

**BILL NO. 51  
ORDINANCE NO. 3545**

**AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-1 (LOW DENSITY RESIDENTIAL) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; AND DIRECTING THE CLERK OF THE CITY OF CALDWELL TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215.**

**BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO:**

**Section 1.** That the Caldwell City Council, upon recommendation of the Caldwell Planning and Zoning Commission and following the public notice and hearing procedures set forth in Section 10-01-07, Zoning Ordinance No. 1451, approved Case No. ANN23-000015 (Midland Meadows Annexation) at a public hearing held this 10<sup>th</sup> day of January, 2024.

**Section 2.** The parcel is contiguous to the City of Caldwell, Idaho and the applicant has requested that said following described property should be annexed into the City of Caldwell as R-1 (Low Density Residential):

The NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 20, T4N, R2W, BM, Canyon County, Idaho, being more particularly described as follows:

**BEGINNING** at the SE corner of said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , from which the SE corner of the NE  $\frac{1}{4}$  of said Section 20 bears S00°46'27"W, 1313.87 feet; thence N89°23'23"W, 1324.85 feet along the southerly boundary of said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  to the SW corner of said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ; thence N00°43'48"E, 1315.78 feet along the westerly boundary of said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  to the NW corner of said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ; thence S89°19'06"E, 1325.45 feet along the northerly boundary of said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  to the NE corner of said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ; thence S00°45'23"W, 1314.13 feet along the easterly boundary of said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  to the **POINT OF BEGINNING**. Contains 40.00 acres, more or less.

**Section 3.** That the City Engineer and the Planning and Zoning Director of the City of Caldwell, Idaho, are hereby instructed to so designate the same above described property on the official zoning map and other area maps of the City of Caldwell, Idaho as R-1 (Low Density Residential).

**Section 4.** All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

**Section 5.** This ordinance shall be in full force and in effect from and after its passage, approval and publication, according to law.

**Section 6.** The Clerk of the City of Caldwell, Idaho shall, within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman-like manner plainly and clearly designating the boundaries of the City of Caldwell, including the land herein annexed, with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code 63-215.

**PASSED BY THE COUNCIL OF THE CITY OF CALDWELL, IDAHO, this 6<sup>th</sup> day of February, 2024.**

2024-003716

RECORDED

02/07/2024 01:14 PM



00796426202400037160030033

RICK HOGABOAM

CANYON COUNTY RECORDER

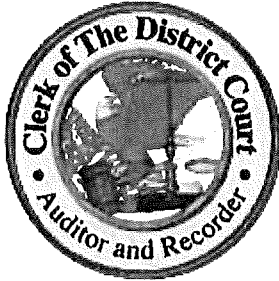
Pgs=3 ZBLAKESLEE

NO FEE

ORDINANCE

CITY OF CALDWELL

REC'D MAR 06 2024



*Re-Recorded For Correction of Adding  
Signature & Remove  
Resolution*

**Canyon County**

**Recorder's Office**

**Document**

**Cover Sheet**

2024-005846

RECORDED

02/28/2024 09:32 AM



00799256202400068460040042

RICK HOGABOAM

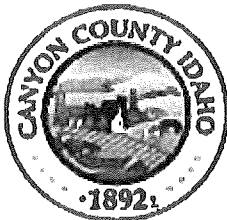
CANYON COUNTY RECORDER

Pgs=4 IBERG

NO FEE

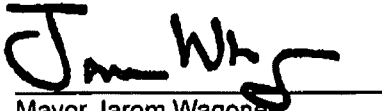
ORDINANCE

CITY OF CALDWELL




*ORD 3545*

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this 6<sup>th</sup> day of February, 2024.

  
\_\_\_\_\_  
Mayor Jarom Wagoner

ATTEST:

  
\_\_\_\_\_  
City Clerk



RESOLUTION NO. 290-23

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALDWELL, IDAHO, AMENDING THE COMPREHENSIVE PLAN [AND LAND USE MAP]; AFFIRMING THAT PRESCRIBED NOTICE AND HEARING REQUIREMENTS WERE MET IN ACCORDANCE WITH TITLE 67, CHAPTER 65, IDAHO CODE AND THE CALDWELL CITY CODE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Idaho Code 67-6509, the City of Caldwell has adopted and maintained a Comprehensive Plan to manage future growth and development of the City and the City's area of impact; and,

**WHEREAS**, The City of Caldwell first adopted a Comprehensive Plan Map on February 15, 1977; and,

**WHEREAS**, the City's Comprehensive Plan Map was most recently amended on February 21, 2023; and

**WHEREAS**, Idaho Code 67-6509(b) provides that the City Council may adopt, amend or repeal a Comprehensive Plan; and

**WHEREAS**, The Mayor and City Council have deemed it appropriate to amend and update the City of Caldwell Comprehensive Plan Map as follows:

Case No. & Name	Parcel #	Current Designation	Approved Amendment	Acres
CPM23-000010 (Midland Meadows)	R3411800000 (north of Lincoln Rd.)	Not in Caldwell Comprehensive Plan Map Boundary	Low Density Residential	18.25 acres

and;

**WHEREAS**, the Mayor and City Council have provided all the requisite notices, held the necessary hearings, and received the required information necessary to make a final decision as required by the Idaho Local Land Use Planning Act to amend the adopted Comprehensive Plan Map; and

**WHEREAS**, The City Council hereby finds that the foregoing-described amendments to the Comprehensive Plan comply with the Idaho Code 67 6508.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, IDAHO, AS FOLLOWS:**

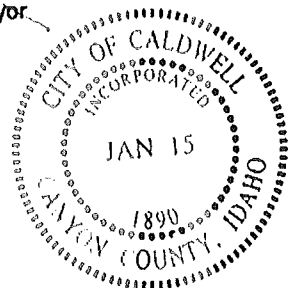
SECTION 1: Pursuant to Section 67-6509 of Idaho Code, the Mayor and City Council hereby amends the City of Caldwell Comprehensive Plan [and Land Use Map]

SECTION 2: EFFECTIVE DATE. This resolution shall be in full force and effect immediately upon its adoption.

PASSED BY THE COUNCIL of the City of Caldwell this 6<sup>th</sup> day of February 2024

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 6<sup>th</sup> day of February 2024.

  
Jarom Wagoner, Mayor



ATTEST:

  
Debbie Geyer, Clerk



CITY OF  
*Caldwell, Idaho*

**JAROM WAGONER**  
Mayor

208.455.3011  
(f) 208.455.3003

**City Hall**  
411 Blaine Street  
Caldwell, Idaho 83605

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

For a list of the City  
Council members, visit:  
**Website**  
[www.cityofcaldwell.org](http://www.cityofcaldwell.org)

February 28, 2024

REC'D MAR 06 2024

Idaho Tax Commission  
ATTN: GIS Department  
P.O. Box 36  
Boise, ID 83722

To Whom It May Concern:

This letter is to correct an error in the previous mailings for Ordinance No. 3545, regarding annexing property into the City of Caldwell.

Ordinance No. 3545 was re-recorded for correction of adding signature and to remove the resolution from the recorded document.

Please contact me at 208-455-4656 if you have additional questions or comments.

Thank you,

Debbie Geyer  
Caldwell City Clerk

DG/em

Enclosure



REC'D FEB 16 2024

**BILL NO. 51  
ORDINANCE NO. 3545**

**AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-1 (LOW DENSITY RESIDENTIAL) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; AND DIRECTING THE CLERK OF THE CITY OF CALDWELL TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215.**

**BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO:**

**Section 1.** That the Caldwell City Council, upon recommendation of the Caldwell Planning and Zoning Commission and following the public notice and hearing procedures set forth in Section 10-01-07, Zoning Ordinance No. 1451, approved Case No. ANN23-000015 (Midland Meadows Annexation) at a public hearing held this 10<sup>th</sup> day of January, 2024.

**Section 2.** The parcel is contiguous to the City of Caldwell, Idaho and the applicant has requested that said following described property should be annexed into the City of Caldwell as R-1 (Low Density Residential):

The NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 20, T4N, R2W, BM, Canyon County, Idaho, being more particularly described as follows:

**BEGINNING** at the SE corner of said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , from which the SE corner of the NE  $\frac{1}{4}$  of said Section 20 bears S00°46'27"W, 1313.87 feet; thence N89°23'23"W, 1324.85 feet along the southerly boundary of said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  to the SW corner of said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ; thence N00°43'48"E, 1315.78 feet along the westerly boundary of said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  to the NW corner of said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ; thence S89°19'06"E, 1325.45 feet along the northerly boundary of said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  to the NE corner of said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ; thence S00°45'23"W, 1314.13 feet along the easterly boundary of said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  to the **POINT OF BEGINNING**. Contains 40.00 acres, more or less.

**Section 3.** That the City Engineer and the Planning and Zoning Director of the City of Caldwell, Idaho, are hereby instructed to so designate the same above described property on the official zoning map and other area maps of the City of Caldwell, Idaho as R-1 (Low Density Residential).

**Section 4.** All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

**Section 5.** This ordinance shall be in full force and in effect from and after its passage, approval and publication, according to law.

**Section 6.** The Clerk of the City of Caldwell, Idaho shall, within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman-like manner plainly and clearly designating the boundaries of the City of Caldwell, including the land herein annexed, with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code 63-215.

**PASSED BY THE COUNCIL OF THE CITY OF CALDWELL, IDAHO, this 6<sup>th</sup> day of February, 2024.**

# Removed

## RESOLUTION NO. 290-23

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALDWELL, IDAHO, AMENDING THE COMPREHENSIVE PLAN [AND LAND USE MAP]; AFFIRMING THAT PRESCRIBED NOTICE AND HEARING REQUIREMENTS WERE MET IN ACCORDANCE WITH TITLE 67, CHAPTER 65, IDAHO CODE AND THE CALDWELL CITY CODE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Idaho Code 67-6509, the City of Caldwell has adopted and maintained a Comprehensive Plan to manage future growth and development of the City and the City's area of impact; and,

**WHEREAS**, The City of Caldwell first adopted a Comprehensive Plan Map on February 15, 1977; and,

**WHEREAS**, the City's Comprehensive Plan Map was most recently amended on February 21, 2023; and

**WHEREAS**, Idaho Code 67-6509(b) provides that the City Council may adopt, amend or repeal a Comprehensive Plan; and

**WHEREAS**, The Mayor and City Council have deemed it appropriate to amend and update the City of Caldwell Comprehensive Plan Map as follows:

Case No. & Name	Parcel #	Current Designation	Approved Amendment	Acres
CPM23-000010 (Midland Meadows)	R3411800000 (north of Lincoln Rd.)	Not in Caldwell Comprehensive Plan Map Boundary	Low Density Residential	18.25 acres

and;

**WHEREAS**, the Mayor and City Council have provided all the requisite notices, held the necessary hearings, and received the required information necessary to make a final decision as required by the Idaho Local Land Use Planning Act to amend the adopted Comprehensive Plan Map; and

**WHEREAS**, The City Council hereby finds that the foregoing-described amendments to the Comprehensive Plan comply with the Idaho Code 67-6508.

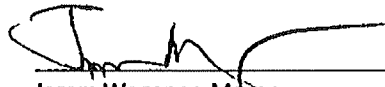
**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, IDAHO, AS FOLLOWS:**

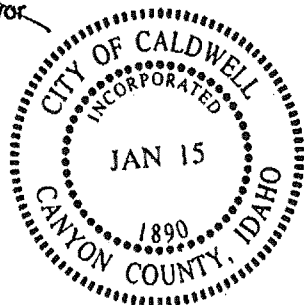
SECTION 1: Pursuant to Section 67-6509 of Idaho Code, the Mayor and City Council hereby amends the City of Caldwell Comprehensive Plan [and Land Use Map].

SECTION 2: EFFECTIVE DATE. This resolution shall be in full force and effect immediately upon its adoption.

PASSED BY THE COUNCIL of the City of Caldwell this 6<sup>th</sup> day of February 2024.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 6<sup>th</sup> day of February 2024.

  
Jarom Wagoner, Mayor



ATTEST:

  
Debbie Geyer, Clerk



2024-003716

RECORDED

02/07/2024 01:14 PM



00796426202400037160030033

RICK HOGABOAM

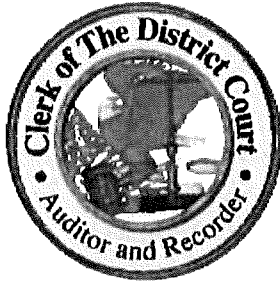
CANYON COUNTY RECORDER

Pgs=3 ZBLAKESLEE

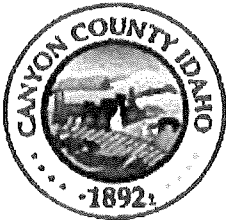
NO FEE

ORDINANCE

CITY OF CALDWELL



**Canyon County  
Recorder's Office  
Document  
Cover Sheet**



ORD 3545

ORDINANCES OF THE CITY OF CALDWELL  
NOTICE OF ADOPTION AND SUMMARY OF  
**ORDINANCE NO. 3545**  
REGARDING ANNEXATION AND ZONE DESIGNATION  
OF CERTAIN PROPERTY

Ordinance No. 3545 was passed by the Council and approved by the Mayor on the 6<sup>th</sup> day of February, 2024. The full text of the Ordinance is available at Caldwell City Hall, 411 Blaine Street, Caldwell, Idaho 83605. The Mayor and City Council approved the foregoing summary on the 6<sup>th</sup> day of February, 2024, for publication on the 13<sup>th</sup> day of February, 2024, pursuant to Idaho Code § 50-901A.

The NE ¼ NE ¼ of Section 20, T4N, R2W, BM, Canyon County, Idaho, being more particularly described as follows:

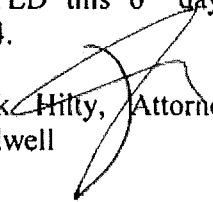
**BEGINNING** at the SE corner of said NE ¼ NE ¼, from which the SE corner of the NE ¼ of said Section 20 bears S00°46'27"W, 1313.87 feet; thence N89°23'23"W, 1324.85 feet along the southerly boundary of said NE ¼ NE ¼ to the SW corner of said NE ¼ NE ¼; thence N00°43'48"E, 1315.78 feet along the westerly boundary of said NE ¼ NE ¼ to the NW corner of said NE ¼ NE ¼; thence S89°19'06"E, 1325.45 feet along the northerly boundary of said NE ¼ NE ¼ to the NE corner of said NE ¼ NE ¼; thence S00°45'23"W, 1314.13 feet along the easterly boundary of said NE ¼ NE ¼ to the **POINT OF BEGINNING**. Contains 40.00 acres, more or less.

STATEMENT OF LEGAL ADVISOR

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 3545 and provides adequate notice to the public as to the contents of such ordinance.

DATED this 6<sup>th</sup> day of February, 2024.

Mark Hitty, Attorney for City of  
Caldwell





NW CORNER  
NE 1/4 NE 1/4  
SECTION 20  
T4N, R2W, BM

NE CORNER  
NE 1/4 NE 1/4  
SECTION 20  
T4N, R2W, BM

N 00°43'48" E 1315.78'

S 89°19'06" E 1325.45'

LINCOLN RD

S 00°45'23" W 1314.13'

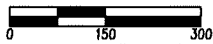
SW CORNER  
NE 1/4 NE 1/4  
SECTION 20  
T4N, R2W, BM

P.O.B.  
SE CORNER  
NE 1/4 NE 1/4  
SECTION 20  
T4N, R2W, BM

N 89°23'23" W 1324.85'

LINCOLN RD

MIDLAND BLVD

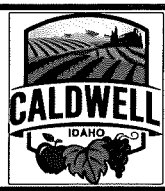


SCALE: 1" = 300'

LEGEND

- PARCEL BOUNDARY
- SURROUNDING PARCELS

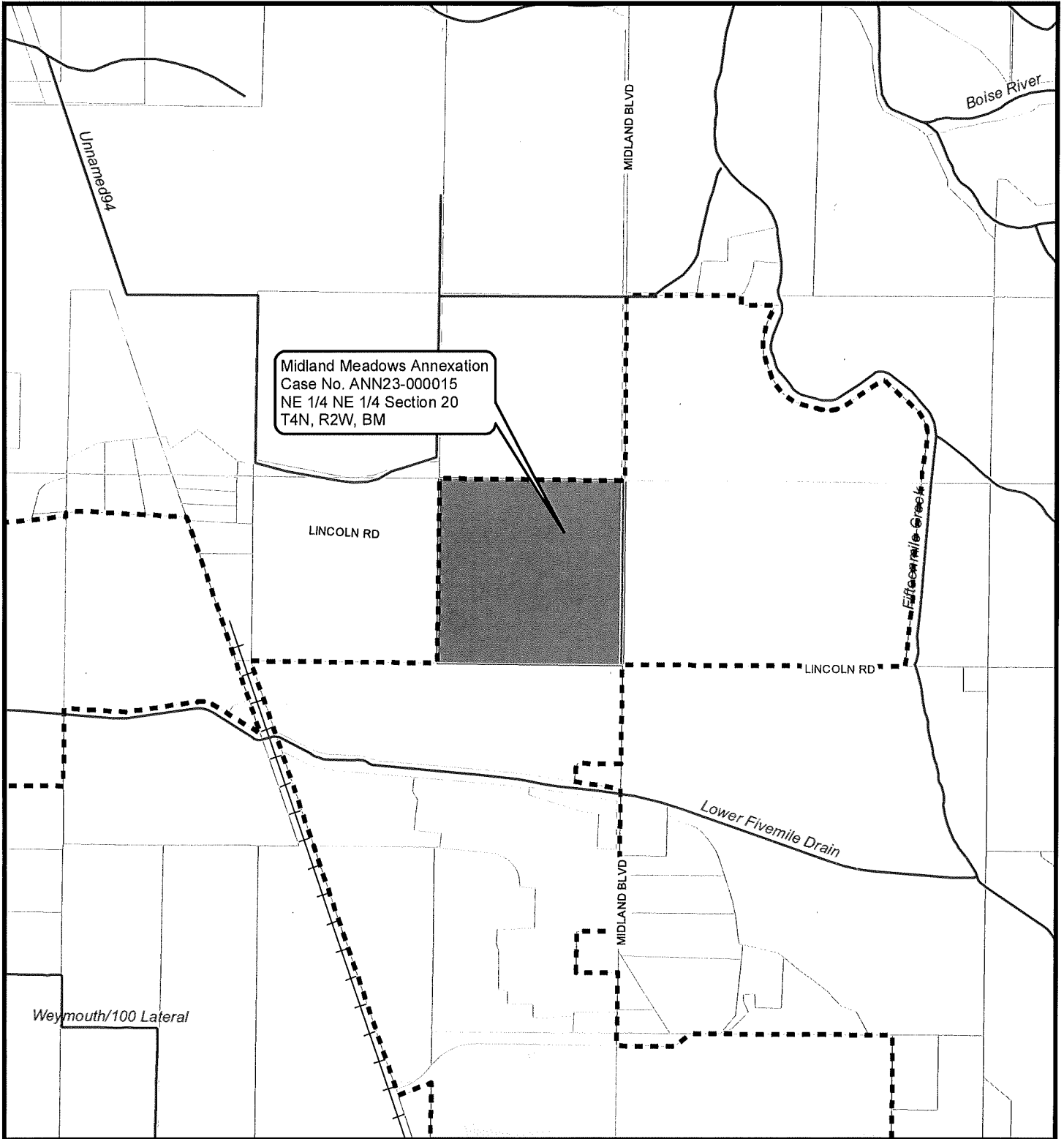
CITY OF CALDWELL  
MAPPING DEPARTMENT  
621 CLEVELAND BLVD.  
CALDWELL, IDAHO 83605  
(208) 455-3006  
FAX (208) 455-3012



**ANNEXATION**  
ORDINANCE NO. 3545  
NE 1/4 NE 1/4 SECTION 20  
T4N, R2W, BM






DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	DG
DATE:	02/08/2024
SCALE:	AS SHOWN

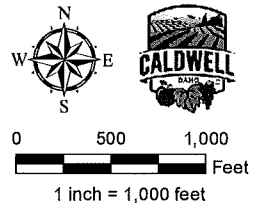
**CITY OF CALDWELL**  
Annexation Ordinance No. 3545



City  
of  
Caldwell

**Legend**

- |  |   |
|--|---|
|  Ordinance 3545 |  Taxlots       |
|  Caldwell       |  Surface Water |
|  |  Railroad      |





CITY OF  
*Caldwell, Idaho*

**JAROM WAGONER**  
*Mayor*

208.455.3011  
(f) 208.455.3003

**City Hall**  
411 Blaine Street  
Caldwell, Idaho 83605

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

For a list of the City  
Council members, visit:

**Website**  
[www.cityofcaldwell.org](http://www.cityofcaldwell.org)

REC'D FEB 16 2024

February 9, 2024

Idaho State Tax Commission  
Attn: GIS Department  
P.O. Box 36  
Boise, Idaho 83722

To Whom It May Concern:

Enclosed is a certified copy of Ordinance No. 3545, regarding annexing property into the City of Caldwell.

As required by Idaho State Code, please find the appropriate map for the annexed parcel.

Please contact me at 208-455-4656 if you have additional questions or comments.

Thank you.

Debbie Geyer  
City Clerk

DG/em`

Enclosure

*"The Treasure of the Valley"*

