

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the **Caldwell Planning and Zoning Commission** will conduct a public hearing on **Wednesday, September 9, 2026**, beginning at 6:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers Room, 205 S. 6th Avenue, Caldwell, Idaho in order to hear the following:

Action Item: Public Hearing for Case Number ANN26-000005, SPP26-000003: The applicant, Porchlight Development, on behalf of Gemini LLLP, is requesting annexation of three (3) parcels (R3426800000, R3428313400, and R3426500000) with an initial zoning designation of R-2 (Community Residential) with a development agreement. The current City comprehensive plan future land use designation is Neighborhood 2, and R-2 is considered a compatible zoning district. Concurrently, the applicant is requesting approval of a preliminary plat for Legacy Farms Subdivision, a single-family residential subdivision with 402 buildable lots. The approximately 95 acre site is located on the west side of Northside Blvd., approximately 1,300 feet north of the intersection with Linden Rd., in Caldwell, Idaho. *This application was continued from the June 10th meeting, and rescheduled from the July 8th, 2026, Planning and Zoning Commission meeting.*

Action Item: Public Hearing for Case Number ANN26-000008, SPP26-000009: The applicant, Wendy Shrief of KB Homes, on behalf of Paula Carter and Eldridge Living Trust, is requesting annexation of parcels R3276401100 and R32764012A0 with a proposed zoning of R-2 (Community Residential), where the current City comprehensive plan future land use place-type is Neighborhood 2. Additionally, the applicant is requesting approval of a preliminary plat for North Celeste Subdivision, a single-family residential subdivision with 104 single-family buildable lots. The 19.54 acre development is located on the South side of Moss St., approximately 2,000 feet west of Midway Rd., in Caldwell, Idaho.

Action Item: Public Hearing for Case Number ANN25-000015, SPP25-000017, SUP25-000019: The applicant, Bonnie Layton, on behalf of Endurance Holdings LLC, is requesting annexation of five (5) parcels (R34134, R3413601, R34136010B0, R34133, and R34136010A0) with proposed zonings of R-2 (Community Residential), R-3 (Urban Residential), and H-C (Mixed-Use/Regional Commercial) with a development agreement. Concurrently, the applicant is requesting approval of a preliminary plat for McAllister Manor, a mixed-use subdivision with five (5) commercial lots, 300 single-family detached lots, 52 single-family attached lots, eighty-eight (88) 4-plex units, and 384 multi-family units with a special-use permit for the multi-family portion of the project. The current City comprehensive plan future land use designation includes mixed-use, urban residential, and neighborhood 2. The 127 acre development is located on the east side of Middleton Rd., approximately 425 feet north of the intersection with Hwy 20/26, in Caldwell, Idaho.

Action Item: Public Hearing for Case Number ANN26-000010: The applicant, Josh Schroeder of Sominium Development Group, on behalf of Wild Oak LLC, is requesting annexation of parcel (R3431600000) with a proposed zoning of C-2 (Community Commercial) with a development agreement. The current City comprehensive plan future land use map place-type is Neighborhood 3, and C-2 is identified as a compatible zoning designation. The applicant has already received a Condition Use Permit through Canyon County for a special events facility/wedding venue on the site and is requesting to bring the facility into the City of Caldwell so they may connect to water and sewer. The 3.85 acre parcel is addressed as 19781 Middleton Rd. and is located on the west side of Middleton Rd., approximately 1100 feet south of the intersection with Highway 20/26, in Caldwell, Idaho.

For more information, or to view agendas and supporting documents (posted one week prior to meeting), go to **[Agendas & Supporting Documents | Caldwell, ID \(cityofcaldwell.org\)](https://cityofcaldwell.org)**.

PUBLISH DATE: Saturday, August 22, 2026