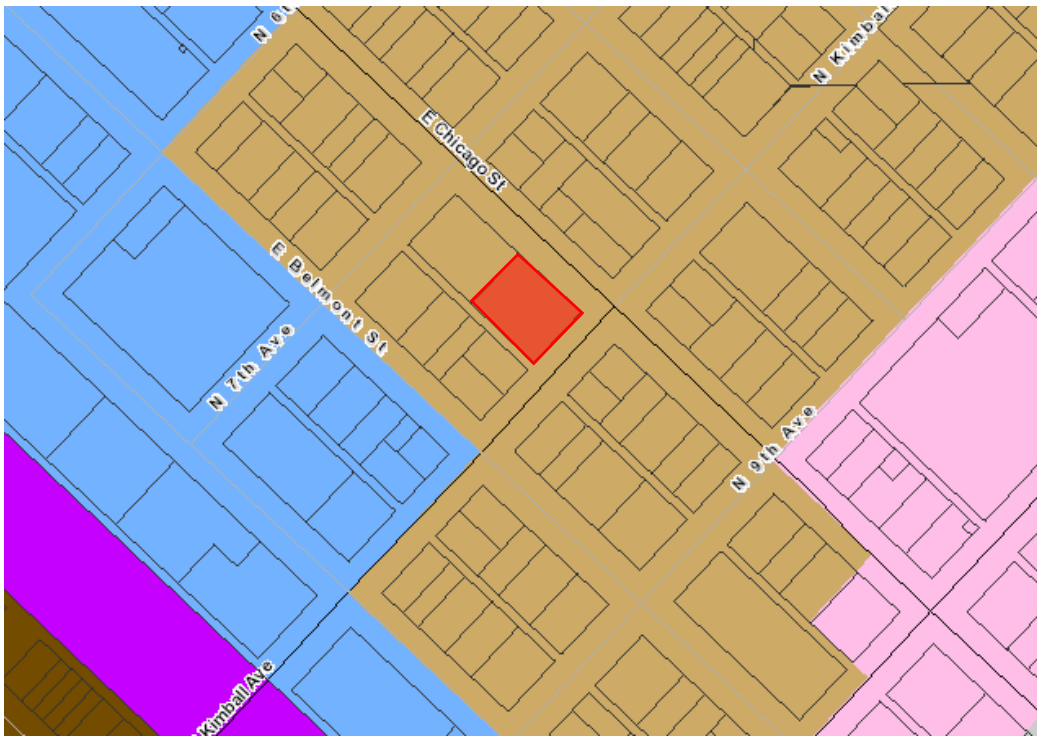
16. **SURROUNDING COMPREHENSIVE PLAN MAP DESIGNATIONS:**
- Site:** Traditional Neighborhood
- North:** same
- South:** same
- East:** same
- West:** Same; Manufacturing and Production designation is located less than a block over.

New Comprehensive Plan Map Designation is anticipated to be Urban Neighborhood – variety of housing types interspersed with nonresidential uses is anticipated.

17. **POLITICAL SUBDIVISIONS PROVIDING SERVICES:**
- Fire:** Caldwell Fire
- Police:** Caldwell Police
- School District:** Caldwell

Water Services:	City of Caldwell (Municipal Water)
Sewer:	City of Caldwell (Municipal Sewer)
Trash:	Republic Services
Irrigation District:	Caldwell Irrigation Lateral District
Others:	N/A

18. **STAFF REVIEW AND ANALYSIS – COMPREHENSIVE PLAN MAP ANALYSIS**



Map Exhibit (Above): City of Caldwell Comprehensive Plan Map

Residential Estates	Traditional Neighborhood
Low Density Residential	Highway Corridor
Medium Density Residential	Manufacturing & Production
High Density Residential	Industrial
City Center / Downtown	Rail Facilities
Institutional	Public
Business	Environmentally Sensitive
Commercial & Service	Open Space

CCC 10-03-03 and 2040 Comprehensive Plan Analysis:

The Comprehensive Plan Land Use Map depicts the subject site and the directly adjacent properties with the Traditional Neighborhood designation; in the vicinity of the subject site are the Business and Manufacturing & Production designations, as depicted above. Within each of these designations, a variety of uses (residential and nonresidential) are existing as this is one of the original areas of the City of Caldwell and has seen a number of changes over the years.

According to the 2040 Comprehensive Plan, the T-N designated areas are intended for a blend of medium density and high density residential, small scale commercial, entertainment, educational, office and open space uses that are geared to serve residents within a one-half mile radius. The allowable residential density within the T-N area is 5-20 du/ac.

Staff Comment: *The proposal to separate the Rice House into a five-family dwelling on 0.41 acres of land in the T-N zone and future land use designation constitutes a gross density of 12.5 du/ac. The proposal also includes a nonresidential component that anticipates an outdoor seating area on the northeast side of the building and property. Because the project proposes a density within the allowed range and includes a mix of uses, Staff finds the proposed development is generally consistent with the Comprehensive Plan and the goals and policies within the next section based on the known factors at the time of publication of this staff report.*

The City of Caldwell is also in the process of updating its Comprehensive Plan. This update to the comprehensive plan will facilitate changes to the existing future land use designations and some modifications to what the City’s vision is for the City. This area of Caldwell is likely to be within the Urban Neighborhood designation in the new comprehensive plan. At the time of publication of this report, the Urban Neighborhood designation calls for infill, adaptive reuse, small-scale apartments, and interspersed nonresidential uses. The proposed application is an adaptive reuse of a historic home and an infill development as all properties surround the subject site are already developed. Therefore, Staff finds the proposed development to be generally consistent with the anticipated new Comprehensive Plan as well as the existing plan.

COMPREHENSIVE PLAN - LAND USE CHAPTER:

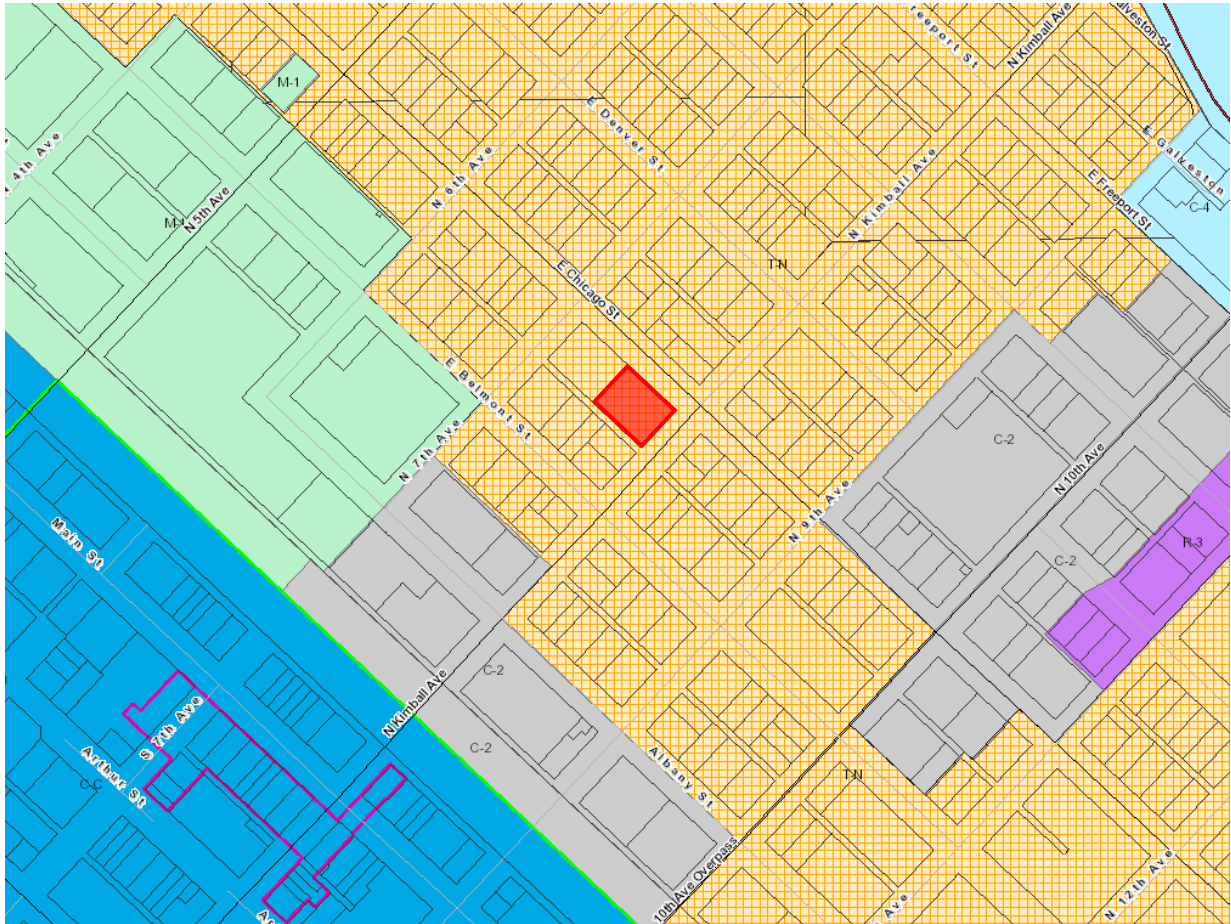
Goal 2:	Create a strong sense of community and place through the development of mixed-use neighborhoods
<u>Policy 2-1:</u>	Create a compact mixed-use development pattern with multiple street connections.
<u>Policy 2-3:</u>	Assemble land uses in a mixed-use fashion with homes and businesses located in a condensed area.
<u>Policy 2-4:</u>	Allow for higher density development as a means to support public transportation.
Goal 3:	Create communities that are more livable, affordable, connectable, and sustainable.
<u>Policy 3-2:</u>	Maximize the use of land by encouraging high-density residential development in areas that have adequate services that can act as a buffer between less dense residential and commercial uses, and support public transit.

COMPREHENSIVE PLAN – SMART GROWTH PRINCIPLES:

In addition to being generally consistent with several goals and policies within the comprehensive plan, the proposed project is also consistent with the following “Smart Growth” principles recognized by the adopted comprehensive plan:

- The proposed development plan creates a range of housing opportunities and choices.
- The proposed development plan promotes walkable neighborhoods.
- The proposed development plan strengthen and is direct development in an existing community.
- Develop infill properties before expanding further outward away from the city center.

19. **STAFF REVIEW AND ANALYSIS – ZONING MAP**



Map Exhibit (Above): City of Caldwell Zoning Map

R-S-1 Semi-Rural Residential-1	C-1 Neighborhood Commercial	IP Industrial Park
R-S-2 Semi-Rural Residential-2	C-2 Community Commercial	M-1 Light Industrial
R-1 Low Density Residential	C-3 Service Commercial	M-2 Heavy Industrial
R-2 Medium Density Residential	C-4 Interchange/FW Commercial	A-D Airport District
R-3 High Density Residential	C-C Central Business District	H-C Highway Corridor
H-D Hospital District	C-D College District	T-N Traditional Neighborhood

CCC 10-03-03 Zoning Map Analysis:

According to Caldwell City Code, the purpose of the T-N zone is to “create, preserve and enhance areas containing a blend of residential, small scale commercial, entertainment, educational, office and open space uses and related establishments that are geared to serve residents within a one mile radius.”

The proposed use of a five-family dwelling requires a Special Use Permit (SUP) in the T-N (Traditional Neighborhood) district which is why the Applicant has submitted an SUP to the City. The Applicant is not proposing any rezone, and the existing T-N zone is compliant with the existing and planned comprehensive plans. The proposal to include a nonresidential use is allowed but will be evaluated more specifically at future building permit to ensure the proposed use is an allowed use.

Staff Comment: *Staff finds the proposal for a mixed-use, adaptive reuse project consisting of a five-family dwelling and a nonresidential use in the T-N zone is consistent with the zoning district due to the utilization of an infill parcel and adaptive reuse of a single-family dwelling into multiple dwellings available for rent. The proposal should add to the available housing and retail/restaurant options in the existing neighborhood.*

20. **STAFF REVIEW AND ANALYSIS – DEVELOPMENT PLAN**

CCC 10-02-02 and 10-03-11 Land Use:

As noted, the project proposes adaptive reuse of a historic home to include five dwelling units and a nonresidential space with an area for outdoor seating/dining. The applicant has requested a Special Use Permit be approved by the Hearing Examiner for the proposed five-family dwelling as required by City code. The nonresidential use will be determined at a later date but will be reviewed by Planning to ensure compliance with the applicable land use schedule at the time of building permit or business license submittal.

Detailed Breakdown of Phasing and Types of Land Uses:

A detailed breakdown of the phasing and types of land uses for the proposed project are as follows:

Phased Development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	How Many Phases?	
Residential Type	# of Lots	# of Buildings	# of Dwelling Units
Single-Family Detached	n/a	n/a	n/a
Townhomes	n/a	n/a	n/a
Duplex	n/a	n/a	n/a
Triplex	n/a	n/a	n/a
4-, 5-, or 6-family	n/a	One (1)	Five (5)
Multi-family Apartments	n/a	n/a	n/a
Common Lots	n/a	n/a	n/a

Non-Residential Type	# of Lots	# of Buildings	# of Tenant Spaces
Commercial	1 - existing	One (1)	One (1)
Industrial	n/a	n/a	n/a

CCC 10-02-03 Bulk Requirements and Dimensional Standards:

The Caldwell City Code provides bulk zoning standards for regulating the size, height, and setback requirements for buildings and structures within a particular zoning district; and standards for lot dimensions and spatial arrangements.

The following are the required bulk requirements and dimensional standards for the **T-N** in accordance with Caldwell City Code, and the dimensions proposed by the subject development:

Lot Area	Required	Proposed
Lot Area Minimum; Interior Lot (Sq. Ft.)	n/a	Existing
Lot Area Minimum; Corner Lot (Sq. Ft.)	n/a	0.41 ac.
Interior Lot Width (Ft.)	n/a	Existing
Corner Lot Width (Ft.)	n/a	Existing
Lot Depth (Ft.)	n/a	Existing
Setbacks, Minimum and Maximum	Required	Proposed
Front Yard Setback (Ft.) (Minimum)	5'	Compliant
Front Yard Setback (Ft.) (Maximum)	n/a	n/a
Interior Side Yard Setback (Ft.) (Minimum)	0'	Compliant
Street Side Yard Setback (Ft.) (Minimum)	5'	Compliant
Rear Yard Setback (Ft.) (Minimum)	10'	Compliant
Lot Coverage, Building Height, and Density	Required	Proposed
Maximum Lot Coverage in %	n/a	n/a
*Maximum Building Height (Ft.)	55'	29'
Residential Density Range in Gross units /acre	5-20 du/ac	12.5 du/ac

*Regardless of the zoning district, if a new structure is being built immediately adjacent to a single-family dwelling or a duplex, the maximum height of the new structure shall be 25 feet unless allowed to exceed such maximum height by special use permit approval.

CCC 10-02-05 Parking, Loading and Pedestrian Amenity Standards:

The Caldwell City Code has provisions addressing the minimum and maximum number of off-street parking spaces accessory to designated uses, shared parking lots, off-street loading, parking lot lighting, electric vehicle parking, and bicycle parking.

The following provides an overview of the parking, loading and pedestrian amenity requirements for the proposed land uses, and the amount proposed by the subject development:

THREE FAMILY – MULTI-FAMILY DWELLINGS

Off-Street Parking Spaces	Required	Proposed
Off-Street Parking Spaces (Minimum)	1.5 per DU	1.6 per DU
Off-Street Parking Spaces (Maximum)	2.0 per DU	
ADA Accessible parking Spaces	Required	
ADA Accessible Parking Spaces (Minimum)	Shall meet state and federal requirements	

COMMERCIAL

Off-Street Parking Spaces	Required	Proposed
Off-Street Parking Spaces (Minimum)	Based on uses – unknown at this time	n/a
Off-Street Parking Spaces (Maximum)	Based on uses – unknown at this time	
ADA Accessible parking Spaces	Required	Proposed
ADA Accessible Parking Spaces (Minimum)	Shall meet state and federal requirements	1 space
Electrical Vehicle Parking Spaces	Required	Proposed
EV Parking Spaces (Minimum) – Commercial Only	0	0
Bicycle Parking Spaces	Required	Proposed
Bicycle Parking Spaces	Unknown at this time	n/a

Staff Comments: *The project was reviewed for compliance with all parking requirements and was determined to be in compliance with city zoning ordinances at the time of submittal for the residential component. The proposed off-street parking meets the minimum required for the residences but does not account for the nonresidential space. According to the submitted plans, the nonresidential space will be approximately 800 square feet. If this space is anticipated to be a use requiring an higher ratio of parking, a restaurant for example, no more than approximately six (6) spaces would be required for the space (more than 1 space for every 150 square feet).*

Through this process, the property owner has worked with the Planning & Community Development Director to reduce the number of required off-street spaces due to the availability of the on-street parking on both Chicago and Kimball directly adjacent to the site. According to the frontage lengths on the noted roadways, approximately nine (9) on-street spaces would be available (assuming approximately 23' for each parallel space) for use by patrons of this property and any future nonresidential use. In addition to the frontage directly abutting the site, there should be a number of available on-street spaces within one block of the subject site for use by patrons or guests of the residents. Therefore, Staff finds the availability of on-street parking combined with the proposed off-street parking spaces is sufficient for the proposed five-family dwelling and nonresidential space.

Public Services, Utilities, and Facilities:

Sewer: Sewer is available in the adjacent alleyway to the west.

Water: Water is available in both Chicago and Kimball.

Irrigation The subject site is located within the Caldwell Irrigation Lateral District boundary. Any issues related to access to a pressurized irrigation system will be addressed by the Engineering Department.

Stormwater: The applicant will be required to retain all storm water on site, per City Code.

Schools: The subject site is located within the Caldwell School District. Due to the relative low number of proposed dwellings, the district did not submit a letter in response to this application.

Police: Emergency police services are provided by the City of Caldwell Police. The nearest police station is approximately one-half (1/2) mile from the subject site.

Fire: Emergency fire services are provided by the City of Caldwell Fire. The nearest fire station is Station #1 and is approximately one-half (1/2) mile from the subject site.

Staff Comments: *Adequate facilities are or will be provided to serve the site and any proposed or future associated land uses. Utilities are required to be designed and constructed in accordance with the City of Caldwell requirements for municipal facilities. At this time, Staff finds that all services are available to the site due to its infill location.*

Transportation and Connectivity:

Street Frontage: The subject development has frontage to Chicago Street and Kimball Avenue, as well as a public alley. Both street frontages are proposed to be improved with curb, gutter, sidewalk, and landscaping.

Street Classifications: Chicago Street – Arterial; Kimball – Collector

Proposed Site Access: The development is proposing vehicular access from the alley via angled parking spaces. The Applicant is also proposing to make improvements to the alley to ensure appropriate fire access by widening the alley and paving the alley adjacent to the subject site.

Traffic Impact Study (TIS): No TIS was required for this application/use.

Staff Comments: *The proposed access from the existing alley appears to be compliant with all codes and policies of the City of Caldwell so long as the alley is being widened to a minimum of 16 feet exclusive of the proposed off-street parking. Due to the nature of the proposed use, the proposed design decision to not take access from either classified roadway provides a safer option for the vehicles and pedestrians at this intersection.*

CCC Chapter 10, Article 7 Landscaping, Open Space, Pathways and Amenities:

The Caldwell City Code specifies requirements for landscape street buffers, open space, land use buffers, and private and public pathways.

The following provides an overview of the city code requirements, and the proposal presented by the subject development:

Street Landscape Buffers	Min. Required	Proposed
Chicago – Minor Arterial:		
Buffer Width:	20' wide	25' wide (w/ROW)
Detached sidewalk:	5' wide detached	5' wide detached
Groundcover	70% grass	Compliant
Class 1 or 2 Trees (min. 2" caliper):	5	5
Kimball – Collector:		
Buffer Width:	15' wide	40' wide (w/ROW)
Detached sidewalk:	5' wide	5' wide
Groundcover	70% grass	Compliant
Class 1 or 2 Trees (min. 2" caliper):	4	5

Open Space:	Min. Required	Proposed
Qualifying Open Space (Minimum):	n/a	n/a
Buffers Between Land Uses:	Min. Required	Proposed
	15'	15'+

Parking Lot Landscaping:	Min. Required	Proposed
Parking Islands:	Every 12 spaces	8 spaces; no planters required
Planter Size: Single row of Parking:	Min. 60 Sq. Ft.	See above
Planter Size: Double row of Parking:	Min. 120 Sq. Ft.	See above
Class 1 or 2 Trees (min. 2" caliper):	Min. of One	See above
Plantings:	A combination of low shrubs, lawn or other vegetative or nonvegetative ground cover is required if wet landscaping is utilized. If dry landscaping is utilized, the island shall be covered with rock ground cover and a minimum of one boulder and there shall be no requirement for vegetation.	See above

Pathways:	Required
(Public Pathways):	
Irrigation/Drain Pathways:	No
Wayfinding and Directional Signage:	No
Fencing (Both Sides of Pathway):	No
(Other Pathways):	
Micro Pathways:	No
Major Pathways:	No

Staff Comments: Staff finds the Applicant is proposing landscaping (trees, shrubs, and grasses) that meets or exceeds code requirements for the required street buffers and land use buffer to the northwest. To further the goal of providing walkable streets in the downtown core, the Applicant has proposed the required street buffer trees for the Chicago buffer to be located within the public right-of-way. Engineering has reviewed this modification to policy and has approved the location of the required street trees. Staff finds the proposed street buffer landscaping and detached sidewalks to be a welcomed addition to this corner.

In addition, the Applicant is proposing common open space (approximately 5,000 square feet in total) for future residents to utilize as play and/or utilize the noted barbecue area. No open space is required by code for this application as only five (5) dwellings are proposed. Furthermore, an outdoor seating area between the structure and Chicago is proposed for future patrons of the commercial space which should offer opportunities for mingling between both customers and future residents. Staff finds the proposed landscaping, open spaces, and shared spaces to be more than adequate for the proposed use and all areas appear to be compliant with code requirements.

Fencing: No fencing appears to be proposed by this development. Images provided depict an existing chainlink fence along the northwest property line. Fencing is not required for the proposed development but should any be proposed, it shall comply with all provisions of Caldwell City Code (CCC 10-02-07).

Screening: The depicted trash receptacles at the very west corner of the site adjacent to the alley and property to the northwest are required to be screened with landscaping/fencing in accordance with City Code. According to the submitted plans, the trash receptacles are proposed to be screened by some type of wall. This should be compliant with code requirements but future submittals should provide an elevation depicting the height, color, and material of the enclosure to ensure compatibility with the subject site and adjacent uses.

Additionally, ground mechanical units shall be screened with landscaping/fencing in accordance with the City Code. The submitted plans depict a screen wall/fence consistent with code requirements.

21. **STAFF REVIEW AND ANALYSIS – AREAS OF SPECIAL CONCERN**

Staff has no areas of special concern with the proposed mixed-use development and adaptive reuse of a historic home on an infill property.

22. **HEARING EXAMINER PUBLIC HEARING**

A public hearing on the subject application(s) were held before the Hearing Examiner on 10/22/2024, at which time city staff presented a staff report along with an analysis of the application and all pertinent information on the case, followed by the applicant’s presentation, and public testimony in opposition, neutral, and in favor.

NOTE: THE BELOW FINDINGS ARE ONLY USED FOR PUDS WITHOUT PLATS, SPECIAL USE PERMITS NOT REQUIRING APPROVAL BY THE CITY COUNCIL, AND VARIANCES. EXPRESS FINDINGS ARE NOT REQUIRED FOR RECOMMENDATION DECISIONS.

THE FINDINGS BELOW ARE WRITTEN IN BOTH APPROVAL AND DENIAL.

THE COMMISSION/HEARING EXAMINER WILL DECIDE IF THE INDIVIDUAL APPLICATIONS ARE COMPLIANT WITH THE CORRESPONDING CRITERIA AS LISTED BELOW.

NOTE: The findings will be updated prior to signature to represent the decision made at the hearing.

The Hearing Examiner reviewed and considered all records, evidence, testimony, and facts presented, and based upon compliance with the conditions noted below. The following findings and conclusions were made in regards to a Special Use Permit:

Special Use Permits		
REQUIRED APPROVAL CRITERIA		
<i>Caldwell City Code Section 10-03-04: Special Use Permits; outlines the criteria for approving a special use permit.</i>		
Prior to approving a special use permit request, the deciding body shall find and conclude the requests have met the criteria identified.		
Criteria	Findings and Conclusion	
	Compliant	Not Compliant
That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.	X	
That the proposed use will be harmonious with the Caldwell Comprehensive Plan and in accord with the requirements of this chapter	X	
That the design, construction, operation, and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area	X	
That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.	X	
That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.	X	
That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.	X	
That the proposed use will not involve activities or processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare by	X	

reason of excessive production of noise, smoke, fumes, glare or odors.		
That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance on the site in which the special use will take place.	X	

II. CONCLUSIONS OF LAW

1. The City of Caldwell has provided for the processing of Land Use permits authorized by Chapter 65, Title 67, Idaho Code, pursuant to Chapter 10 Zoning Regulations and Chapter 11 Subdivision Regulations.
2. Adequate notice of the public hearing was provided, pursuant to Section 67-6512, Idaho Code and Chapter 10, Article 3, Section 10-03-12 of Caldwell City Code.
3. The record includes, but is not limited to all files, application documents, public notices, public comments and testimony, staff reports and memos, presented evidence and exhibits, public hearing written minutes and audio, and the signed Findings of Facts, Conclusions of Law and Decision. ***Findings are not required for recommendations that will be forwarded to City Council for final consideration.*
4. The Planning and Zoning Commission and Hearing Examiner are authorized to recommend approval, recommend approval with conditions, recommend approval with modifications, or recommend denial of specific land use applications in accordance with Section 10-01-02 (3) of Caldwell City Code. The Hearing Examiner reviewed and considered all records, evidence, testimony, facts presented, applicable code standards, and the Caldwell Comprehensive Plan when making their recommendation.
5. The Planning and Zoning Commission and Hearing Examiner are authorized to approve, approve with conditions, approve with modifications, or deny special use permits and planned unit development requests, when said planned unit development requests are not part of a preliminary plat, in accordance with Section 10-01-02(3) of Caldwell City Code. The Hearing Examiner reviewed and considered all records, evidence, testimony, facts presented, applicable code standards, the Caldwell Comprehensive Plan, and approval criteria as specified within Caldwell City Code in making their findings and decision.

III. DECISION

NOTE: THIS SECTION WILL BE MODIFIED PRIOR TO FINAL SIGNATURE TO REPRESENT THE ACTION OF THE DECIDING BODY

Approval Language

THEREFORE, the Caldwell Hearing Examiner, hereby approves of the request for a Special Use Permit.

OR

Denial Language

THEREFORE, the Caldwell Hearing Examiner, hereby **denies** of the request for Special Use Permit because...
deciding body must state the reasons for denial

CONDITIONS OF APPROVAL

(This section is only applicable to recommendations for approval or approval decisions)

NOTE: Any conditions removed by the governing body will be shown in strikethrough.
Any conditions added by the governing body will be shown underlined

A. Site Specific Requirements:

1. Future development of the site shall be substantially consistent with the approved site plan, landscape plan, elevations, and renderings as depicted in Exhibit 1.
2. At the time of building permit submittal, the Applicant shall provide elevations depicting the height, color, and material of the trash enclosure and accessory building to ensure compatibility with the subject site and adjacent uses.
3. No more dwellings than a five-family dwelling is approved by this Special Use Permit; any additional dwellings shall require modification of this special use permit.

B. General Requirements:

1. Development of the subject property shall be in conformance with all municipal codes, policies, standards, and regulations of the City of Caldwell, unless specifically stated otherwise in a Development Agreement or in the Order of Decision. **NOTE:** *Failure to identify a code violation during the review of the plans DOES NOT give the applicant the right or permission to violate any codes, policies, standards and/or regulations.*
2. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.
3. Any nuisances existing on the property (weeds, trash, debris, etc) shall be resolved and in compliance with city codes prior to the approval of any construction drawings and/or issuance of building permits.
4. Any significant changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing said change.
5. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not.
6. **Fencing:** Fencing must comply with Caldwell City Code Section 10-02-07.
7. **Approval:** This approval is for the application(s) specified herein only. Additional permits, licenses and approvals may be necessary.
8. **Solid Waste Disposal:** All solid waste receptacles utilized during development and/or construction shall be provided by the same company with which the City of Caldwell has an exclusive contract.
9. **Business Licensing:** All businesses operating within the corporate limits of the city shall obtain a business permit license prior to commencing business operations.

C. Site Design and Development Standards:

1. **General:** All new construction shall comply with the current height, setback, and area schedule in effect at the time the building permit is filed, excluding setbacks, height, and/or area schedule requirements approved through a planned unit development, special use permit and/or development agreement.

2. **Site Plan:** The site plan (**Exhibit 1**) represents the Owner's current concept for completion of the Project. As the site layout evolves, the city understands and agrees that certain changes in that concept may occur or be required. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, a public hearing shall be held on any proposed changes in the Concept Plan and notice shall be provided as may be required by the City. The Owner understands and agrees that any changes or modifications to the site plan must be submitted to the City for review and approval prior to development.
3. **Building Elevations:** The building elevations (**Exhibit 1**) represent the Owner's current concept for the style of architecture, architectural features, colors, finishes and materials, and surrounding landscaping for the project. As the building design evolves, the city understands and agrees that certain changes in that concept may occur or be required. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the elevations presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as may be required by the City. The Owner understands and agrees that any changes or modifications to the building elevations must be submitted to the City for review and approval prior to construction of such.
4. **Stormwater:** Strict adherence to the "Caldwell Stormwater Management Manual", as adopted by the city council as well as any subsequent adopted updates, is required. **NOTE:** *Any modifications necessary to the original approved stormwater design where additional stormwater retention or detention facilities are required, or where the approved retention and detention facilities are required to be expanded, still requires adherence to the requirements for minimum open space, landscape buffers, lot sizes and setbacks.*

D. Fire Department Conditions of Approval:

1. Comply with all requirements of the City Fire Department as specified in their memo dated 9/4/2024 and shown in **Exhibit 2**. In addition, all fire code requirements for the following must be strictly adhered to:
 - a. Access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property.
 - b. Final approval of the location and number of fire hydrants for the development shall be determined by the Fire Marshal and take place at the time of submittal of applicable construction drawings or building permit.

E. Engineering Department Conditions of Approval:

1. Comply with all requirements of the City Engineering Department as specified in their memo dated 10/8/2024 and shown in **Exhibit 2**.
2. Comply with all requirements of the City Mapping Department as specified in their memo / email dated 10/3/2024 and shown in **Exhibit 2**.

F. Landscaping Specific Requirements:

1. **Compliance:** The applicant shall comply with all landscaping requirements based on Caldwell City Code.
2. **Landscape Plan:** The Landscape Plan (**Exhibit 1**) represents the approved landscape plan. Any changes to the landscape plan must be submitted to the City for review and approval prior to installation.
 - a. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the landscape plan presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as required by the City.

3. Landscape Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner. All open space areas shall be maintained by a common property manager/management company.
4. Street Landscape Buffers: The street landscape buffers shall contain a mixture of sod, trees (deciduous and evergreen), shrubs, lawn, vegetative and non-vegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

TYPE	MINIMUM (at planting)
Sod Grass	70% of the buffer area
Evergreen trees	6-to-7-foot in height
Ornamental trees	2-inch caliper
Shade trees	2-inch caliper
Shrubs	2-gallon
Perennials	2-gallon
Ground Cover	1-gallon

G. Special Use Permit Specific Requirements:

1. Special Use Permit Expiration: A special use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the city. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground, otherwise the special use permit approval shall become null and void. Except that if the approved special use permit is part of an annexation application, rezone application or preliminary plat application, then the applicable permit/certificate application shall be submitted within two (2) years of the date of signature of the order of decision showing approval of the annexation, rezone, or preliminary plat.
2. Special Use Permit Conditional Approval: Conditions of approval for the special use permit can be found within the Findings of Fact, Conclusions of Law and Order, signed by the Hearing Examiner on 10/22/2024.

These Findings of Fact, Conclusions of Law and Decision are approved and adopted by the Caldwell Hearing Examiner on this 22nd day of October 2024.

ATTEST:

Hearing Examiner

Joe Dodson, Planner III
City of Caldwell

EXHIBITS

Exhibit 1: Application Documents

- Application(s)
- Project Narrative
- Vicinity Map
- Site Plan
- Landscape Plan
- Building Elevations
- Neighborhood Meeting Letter
- Neighborhood Meeting Mailing List
- Neighborhood Meeting Sign-In Sheet

Exhibit 2: City Department Conditions of Approval and Comments

- City of Caldwell Engineering Department
- City of Caldwell Fire Department
- City of Caldwell Mapping Department

Exhibit 3: Agency Notification and Comments

- Copy of Public Agency Notification Sent
- List of Public Agencies Notified
- Agency Comments Received

Exhibit 4: Public Comments

EXHIBIT 1:
APPLICATION DOCUMENTS



City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

This Master Land Use Application and specific land use checklists must be completed, with all required supplemental documents provided and fees paid, for an application to be considered complete and accepted. Once accepted, all applications go through a pre-screening prior to being routed for the initial review.

Failure to submit all requested items (in legible form) may delay the processing of your application. Additional information may be required during pre-screening or after the review of your proposal.

Please note that any land use action below marked with an asterisk () shall require public hearing(s).*

APPLICATION REQUESTS

Note: Please check all specific land uses actions below that you are applying for

- | | | |
|----------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------|
| <input type="checkbox"/> Accessory Dwelling Unit (ADU) | <input type="checkbox"/> Mobile Home Park | <input type="checkbox"/> Subdivision Plats |
| <input type="checkbox"/> Administrative Determination | <input type="checkbox"/> Outdoor Dining Permit | <input type="checkbox"/> *Preliminary Plat |
| <input type="checkbox"/> *Annexation w/ Zoning | <input type="checkbox"/> Parcel Consolidation | <input type="checkbox"/> *Final Plat |
| <input type="checkbox"/> Business License Permit | <input type="checkbox"/> *Planned Unit Development (PUD) | <input type="checkbox"/> *Short Plat (Regular) |
| <input type="checkbox"/> *Certificate of Appropriateness | <input type="checkbox"/> New | <input type="checkbox"/> *Short Plat (Condo) |
| <input type="checkbox"/> *Comprehensive Plan Map | <input type="checkbox"/> PUD Modification | <input type="checkbox"/> Plat Modification ³ |
| Amendment | <input type="checkbox"/> Public Art / Murals | <input type="checkbox"/> *Replat |
| <input type="checkbox"/> *Deannexation | <input type="checkbox"/> *Rezone (Zoning Map Amendment) | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Signs ¹ | <input type="checkbox"/> Renewal |
| <input type="checkbox"/> *Development Agreement | <input type="checkbox"/> Site Plan / Landscape Plan Review ² | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> New | <input type="checkbox"/> *Special Use Permit (SUP) | <input type="checkbox"/> New <input type="checkbox"/> Renewal |
| <input type="checkbox"/> Modification | <input type="checkbox"/> New | <input type="checkbox"/> Mobile Food Unit |
| <input type="checkbox"/> Termination | <input type="checkbox"/> Modification | <input type="checkbox"/> Temporary Use Facility |
| <input type="checkbox"/> Home Occupation Permit | <input type="checkbox"/> Time Extension | <input type="checkbox"/> Transient Merchant Facility |
| <input type="checkbox"/> New | | <input type="checkbox"/> Traffic Impact Study Review |
| <input type="checkbox"/> Renewal | | <input type="checkbox"/> *Variance |
| <input type="checkbox"/> Lot Line Adjustment | | <input type="checkbox"/> *Zoning Text Amendment |
| <input type="checkbox"/> Lot Split | | |
| <input type="checkbox"/> Administrative | | |
| <input type="checkbox"/> Simple | | |

¹Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.

²Used when not associated with other land use applications, building permits, or construction drawing submissions.

³Replats are not considered plat modifications.



City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

PROJECT and SITE/PROPERTY INFORMATION

Project or Business Name:

Site Address (s):

Suite #:

Parcel #(s):

Total Acres:

General Location of Site:

Current Zoning of Parcel(s):
(check all that apply)

- RS-1 RS-2 R-1 R-2 R-3 C-1 C-2 C-3 C-4 C-C
 M-1 M-2 I-P A-D C-D H-D P-D T-N H-C
 County Zone: _____

Overlay Districts:
(if applicable)

- APO-1 APO-2 HD-1 City Center Indian Creek Corridor
 City Center Local Historic Area None

Is Parcel(s) in Floodplain:

- Yes No

Description of Proposed Project / Request:

The project starts with the relocated Rice House to the property listed above. The existing single family residence will be then converted in 5 apartments ranging from 500-900 sf and also include a commercial space on the first floor intended to be used for a coffee shop, small store, or similar.

The site will be developed to accommodate outdoor seating and a garden space. The site was specially selected by the design team for a project like this due to its proximity to downtown in an area with an increasing need for housing.

The special use permit is to allow this function in the 'traditional neighborhood' zoning area.



City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

APPLICANT INFORMATION:

Name:

Company Name (if applicable):

Owner Authorized Agent Purchaser

Mailing Address: 704 Main St Suite 200, Caldwell, ID 83605

Phone:

Email:

PROPERTY OWNERS' INFORMATION

(If an LLC, please provide documentation of being an authorized signer)

Name:

Mailing Address:

Phone:

Email:

DESIGNATED CONTACT PERSON

(Who will receive and disseminate all correspondence from the city)

Same as:

Applicant Property Owner Other

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:



City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

CONTRACTOR / DEVELOPER INFORMATION

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

ARCHITECT INFORMATION

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

ENGINEER INFORMATION

Name:

Mailing Address:

Phone:

Email:

LANDSCAPE ARCHITECT INFORMATION

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:



City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

ACKNOWLEDGEMENTS

- By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application.
- I certify that I am the owner of this property or the owner's authorized agent. If acting as an authorized agent, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application.
- I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I am the: Owner Authorized Agent

Applicant Signature: Angela M. Hansen Date: 8/13/2024

Printed Name: Angela Hansen

Historic John C. Rice House Restoration and Revitalization, Narrative

Location: 341 N. Kimball Street; Caldwell Idaho.

The John C. Rice House will be relocated to 321 N. Kimball Street a vacant lot at the northeast corner of Kimball and Chicago, in an established traditional neighborhood. Once relocated from the College of Idaho campus, the 4,677 sf. single family home will be divided into five one and two bedroom rentable apartments. Unit make up and location are:

- Two (2) basement apartments, (1) one bedroom unit and (1) two-bedroom unit.
- (1) one bedroom unit on the first floor to be an ADA accessible apartment.
- Two (2) second floor apartments, (1) one bedroom and (1) two-bedroom) unit.

Rental preference for the apartments will be given to first responders, teachers, and healthcare workers in subsequent order.

Overall the home and property falls within a commercial land use and will have both the multi-family rental units and an approximately 500 square feet of commercial space on the first floor for a proposed neighborhood coffee shop/ bistro. These uses are planned as a part of the proposed renovation of the home.

A secondary auxillary building approximately 770 sf. will be built on the property for tenant use as a storage/laundry facility. The storage/ laundry building will include 5 interior storage bays and an area with washers and dryers for tenant use only.

Exterior site improvements provide for angled parking stalls for tenants at 1.5 stalls per unit. Improved sidewalks connecting to the perimeter pedestrian way, an outdoor bbq area, and approximate 3700 sq. feet of open space on the nearly half acre lot.

On site stormwater retention and infiltration is proposed via a below grade infiltration system. Mechanical/ electrical infrastructure is proposed to be placed in a fenced mechanical yard designed to contain the heat pumps, and electrical service.

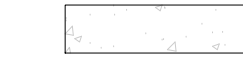

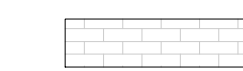



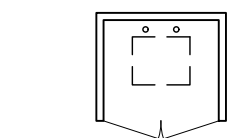
A trash enclosure is proposed adjacent to the alley that is parallel to the west property boundary. All utility connections are proposed in the alley and were previously reviewed and approved with the foundation permit.

Landscape improvements take the shape of street trees, lawn, and planting beds. Adjacent to the commercial coffee shop, an outdoor dining space is proposed for use by patrons. The outdoor space will be separated from the resident outdoor space by decorative ornamental fencing and landscape beds.

Exterior tenant space for recreating will be separated from the commercial space using both sidewalk, and fencing.

The city has previously reviewed a foundation plan and permit application that was submitted by the Caldwell Housing Authority and their structural engineers Ardurra for the foundation work currently being completed ahead of the house relocation.

SITE PLAN LEGEND

-  CONCRETE PAVEMENT (STANDARD GREY)
-  ASPHALT PAVEMENT
-  PRECAST CONCRETE PAVER
-  GRANULAR PATH
-  SCREEN/PICKET FENCE & GATE, SEE PLAN
-  BOLLARD, TYP.
-  TRASH ENCLOSURE, TYP.

GENERAL NOTES

- A. VERIFY EXISTING CONDITIONS AND LOCATE ALL EXISTING UTILITIES INCLUDING ANY THAT MAY NOT BE INDICATED ON THIS PLAN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- B. PROTECT ALL EXISTING IMPROVEMENTS TO REMAIN AND REPAIR BACK TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE IF DAMAGE OCCURS RESULTANT FROM CONTRACTOR'S OPERATIONS OR NEGLIGENCE.
- C. PROVIDE ALL DEMOLITION INCIDENTAL TO OR REQUIRED FOR NEW CONSTRUCTION WHETHER OR NOT IT IS SPECIFICALLY NOTED.
- D. DO NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BEGINNING WORK. START OF WORK CONSTITUTES ACCEPTANCE OF CONDITIONS.
- E. CHANGES OR DEVIATIONS FROM THE DRAWINGS MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT AND/OR AN APPROVED CHANGE ORDER WILL BE CONSIDERED UNAUTHORIZED. COORDINATE NECESSARY MODIFICATIONS WITH ARCHITECT PRIOR TO EXECUTING CONSTRUCTION. SEE SPECIFICATIONS FOR CONTRACT MODIFICATION PROCEDURES AND AS-BUILT REQUIREMENTS.
- F. REVIEW ALL DISCIPLINE DRAWINGS AND COORDINATE WITH GENERAL CONTRACTOR AND ALL TRADE CONTRACTORS FOR WORK SHOWN ON LANDSCAPE DRAWINGS AND SPECIFICATIONS.
- G. NOTIFY LANDSCAPE ARCHITECT AND OWNER IN WRITING OF ANY EXPECTED DISRUPTIONS IN SERVICE OR CHANGES IN CONSTRUCTION SCHEDULE AND OBTAIN WRITTEN PERMISSION AS SPECIFIED.
- H. IN THE EVENT OF ANY DISCREPANCIES, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- I. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
- J. PROVIDE ALL COMPONENTS AND ACCESSORIES FOR A COMPLETE AND FINISHED INSTALLATION FOR PRODUCTS SHOWN ON THE DRAWING SHEETS.
- K. THE PROJECT MANUAL SPECIFICATIONS ARE AN INTEGRAL PART OF THESE DOCUMENTS. REVIEW ALL PROJECT INFORMATION.
- L. ELECTRONIC FILES FOR LAYOUT AVAILABLE UPON WRITTEN REQUEST.
- M. NOTIFY LANDSCAPE ARCHITECT IN WRITING 7 DAYS PRIOR TO SCHEDULE INSPECTIONS.
- N. DURING ALL INSTALLATION, KEEP ADJACENT PAVING, CONSTRUCTION AREAS, AND WORK AREAS CLEAN AND IN ORDERLY CONDITION. PROTECT ALL STRUCTURES, UTILITIES, AND SITE IMPROVEMENTS, INCLUDING PLANT AND IRRIGATION MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS OR ACTIVITIES BY OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE ANY DAMAGED IMPROVEMENTS, INCLUDING PLANTINGS OR IRRIGATION EQUIPMENT.

GENERAL DEMOLITION NOTES

- A. SEE CIVIL FOR ALL SITE DEMOLITION, INCLUDING TREE REMOVAL AND TOPSOIL STOCKPILE.
- B. REMOVE EXISTING GROUNDCOVER AND PLANTINGS IN UNDISTURBED AREAS PROPOSED FOR NEW GROUNDCOVER AND PLANTINGS. SEE SPECIFICATIONS FOR SOIL AMENDMENTS.
- C. SEE PLANTING PLANS, PLANTING DETAILS AND PLANT PROTECTION SPECIFICATION FOR PLANTINGS TO REMAIN.
- D. SEE IRRIGATION PLANS FOR EXISTING IRRIGATION INFORMATION.

SITE PLAN NOTES

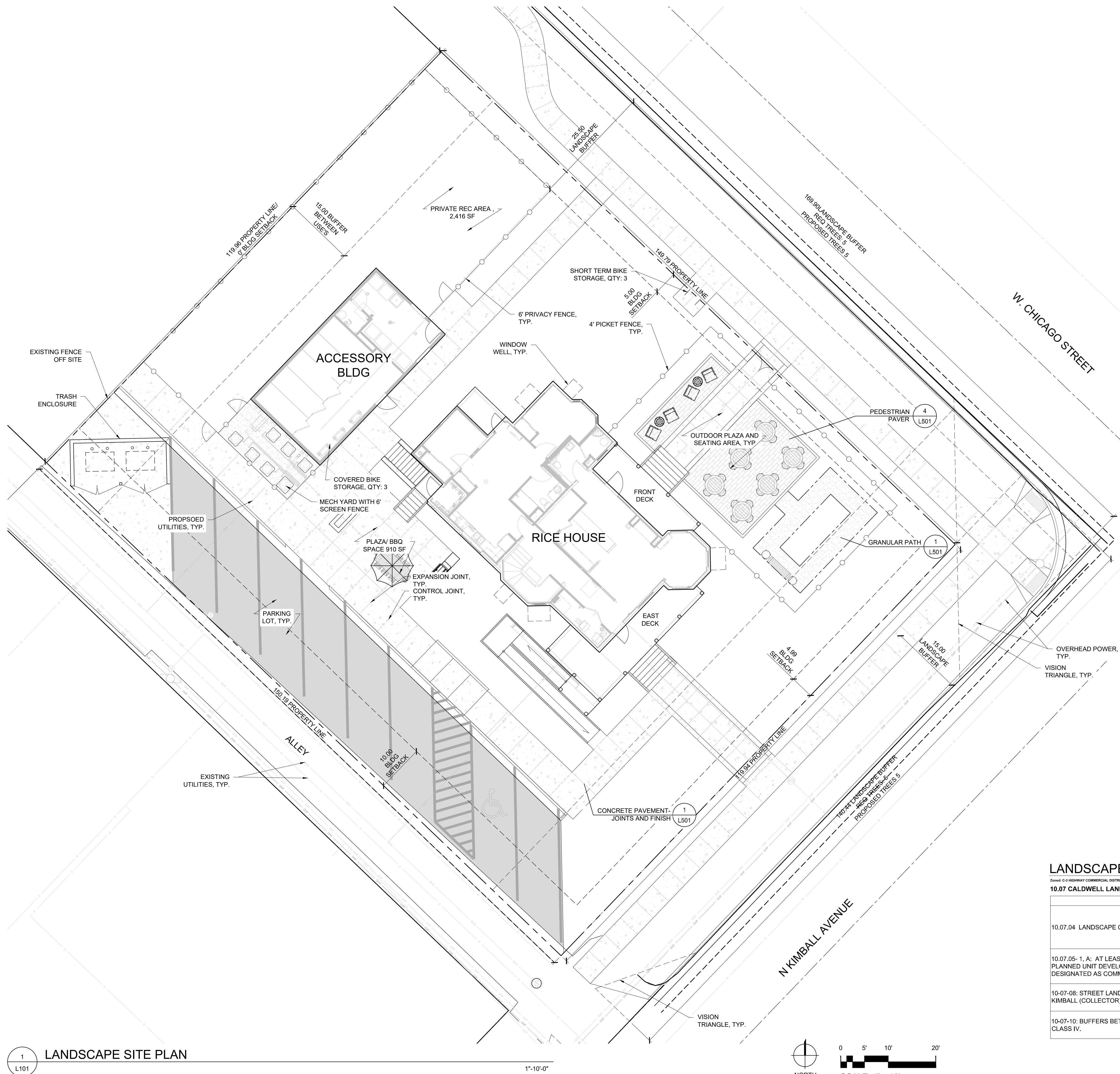
- A. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
- B. DIMENSIONS ARE FROM BACK OF CURB AND FACE OF WALL VENEER.
- C. DIMENSION UNITS ARE 1 FOOT (1'), AND ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- D. SEE CIVIL FOR GRADES AND PAVEMENT MATERIAL AND DESIGN.
- E. COORDINATE SLEEVES (IRRIGATION, ELECTRICAL, ETC.) PRIOR TO PAVEMENT AND WALL INSTALLATION.

LANDSCAPE CODE REQUIREMENTS

Zone: C-3 HIGHWAY COMMERCIAL DISTRICT & DT-1 GATEWAY OVERLAY DISTRICT

10.07 CALDWELL LANDSCAPING ORDINANCE

REQUIRED	PROVIDED
10.07.04 LANDSCAPE CRITERIA AND INSTALLATION PRACTICES:	ALL LANDSCAPE MATERIALS SHALL FOLLOW ALL CRITERIA AND BE INSTALLED PRE 10.07.04
10.07.05- 1, A: AT LEAST TEN PERCENT (4%) OF A MULTI-FAMILY SUBDIVISION'S OR PLANNED UNIT DEVELOPMENT'S GROSS LAND AREA SHALL BE DESIGNATED AS COMMON OPEN SPACE.	GROSS LAND AREA 17,989 SF REQ OPEN SPACE: 720 SF PROPOSED OPEN SPACE: 3,056 SF
10-07-08: STREET LANDSCAPE BUFFERS: CHICAGO (MINOR ARTERIAL) 20' BUFFER KIMBALL (COLLECTOR) 15' BUFFER	PROPOSED BUFFERS: 20' FOR CHICAGO AND KIMBALL. SEE PLAN FOR TREE AND SHRUB COUNT.
10-07-10: BUFFERS BETWEEN DIFFERENT LAND USES, PROPOSED LOT IS CLASS II VS CLASS IV.	REQ. BUFFER WIDTH 15' PROPOSED BUFFER 15'



1 LANDSCAPE SITE PLAN
L101

08.15.24

321 N Kimball Ave, Caldwell, ID 83605
JOHN C. RICE HOUSE
SPECIAL USE PERMIT DOCS

ARCHITECT/ENGINEER
CUSHING TERRELL
800 W MAIN STREET
BOISE, ID 83709
208.577.5646
Angela Hansen
angelahansen@cushingterrell.com

PROJECT ADDRESS
321 N Kimball Ave
Caldwell Idaho 83605

VICINITY MAP: Locator 



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LANDSCAPE

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

turn OFF "Preliminary Border Information" before printing

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JOHN C. RICE HOUSE

PLANTING LEGEND

- TURF - SOD, SPRAY IRRIGATION
- PLANTER - ORGANIC MULCH, DRIP IRRIGATION
- ORGANIC MULCH
- EDGING - STEEL
- EDGING - SHOVELCUT

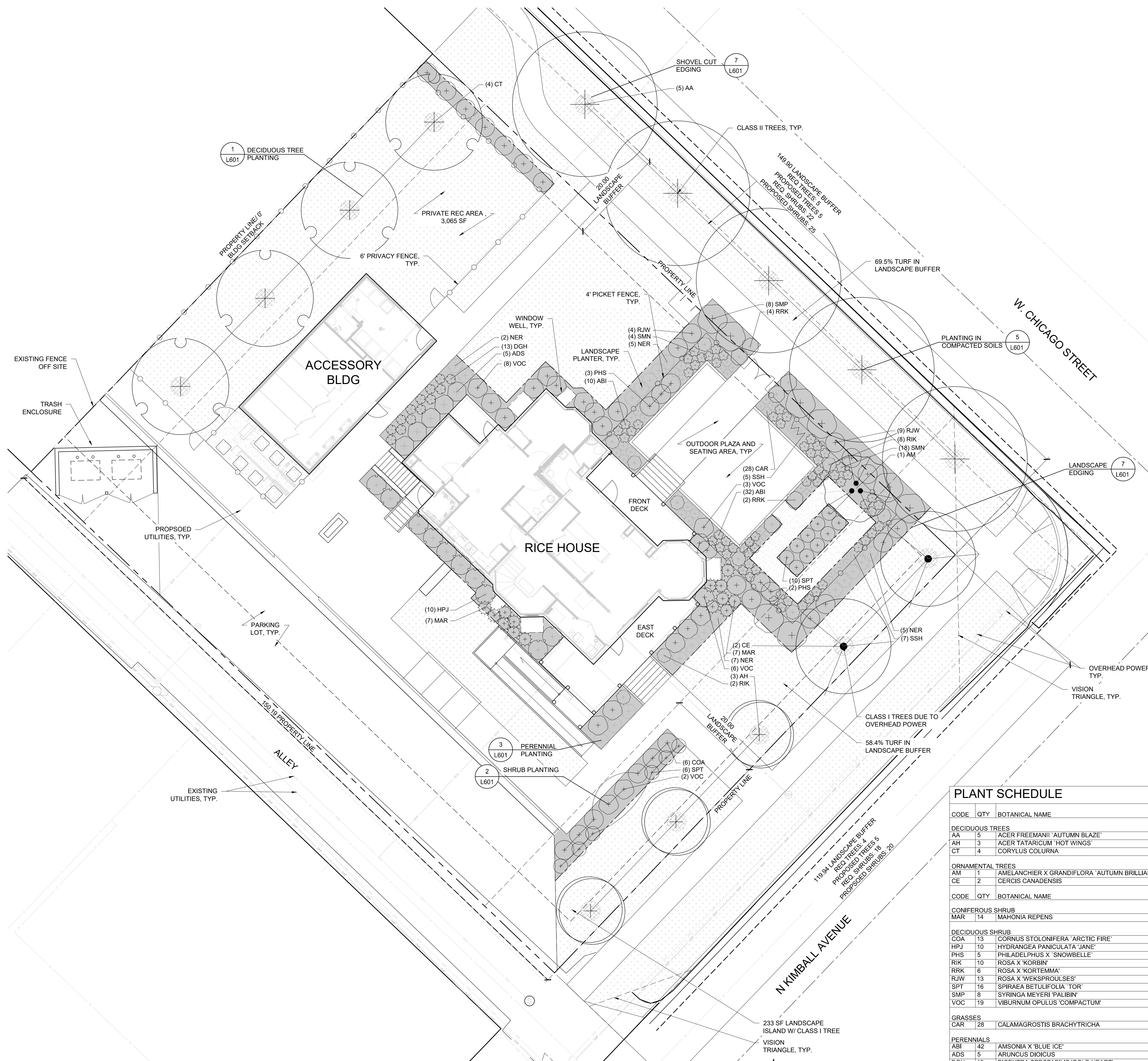
- DECIDUOUS TREE PLANTING - CLASS II
DRIP OR ROOT WATERING IN LAWN IRRIGATION
- DECIDUOUS TREE PLANTING - CLASS I
DRIP OR ROOT WATERING IN LAWN IRRIGATION
- SHRUB PLANTING, SEE DETAIL
DRIP IRRIGATION
- PERENNIAL PLANTING - FLOWERING OR ORNAMENTAL GRASS
DRIP IRRIGATION

PLANTING NOTES:

- SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
- EVALUATE EXISTING SITE CONDITIONS AND REMEDY AS REQUIRED TO PROVIDE FOR HEALTHY PLANT GROWTH AND MITIGATE UNSIGHTLY CONDITIONS.
- RE-GRADE, PREPARE SOIL AND PLANT ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY. PLANT PER PLANTING PLAN. FOR DISTURBANCES BEYOND PLAN, MATCH EXISTING PLANTS AND ACCESSORIES. SOD EXISTING IRRIGATED TURF AND SEED WITH GRASS TURF MIX ALL OTHER DISTURBANCES. A DISTURBED AREA SHALL BE WHERE CONSTRUCTION ACTIVITIES INCLUDING TRENCHING, DEMOLITION, EARTHWORK, MATERIAL STORAGE, STAGING AND PARKING OR ANY OTHER FORM OF EXCAVATION, COMPACTION, OR TRAFFIC RESULTS IN THE REMOVAL OR DISPLACEMENT OF EXISTING GROUND COVER OR GRADE. PROVIDE SMOOTH AND CLEAN TRANSITION BETWEEN EXISTING AND DISTURBANCES. IRRIGATION DISTURBANCE AREAS ARE CONCEPTUAL, COORDINATE ACTUAL.
- COLLECT A SAMPLE OF EXISTING AND ANY REQUIRED SUPPLEMENTAL IMPORTED TOPSOIL AS SPECIFIED.
- PREPARE SUBGRADE AND PLACE TOPSOIL PER SPECIFICATION 329115 'SOIL PREPARATION' FOR PLANTING SOIL TYPE AND LOCATIONS.
- TURF/GRASS AREAS SHALL RECEIVE 6" OF TOPSOIL AND PLANTER AREAS SHALL RECEIVE 12" OF TOPSOIL. AT PAVING IN SHRUB/PLANTER AREAS BRING FULL TOPSOIL DEPTH TO WITHIN 3" OF FINISH GRADE TO ALLOW FOR MULCH. AT PAVING IN TURF AREAS BRING FULL TOPSOIL DEPTH TO WITHIN 1-1/2" OF FINISH GRADE TO ALLOW FOR SOD INSTALLATION. AT PAVING IN TURF AREAS BRING FULL TOPSOIL DEPTH TO WITHIN 3/4" OF FINISH GRADE TO ALLOW FOR SEED INSTALLATION. COORDINATE TOPSOIL INSTALLATION WITH OTHER TRADES. CONTRACTOR SHALL VERIFY CHARACTERISTICS OF TOPSOIL TO BE INSTALLED AND AMEND AS REQUIRED TO GET PROPER CHARACTERISTICS AND DEPTH.
- ALL PLANT MATERIAL SHALL RECEIVE ADEQUATE AMOUNT OF WATER TO MEET WATERING REQUIREMENTS SUPPLIED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM UNLESS NOTED OTHERWISE. SEE PERFORMANCE IRRIGATION PLAN AND NOTES. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE INSTALLED AND FULLY OPERATIONAL AND PLANTING AREAS THOROUGHLY SOAKED. COORDINATE WITH IRRIGATION CONTRACTOR.
- PROVIDE SMOOTH AND CLEAN TRANSITION BETWEEN ALL TURF/GRASS TYPES, BOTH EXISTING AND PROPOSED.
- INSTALL PLANTINGS AND ACCESSORIES AS DETAILED AND PER PROJECT MANUAL SPECIFICATIONS.

TREE, SHRUB, & PERENNIAL:

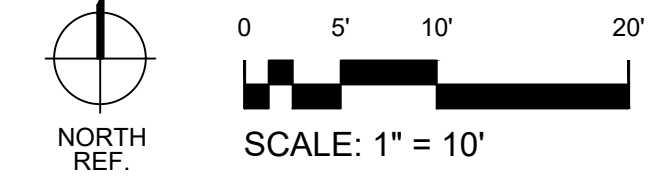
- PRIOR TO PLANTING INSTALLATION, CONTRACTOR TO CONTACT ARCHITECT FOR PLANT INSPECTION AND PLANT LAYOUT PRIOR TO DIGGING PLANTING HOLES.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS DETAILED AND CONFORM TO THE CURRENT AMERICAN HORTICULTURE INDUSTRY ASSOCIATION AMERICAN STANDARD FOR NURSERY STOCK.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. THE ILLUSTRATED LOCATION SHALL DICTATE COUNT.
- NO PLANT SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
- PROVIDE ORGANIC MULCH AS SPECIFIED IN PLANTER BEDS. SURFACE SAMPLES AS SPECIFIED. MODIFY FINISH GRADE ADJACENT TO WALKING SURFACES TO PREVENT MULCH FROM MIGRATING DURING RAIN EVENTS.
- EDGING AS DETAILED AND AS SPECIFIED. INSTALL LANDSCAPE EDGING BETWEEN DIFFERENT MULCH TYPES. INSTALL SHOVEL-CUT EDGING AROUND TREE RINGS.
- FOR COMPACTED AREAS (PREVIOUSLY PAVED/HARDPAV AREAS), SCARIFY SOILS AS SPECIFIED AND MODIFY PLANTING PIT AS SPECIFIED & DETAILED.
- IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY AND MITIGATE AS REQUIRED.
- WARRANTY PLANT MATERIAL AS SPECIFIED.

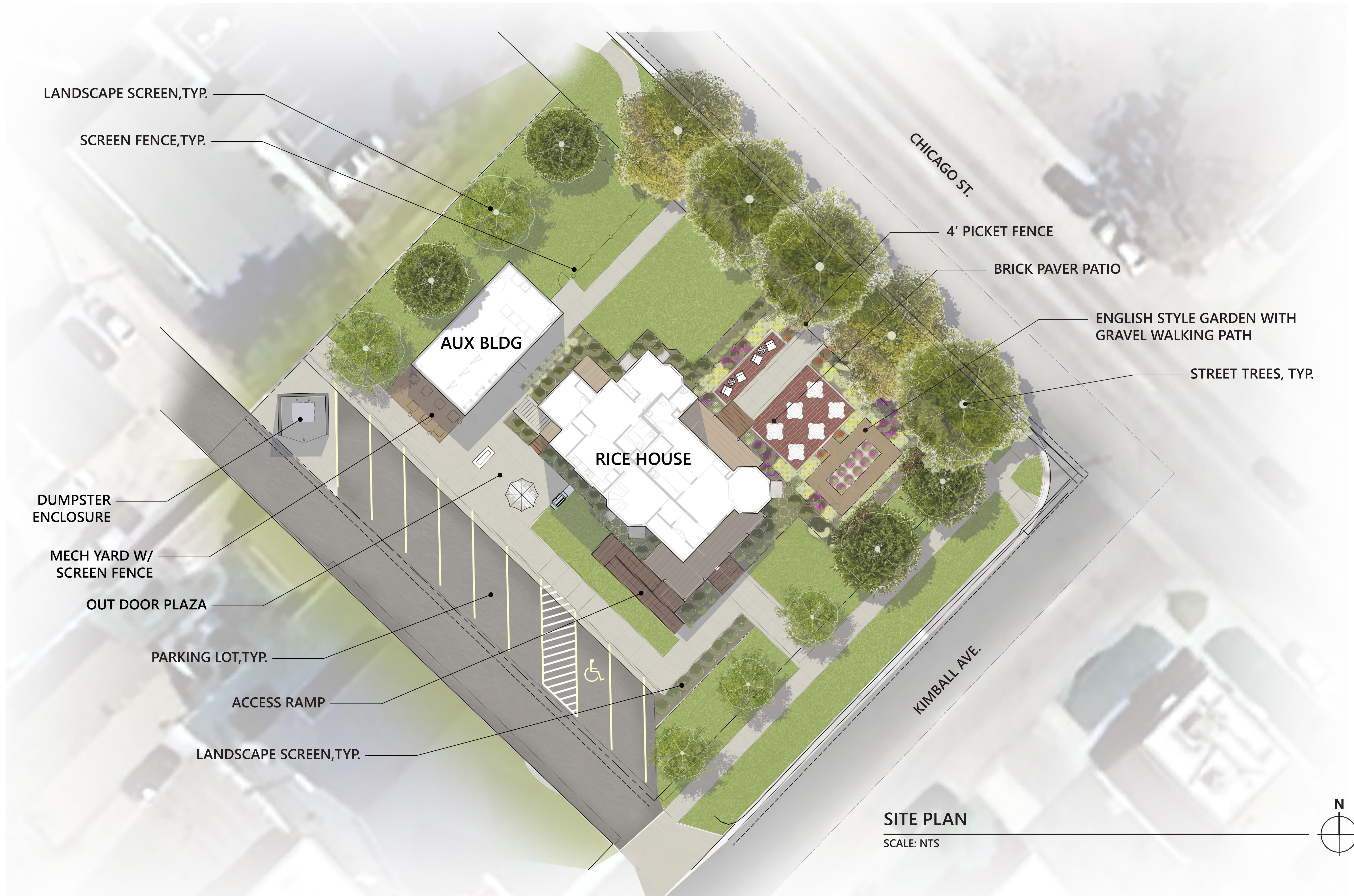


PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE	NOTES
DECIDUOUS TREES							
AA	5	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2" CAL.	B&B	40-55'H X 30-40' W	
AH	3	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	1.5" CAL.	B&B	15-20'H X 15-20' W	
CT	4	CORYLUS COLURNA	TURKISH FILBERT	2" CAL.	B&B	40-50'H X 20-30' W	
ORNAMENTAL TREES							
AM	1	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1.5" CAL.	B&B	15-25'H X 15-25' W	MULTI-STEM
CE	2	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL.	B&B	20-30'H X 20-25' W	
CONIFEROUS SHRUB							
MAR	14	MAHONIA REPENS	CREeping MAHONIA	5 GAL.	POT	1-1.5' H X 2-3' W	
DECIDUOUS SHRUB							
COA	13	CORNUS STOLONIFERA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL.	POT	3-4' H X 3-4' W	
HPJ	10	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME® PANICULE HYDRANGEA	5 GAL.	POT	3-5' H X 3-5' W	
PHS	5	PHILADELPHUS X 'SNOWBELLE'	SNOWBELL MOCK ORANGE	5 GAL.	POT	3-4' H X 3-4' W	
RIK	10	ROSA X 'KORBIN'	ICEBERG FLORIBUNDA ROSE	5 GAL.	POT	3-12'H X 2-3' W	
RRK	6	ROSA X 'KORTEEMMA'	RED RIBBONS® SHRUB ROSE	5 GAL.	POT	2-3' H X 3-4' W	
RJW	13	ROSA X 'WEKSPOULSES'	HONEY DIJON™ GRANDIFLORA ROSE	5 GAL.	POT	4-6' H X 3-4' W	
SPT	16	SPIRAEA BETULIFOLIA 'TOR'	BIRCHLEAF SPIREA	5 GAL.	POT	2-3' H X 2-3' W	
SMP	8	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL.	POT	4-5' H X 4-8' W	
VOC	19	VIBURNUM OPULUS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRYBUSH	5 GAL.	POT	4-6' H X 4-6' W	
GRASSES							
CAR	28	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	1 GAL.	POT	3-4' H X 2-3' W	
PERENNIALS							
ABI	42	AMSONIA X 'BLUE ICE'	BLUE ICE BLUESTAR	1 GAL.	POT	1-2' H X 1-2' W	
ADS	5	ARUNCUS DIOICUS	GOATSBIRD	1 GAL.	POT	3-5' H X 3-5' W	
DGH	13	DICENTRA SPECTABILIS 'GOLD HEART'	GOLD HEART BLEEDING HEART	5 GAL.	POT	1.5-2' H X 2-3' W	
NER	19	NEPETA RACEMOSA 'WALKER'S LOW'	CATMINT	1 GAL.	POT	2-2.5' H X 2-3' W	
SMN	22	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT MEADOW SAGE	1 GAL.	POT	1.5-2' H X 1.5-2' W	
SSH	12	SALVIA NEMOROSA 'SNOW HILL'	SNOW HILL MEADOW SAGE	1 GAL.	POT	1-1.5' H X 1-1.5' W	

1 PLANTING PLAN
L301





SITE PLAN
SCALE: NTS



CALDWELL HOUSING AUTHORITY

JOHN C. RICE HOUSE | CALDWELL, ID

CONCEPTUAL IMAGERY | 2024.08.08 | CUSHING TERRELL



NORTH EAST VIEW
SCALE: NTS



SOUTH VIEW
SCALE: NTS



EAST VIEW
SCALE: NTS



NORTH VIEW
SCALE: NTS

CALDWELL HOUSING AUTHORITY
JOHN C. RICE HOUSE | CALDWELL, ID
CONCEPTUAL IMAGERY | 2024.08.08 | CUSHING TERRELL



2 NORTH
A201 3/16" = 1'-0"



4 WEST
A201 3/16" = 1'-0"



1 EAST
A201 3/16" = 1'-0"

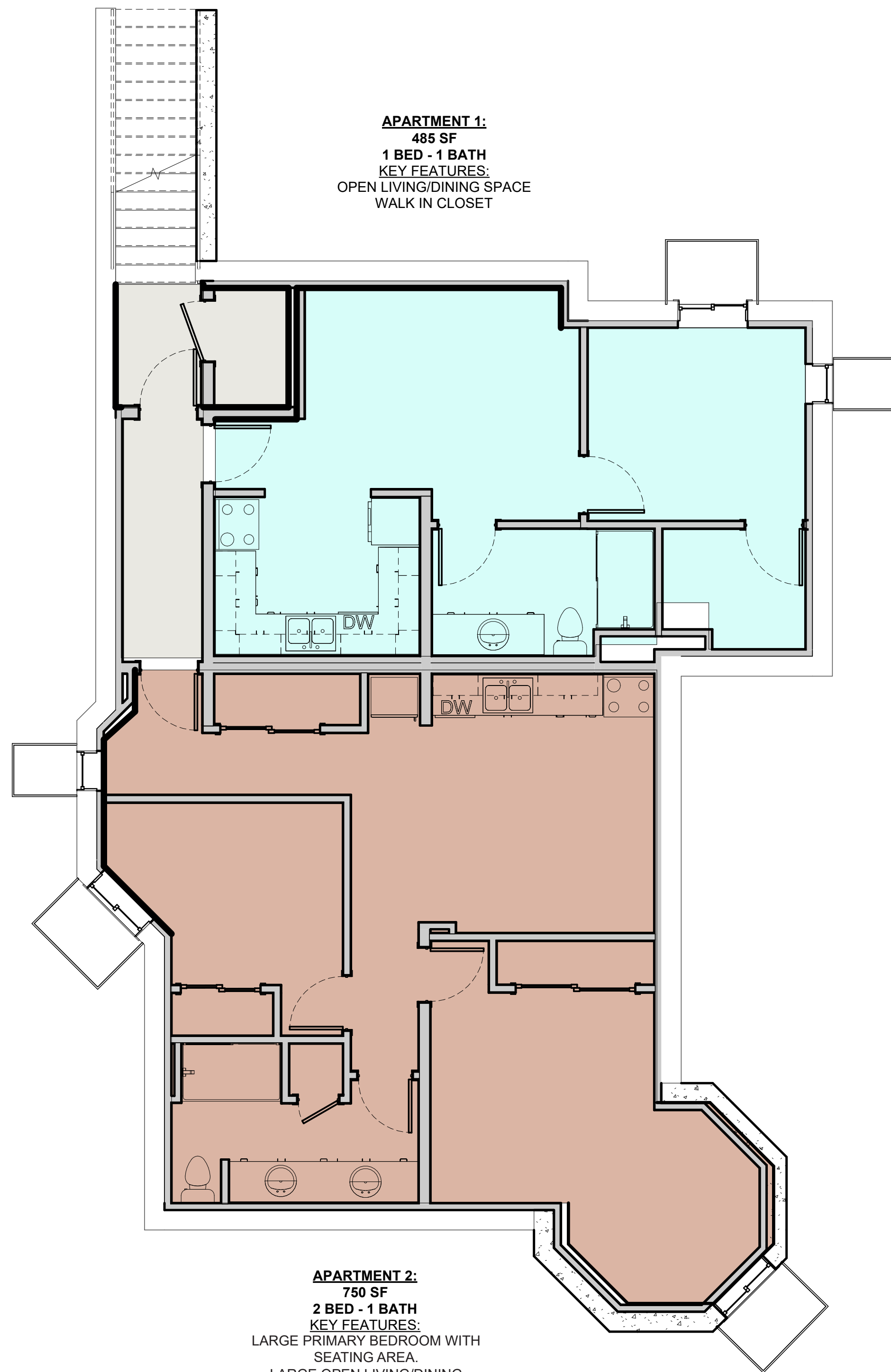


3 SOUTH
A201 3/16" = 1'-0"

CALDWELL HOUSING AUTHORITY

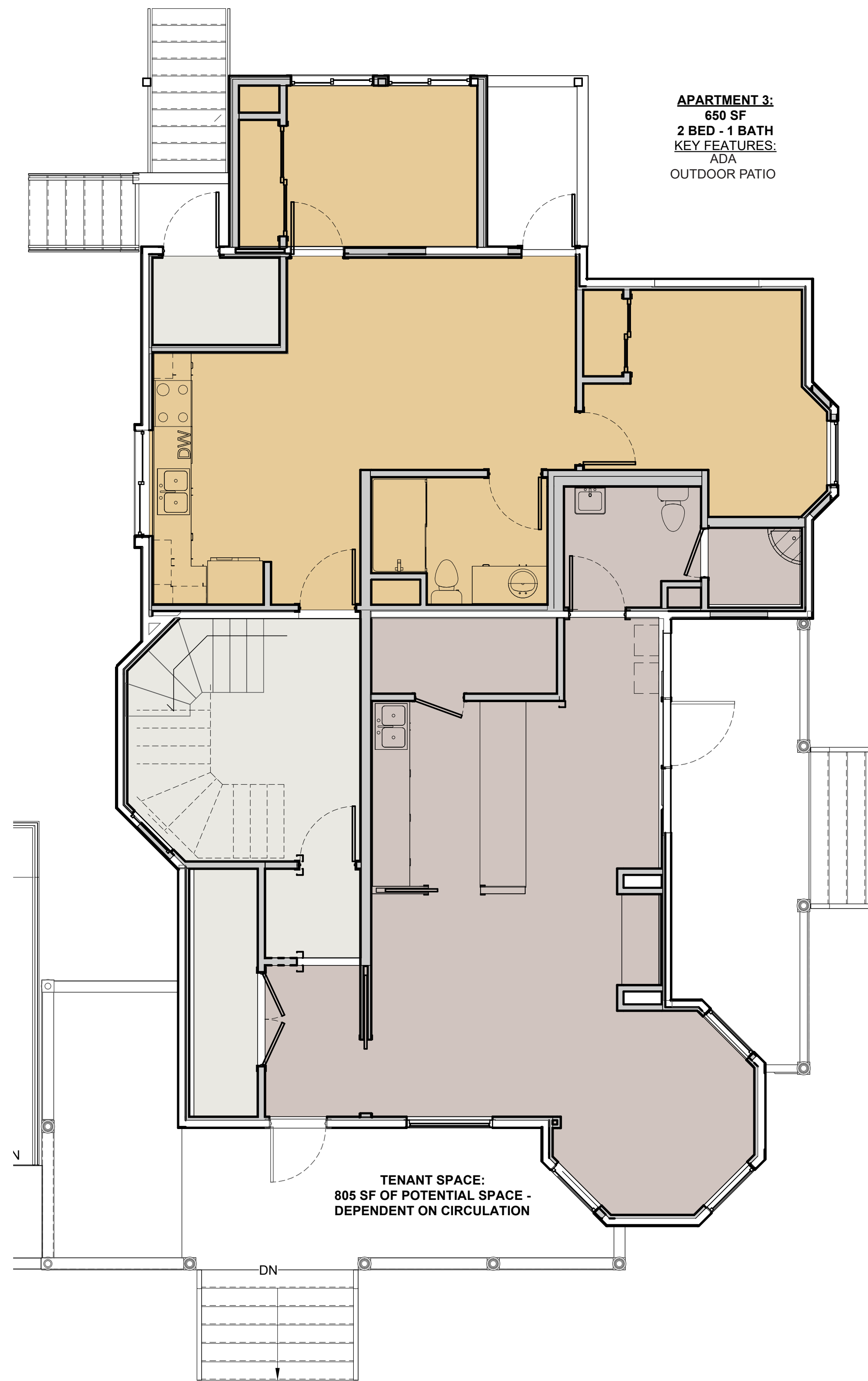
JOHN C. RICE HOUSE | CALDWELL, ID

CONCEPTUAL IMAGERY | 2024.08.08 | CUSHING TERRELL



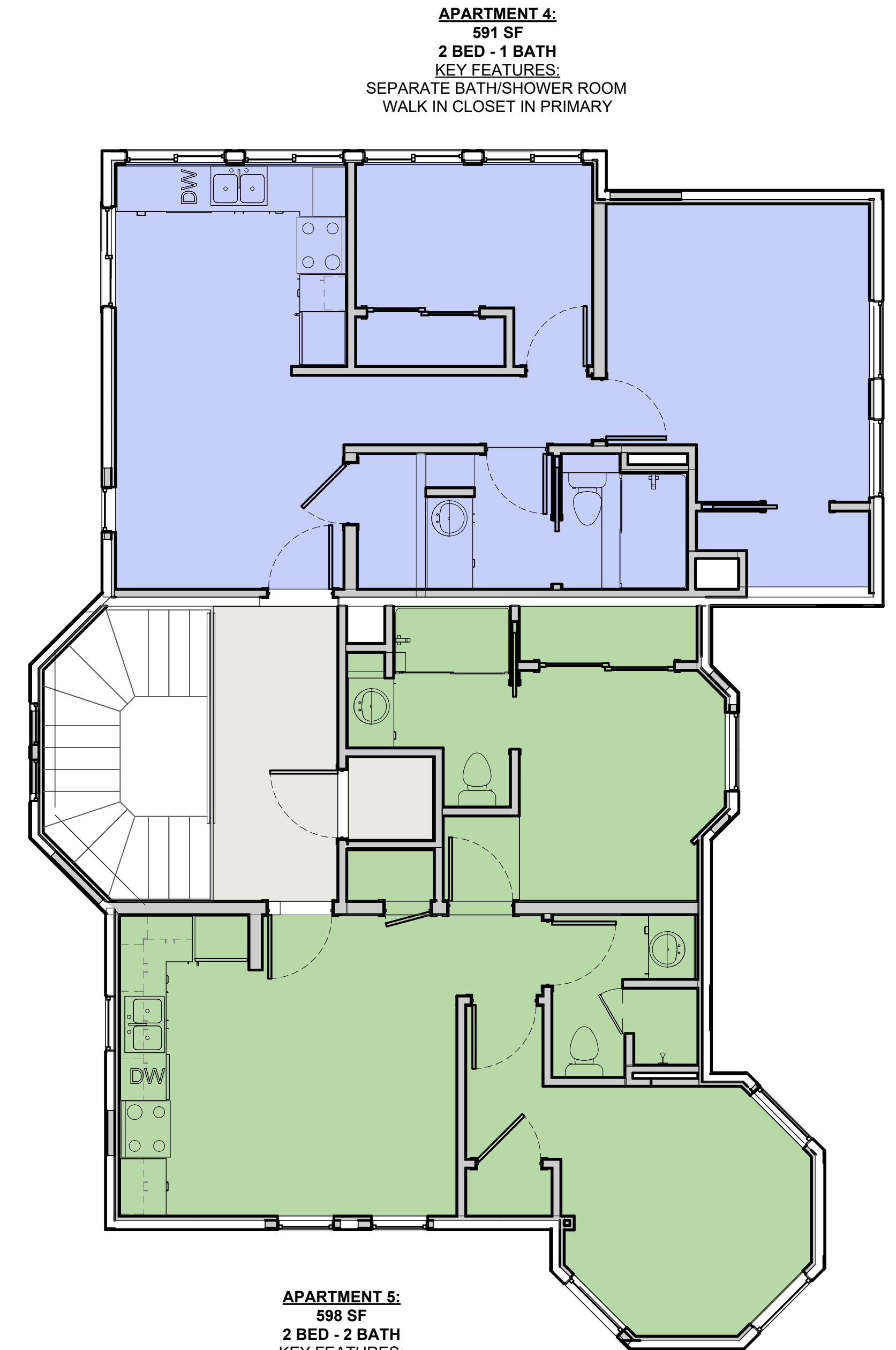
APARTMENT 1:
485 SF
1 BED - 1 BATH
KEY FEATURES:
OPEN LIVING/DINING SPACE
WALK IN CLOSET

APARTMENT 2:
750 SF
2 BED - 1 BATH
KEY FEATURES:
LARGE PRIMARY BEDROOM WITH SEATING AREA
LARGE OPEN LIVING/DINING
LARGE BATHROOM COUNTER
DUAL SINK AND VANITY IN BATHROOM.



APARTMENT 3:
650 SF
2 BED - 1 BATH
KEY FEATURES:
ADA
OUTDOOR PATIO

TENANT SPACE:
805 SF OF POTENTIAL SPACE -
DEPENDENT ON CIRCULATION



APARTMENT 4:
691 SF
2 BED - 1 BATH
KEY FEATURES:
SEPARATE BATH/SHOWER ROOM
WALK IN CLOSET IN PRIMARY

APARTMENT 5:
598 SF
2 BED - 2 BATH
KEY FEATURES:
HISTORIC TURRET BEDROOM SPACE
ON-SUITE PRIVATE BATHROOM

4 BASEMENT LAYOUT
G003 3/16" = 1'-0"

2 FIRST FLOOR LAYOUT
G003 3/16" = 1'-0"

3 SECOND FLOOR LAYOUT
G003 3/16" = 1'-0"

PUBLIC SPACE INSPIRATION

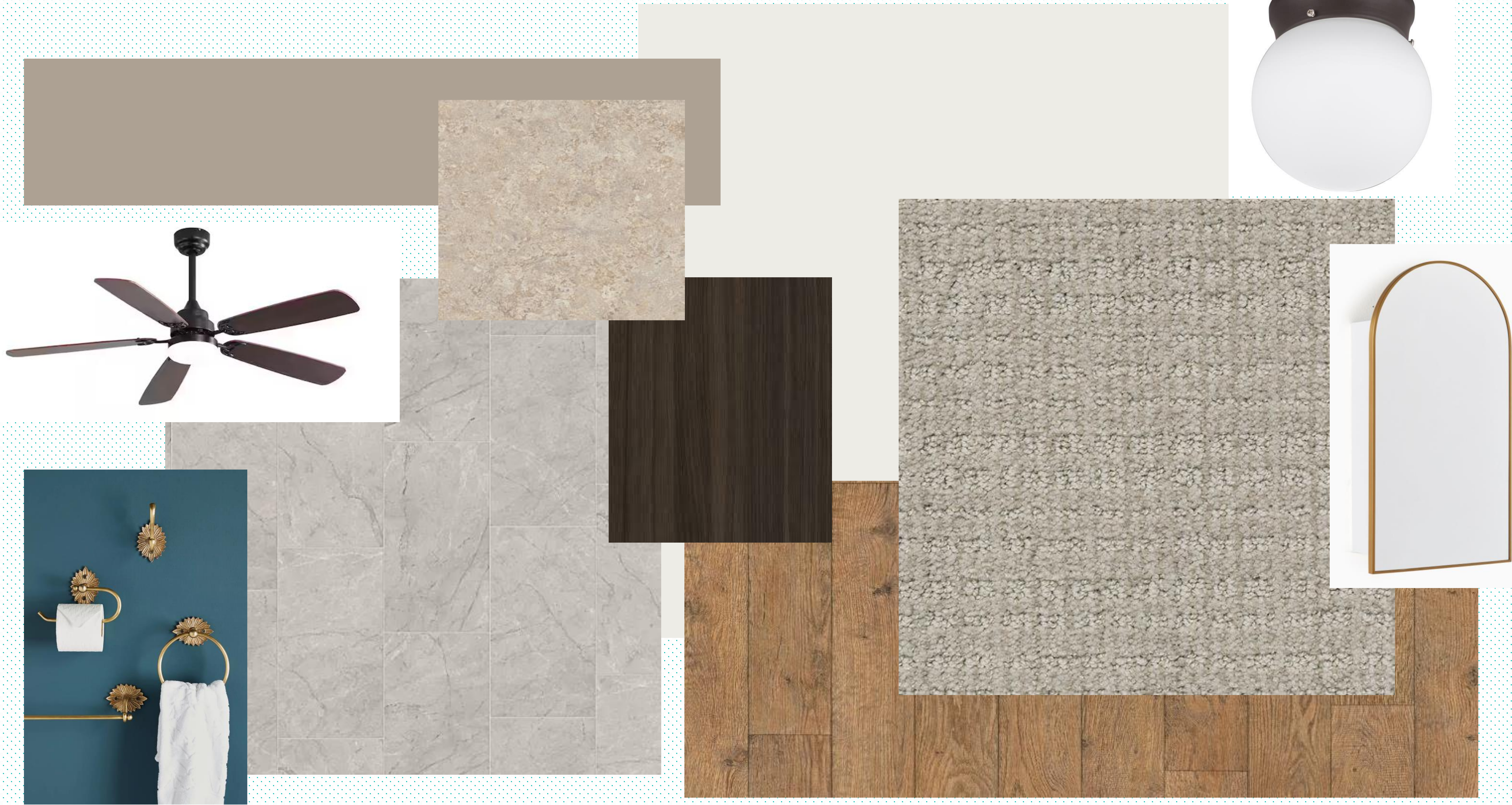


CALDWELL HOUSING AUTHORITY

JOHN C. RICE HOUSE | CALDWELL, ID

CONCEPTUAL IMAGERY | 2024.08.08 | CUSHING TERRELL

UNIT INSPIRATION



NEIGHBORHOOD MEETING SIGN-IN 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 on 8/8/24

End Time of Neighborhood Meeting: 8:00 pm

Those in attendance please print your name and address.

If no one attended, Applicant please write across this form "No one attended".

	<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1.	<u>Mike Dittember</u>	<u>22730 Farmway Rd Caldwell</u>
2.	<u>Tammy Dittember</u>	<u>2220 Arlington, Caldwell</u>
3.	<u>Sharon Pate</u>	<u>1624 Arthur Caldwell</u>
4.	<u>Jim Porter</u>	<u>" " "</u>
5.	<u>ROBERT ROBERTS</u>	<u>^{NO MAIL:} 823 ALBANY CALDWELL</u>
6.	<u>NANCY ROBERTS</u>	<u>^{MAIL:} 2109 N. 9th ST BOISE 83702</u>
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		



Dear Neighbor,

You are invited to a neighborhood meeting to discuss the Rice House Renovation Project that we are proposing near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

When / Where:

Meeting Date: August 8, 2024

Meeting Time: 6:00 – 8:00 pm

Meeting Location: Cushing Terrell's Office at 704 Main Street, Suite 200

Project Summary:

The John C. Rice House was recently relocated to 321 N. Kimball Street to a vacant lot at the northeast corner of Kimball and Chicago. The proposed adaptive re-use for the single family home is to divide the home into five one and two bedroom rentable apartments. Unit make up and location are:

- Two (2) basement apartments, (1) one bedroom unit and (1) two-bedroom unit.
- One (1) one bedroom unit on the first floor to be an ADA accessible apartment unit *and*
- Two (2) second floor apartments, (1) one bedroom and (1) two-bedroom) unit.

Rental preference for the apartments will be given to first responders, teachers, and healthcare workers in subsequent order.

The project is seeking a special use permit to renovate the project from a single family residence into a multi-family | commercial land use. A proposed small neighborhood retail space is also proposed for the first floor of the dwelling.

A secondary accessory building approximately 800 sf. will be built on the property for tenant use as a storage and laundry facility. The storage and laundry building will include 5 interior storage bays and a dedicated laundry area with washers and dryers for tenant use only.

Exterior site improvements that are proposed in conjunction with the project provide for angled parking stalls for tenants – 8 stalls total. Improved sidewalks within connecting to the existing perimeter sidewalk, an outdoor BBQ area, and approximate 3700 sq. feet of open space on the nearly half acre lot.

Associated with the neighborhood retail space on the first floor will be dedicated outdoor space arranged as an outdoor patio space with seating most of which will be available to be used by the community during the retail tenant's business hours.

For additional information on this project and the history behind the Rice house, please visit www.movethericehouse.com.

If you would like to contact us ahead of the meeting, please feel free to reach our Project Manager at Cushing Terrell office her phone number and email are provided below. We look forward to meeting with you on August 8th.

Thank you,

Angela M. Hansen, PLA
Project Manager
angelahansen@cushingterrell.com
208.577.5657

cc: City of Caldwell P&Z
CTA File

6M INVESTMENTS LLC	1550 W HORIZON RIDGE PKWY	HENDERSON, NV, 89012
ANDRUS JEREMIAH JAY	901 E PALERMO CT	MERIDIAN, ID, 83642
ANTIOCH MISS BAPTIST CH	6885 N PIRA AVE	MERIDIAN, ID, 83646
ARC CAPITAL 2 LLC	725 W MAIN ST	MARSING, ID, 83639
ARCHAMBEAU AUSTIN M	8050 W USTICK RD	BOISE, ID, 83704
ARCHAMBEAU MARC	10953 N HANLEY PL	EAGLE, ID, 83616
AYALA ANGELA AYALA	507 N 7TH AVE	CALDWELL, ID, 83605
BAILEY GARY	710 E BELMONT ST	CALDWELL, ID, 83605
BEARD BENJAMIN	719 E DENVER ST	CALDWELL, ID, 83605
BENNETT MICHAEL W	815 E CHICAGO ST	CALDWELL, ID, 83605
BOISE HOUSING CORP	PO BOX 108	BOISE, ID, 83701
CABRAL ANSELMO R	14684 SUMMERBREEZE CIR	CHINO HILLS, CA, 91709
CABRERA MARIA CARMEN	812 E BELMONT ST	CALDWELL, ID, 83605
CALDWELL CITY OF	411 BLAINE ST	CALDWELL, ID, 83605
CALDWELL HOUSING AUTHORITY	22730 FARMWAY RD	CALDWELL, ID, 83607
CAMACHO JORGE	314 N 6TH AVE	CALDWELL, ID, 83605
CAMPOS MARIBEL	602 E CHICAGO ST	CALDWELL, ID, 83605
CANYON COUNTY	1115 ALBANY ST	CALDWELL, ID, 83605
CARRILLO JUVENTINO B	2220 IOWA AVE	CALDWELL, ID, 83605
CATTIN MATTHEW THIERRY	311 N KIMBALL AVE	CALDWELL, ID, 83605
CAVANAGH KATHLEEN E	715 E DENVER ST	CALDWELL, ID, 83605
CHANDLER TRAVIS JAMES	420 N KIMBALL AVE	CALDWELL, ID, 83605
CHAPA HOPE	10818 W SAN JUAN AVE	PHOENIX, AZ, 85037
CHAVEZ GUADALUPE	823 E CHICAGO ST	CALDWELL, ID, 83605
CURTIS SCOTT DOUGLAS	219 N KIMBALL AVE	CALDWELL, ID, 83605
DENVER 605 LLC	4696 W OVERLAND RD STE 232	BOISE, ID, 83705
EKART HOLDINGS LLLP	3270 W HALEY DR 33	EAGLE, ID, 83616
GARCIA JOEL S SR	411 HARRISON ST	CALDWELL, ID, 83605
GARCIA MANUEL S	2205 E AMITY AVE	NAMPA, ID, 83686
GENSLER VENICE	2814 S INDIANA AVE	CALDWELL, ID, 83605
GOMEZ JUSTINA AYALA	710 DENVER ST	CALDWELL, ID, 83605
HARRISON DARRELL J	3702 MILL RD	EMMETT, ID, 83617
HERNANDEZ OSCAR	221 NEWPORT DR	CALDWELL, ID, 83605
HOCHSTRASSER J ALAN JR	1791 W WASHAM RD	EAGLE, ID, 83616
IDAHO3785 LLC	PO BOX 520	DACONO, CO, 80514
KIMBALL 409 LLC	1135 E USICK RD	MERIDIAN, ID, 83646
KING MELVIN E	713 E BELMONT ST	CALDWELL, ID, 83605
KINNEEN SCOT	618 CHICAGO ST	CALDWELL, ID, 83605
KOCH INC	23306 FREEZEOUT RD	CALDWELL, ID, 83605
KOPETS IRENA	13344 HOLLOW RD	CALDWELL, ID, 83607
LAUFENBERG BRYAN	5260 W VIEW PL	MERIDIAN, ID, 83642
LEISURE VILLAGE V \$	PO BOX 108	BOISE, ID, 83701
LUCAS ANDREW	911 WOODLAND ST	RUPERT, ID, 83350
M SOUTHERN A LLC	410 N KIMBALL AVE	CALDWELL, ID, 83605
MAIN STREET PROPERTIES INC	915 MAIN ST	CALDWELL, ID, 83605
MARTINEZ JESUS	608 E CHICAGO ST	CALDWELL, ID, 83605
MAY ISAAC	10030 MALLARD DR	NAMPA, ID, 83686
MILES CLARK R	404 N 7TH AVE	CALDWELL, ID, 83605
MOORE DAVID A	PO BOX 1532	CALDWELL, ID, 83606
MORALES JOSE F ROJAS	2700 N MIDDLETON RD	NAMPA, ID, 83651
MORGAN FAMILY TRUST	4632 S MARTINEL WAY	MERIDIAN, ID, 83642
MYERS RALPH AND DEBORAH FAMILY LIVING TRUST	501 N KIMBALL AVE	CALDWELL, ID, 83605
OGRADY JOSEPH	816 DENVER ST	CALDWELL, ID, 83605
OLSON MELISSA GUNTER	410 N 7TH AVE	CALDWELL, ID, 83605
ORTIZ HERMELINDA	623 E CHICAGO ST	CALDWELL, ID, 83605
OZUNA NOE	717 E CHICAGO ST	CALDWELL, ID, 83605
PATAGONIA PROPERTIES LLC	PO BOX 46113	BOISE, ID, 83711
PENA DAVID	805 ALBANY ST	CALDWELL, ID, 83605
PERKINS JESSICA	716 E BELMONT ST	CALDWELL, ID, 83605
PINSON MALAKAI EVERETT	PO BOX 520	DACONO, CO, 80514
RIVERA J LUIS	1135 E USTICK	MERIDIAN, ID, 83642
ROBERTS ROBERT C	2109 N 9TH	BOISE, ID, 83702-2820
RODRIGUEZ MAYA DYXIE	10327 W GRANGER AVE	BOISE, ID, 83704
ROJAS MARIO AND EVA LIVING TRUST	417 N 4TH AVE	CALDWELL, ID, 83605
ROJAS MARTIN	2700 N MIDDLETON RD	NAMPA, ID, 83651

ROJAS ROJELIO III
ROSALES HOMERO
SADAKAH ENTERPRISE LLC
SALINAS MARIA
SANCHEZ SAMUEL C
SCHWITTERS SHELBY A
SEVY BENJAMIN P
SHARK FIN LLC
SOUTHWESTERN IDAHO COOPERATIVE HOUSING AUTHORITY
SPREDEMANN MICAH
STROUD KELLY JOE
TU WOLVES LLC
VALDEZ JOSE
WENDROFF FAMILY TRUST
WHEELER DORSEY AND KELLIE TRUST
WIEBE HEINRICH
WILSON BENJAMIN
WINCELE FAMILY TRUST

1215 STAHLRIDGE ST
507 E FREEPORT ST
1727 NE 13TH AVE
705 E DENVER ST
PO BOX 325
818 E CHICAGO ST
617 E CHICAGO ST
1123 12TH AVE RD PMB 308
377 CORNELL ST
707 E DENVER ST
615 E CHICAGO ST
1807 FILLMORE ST
601 E CHICAGO ST
11335 LEGACY TER
22252 RUTLEDGE DR
2255 S ORMOND ST
224 N KIMBALL AVE
231 TRAFALGAR LN

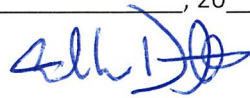
CALDWELL, ID, 83605
CALDWELL, ID, 83605
PORTLAND, OR, 97212
CALDWELL, ID, 83605
GREENLEAF, ID, 83626
CALDWELL, ID, 83605
CALDWELL, ID, 83605
CALDWELL, ID, 83605
NAMPA, ID, 83686
MIDDLETON, ID, 83644
CALDWELL, ID, 83605
CALDWELL, ID, 83605
CALDWELL, ID, 83605
CALDWELL, ID, 83605
SAN DIEGO, CA, 92131
CALDWELL, ID, 83607
BOISE, ID, 83705
CALDWELL, ID, 83605
SAN CLEMENTE, CA, 92672

Property Owner Acknowledgment

I, Mike Dittenber, the recorded owner for real property
addressed as 321 N. Kimball, Suite # _____,
City Caldwell State ID Zip 83605, am aware of, in agreement with,
and give my permission to CTA Inc dba Cushing Terrell, 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 3rd day of July, 2024

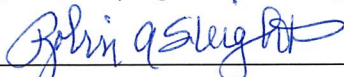


(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Robin Sleight, a Notary Public, do hereby certify that
on this 3rd day of July, in the year 2024, personally appeared before me
Mike Dittenber, 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
he/she/they signed the foregoing document, and that the statements therein contained are true.


NOTARY PUBLIC FOR IDAHO

Residing at Caldwell, ID

My Commission Expires 5/13/2025

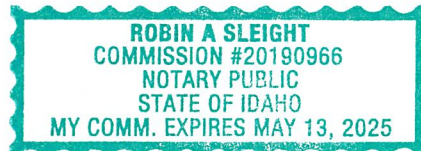


EXHIBIT 2:
CITY DEPARTMENT COMMENTS AND CONDITIONS OF APPROVAL

City of Caldwell Engineering Department Staff Report

To: Joeseeph Dodson, Planner III, Senior Planner
Caldwell P & Z Department

From: TJ Frans, Project Manager II
Steven Pendleton, Plans Examiner II
City of Caldwell Engineering Department

Re: SUP24-000018, 321 N Kimball Ave. Rice House

Date: Oct 8, 2024

The City of Caldwell Engineering Department provides the following preliminary staff report on a request by Angela Hansen of Cushing Terrell, on behalf of Caldwell Housing Authority, is requesting a special use permit for multi-family land use within the T-N (Traditional Neighborhood) zone. The project is an adaptive reuse of a historic single-family dwelling into a mixed-use project consisting of retail/restaurant commercial space on the 1st floor with one (1) apartment unit on the 1st floor, two (2) apartment units on the 2nd floor, and two (2) apartment units on the basement level. Apartments are one and two-bedroom units ranging between 500-900 square feet. The proposed site is addressed as 321 N Kimball Avenue (R0482200000) and is located on the corner of N Kimball Avenue and E Chicago Street, in Caldwell, Idaho.

General

1. Any note, item or drawing element on the construction drawings, engineering drawings and/or design drawings related to the property inconsistent with City Codes, Policies and/or Ordinances shall not be construed as approved unless specifically addressed and granted by City Council.

Rights-of-Way

1. All necessary right-of-way adjacent to this project has already been dedicated to the City.

Street

1. Full street improvements shall be completed to all classified roads adjacent to the proposed project (including N. Kimball St and E. Chicago St.) in accordance with all City of Caldwell standards and specifications. Improvements shall include (but are not limited to) curb, gutter, sidewalk, asphalt, streetlights, joint trench, spare communication conduit along classified roadways, storm drainage facilities, etc.

2. Applicant shall remove all existing curb, gutter and sidewalk along Kimball Avenue and Chicago Avenue and construct new curb, gutter and sidewalk that fully complies with current Federal, State and local construction specifications and guidelines.
3. Pedestrian ramps shall be constructed on the west corner of Kimball Avenue and Chicago Avenue that are fully compliant with Federal, State and local standards.
4. The existing streetlight on the west corner of Kimball Avenue and Chicago Avenue does not meet current Caldwell standards. Applicant shall remove this light and replace it with a new light which meets current Caldwell standards.
5. The alley located adjacent to this site shall be paved between N. Kimball Ave. and N. 7th Ave. to a minimum width of 16' and minimum asphalt depth of 2.5". All storm water for the alley directed to the connecting streets. All City utilities within the paved area shall be located, brought to-grade, and collared in accordance with city standards. All construction shall comply with City Standards.

Storm Drain

1. Provisions shall be made for the disposal of storm water drainage in accordance with the City Storm Water Management Manual and any updates adopted subsequent to this application. It is to be noted that retention designs will be denied in most instances. A copy of this policy is available upon request. The engineer of record is to provide calculations, which indicate that the assumptions in his storm water drainage plan comply with the requirements of the storm water manual. In this case, if a storm water system is existing, the burden of proof is on the developer to verify the capacity is sufficient for the proposed development.
2. The applicant shall identify and retain all historical drainage discharge points from the property for the purpose of draining on-site storm water detention facilities.
3. The construction drawing should indicate that storm water detention basins are to be placed in accordance with the referenced Storm Water Policy. A note should be placed on the drawings indicating that all areas designated as common areas are to be operated and maintained by the business owners association.
4. There is to be no discharge of storm water overflow into any irrigation water return/discharge facility/ditch/pipe/etc.



Date 9/4/2024

Caldwell City – Planning and Zoning
Re: Case Number SUP24-000018, 321 N Kimball Rice House

Dear Angelica Gomez, Planning & Zoning

The Caldwell City Fire Department District has reviewed and can approve the application subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

Conditions:

1. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).
2. Roadway serving a fire hydrant shall be a minimum of 26-feet in width. (IFC D103.1)
3. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
4. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
5. *An automatic fire sprinkler system installed per NFPA 13R is required.*
6. Fire hydrants serving building FDC's shall be located not more than 150' away
7. The FDC shall be a 5 inch STORZ fitting at 30* degrees pointing down, The fire department connection should be located 3ft. above the level of the adjacent grade or access level.



8. Knox Box, key lock box, shall be installed on the outside of the building by the main entrance and by the sprinkler room.
9. 05-07-10: PLACEMENT AND POSTING OF ADDRESSES ON BUILDINGS AND SIGNS:
 - (4) All address numbers shall be a minimum of six inches (6") high with a minimum stroke width of 0.5 inch. All sizable complexes or facilities (such as shopping centers, industrial sites, apartment complexes, etc.) shall have address numbers a minimum of twelve inches (12") high. Any building located significantly back from the street it faces may be required to post proportionately larger sized numerals as deemed adequate to identify the structure. All subaddress numbers shall be a minimum of four inches (4") high. (Ord. 2828, 6-21-2010)

General Requirement:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Specific building construction requirements of the International Building Code, International Fire Code and City of Caldwell Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,

Alan Perry
Deputy Chief
Fire Marshal
Caldwell Rural Fire Protection District
Aperry@cityofcaldwell.org

Memorandum

To: Caldwell P & Z Department Planning Staff

From: Trevor Farris, GIS Technician
Dave Marston, Mapping Superintendent

Re: SUP24-000018, Rice House

Date: 10/03/2024

Address Number

1. 321 N Kimball Ave is a retired address and shall not be used for this building.
2. 323 N Kimball Ave shall be the address utilized for the Rice House.

Other comments:

1. To assign sub-addressing, please provide a more detailed floor plan to the Mapping Department.

EXHIBIT 3:

**COPY OF AGENCY NOTIFICATION LETTER SENT, LIST OF AGENCIES
NOTIFIED, AND AGENCY COMMENTS**

OUTSIDE AGENCY WRITTEN TESTIMONY

Outside Agency Response Deadlines:

10/1/2024



CITY OF CALDWELL
PLANNING AND ZONING DEPARTMENT
205 S 6th Ave, Caldwell Idaho, 83605 | Office: 208-455-3021

PUBLIC AGENCY NOTIFICATION – RESPONSE REQUESTED

Transmittal Date: 8/28/2024

HEARING DATE: 10/22/2024 **HEARING BODY:** Hearing Examiner

Application Case No(s): SUP24-000018

Project Name: Rice House

Site Address: 321 N Kimball Ave

Site Parcel ID: R0482200000

Site Location: Corner of N Kimball Ave and E Chicago Street

Applicant: Angela Hansen, Cushing Terrell
angelahansen@cushingterrell.com

Property Owner: Caldwell Housing Authority

Agent Name: Angela Hansen, Cushing Terrell

You are hereby notified, pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, that the City of Caldwell has accepted the following application(s).

You are invited to provide written testimony by the date specified below to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

REQUEST SUMMARY: The applicant, Angela Hansen of Cushing Terrell, on behalf of Caldwell Housing Authority, is requesting a special use permit for multi-family land use within the T-N (Traditional Neighborhood) zone. The project is an adaptive reuse of a historic single-family dwelling into a mixed-use project consisting of retail/restaurant commercial space on the 1st floor with one (1) apartment unit on the 1st floor, two (2) apartment units on the 2nd floor, and two (2) apartment units on the basement level. Apartments are one and two-bedroom units ranging between 500-900 square feet. The proposed site is addressed as 321 N Kimball Avenue (R048220000) and is located on the corner of N Kimball Avenue and E Chicago Street, in Caldwell, Idaho.



APPLICATION PACKET: The complete application packet can be found on the City of Caldwell website under “Planning and Zoning Department/Current Case Files” or by [clicking here](#).

OUTSIDE AGENCY COMMENTS: Your agency’s comments are an important part of our decision-making process. When submitting comments, please reference Case No. listed above in responses and/or correspondence regarding this case. Comments received by the deadline date will be added to the Staff Report and to the hearing body’s packet. Comments may be submitted by mail or email as follows:

Mail: Caldwell Planning and Zoning Department, P.O. Box 1179, Caldwell, ID 83605
Email: Joe Dodson, Planner III jdodson@cityofcaldwell.org

Please Note: We will assume that your agency has no objections or concerns if we do not receive written testimony or comments within the requested timeframe.

PUBLIC AGENCY NOTIFICATION LIST

The following political subdivisions, including schools, were notified of the application requests. A link to the full application packet was provided to each agency.

City of Caldwell Engineering Department	Brown Bus Company
City of Caldwell Engineering Inspections	Canyon Highway District #4
City of Caldwell Fire Chief	Nampa Highway District #1
City of Caldwell Fire Marshall	Idaho Transportation Department
City of Caldwell Building Department	Valley Regional Transit
City of Caldwell Police Chief	Canyon County Development Services
City of Caldwell Lieutenant Wright	Canyon County Plat Room
City of Caldwell Mapping Department	City of Nampa Planning and Zoning
City of Caldwell Code Compliance Division	Boise Project Board of Control
City of Caldwell Economic Development	Southwest District Health
City of Caldwell Airport	Idaho Power
City of Caldwell Water Department	Intermountain Gas
Vallivue School District #139	DTG Maps (only for final plats)
Caldwell School District #132	Boise River Flood Control Dist. #10
Pioneer Irrigation District	Bureau of Land Management
Riverside Irrigation District	Bureau of Reclamation - Snake River Area Office
Canyon Hill Irrigation	Corps of Engineers
Franklin Ditch Co.	Idaho Fish and Game
Nampa-Meridian Irrigation Dist.	Department of Water Resources
Black Canyon Irrigation District	College of Idaho
Golden Gate Irrigation	Department of Lands
Caldwell Lateral Irrigation	USPS Caldwell
Wilder Irrigation District	Union Pacific Railroad
Compass Idaho	Hilty, Bower, Haws & Seable
Caldwell Transportation	

NO OUTSIDE AGENCY COMMENTS RECEIVED

**EXHIBIT 4:
PUBLIC COMMENTS**

None Received