



CITY OF
Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- ☐ Annexation/Deannexation
- ☐ Appeal/Amendment
- ☐ Comprehensive Plan Map Change
- ☐ Design Review
- ☐ Ordinance Amendment
- ☐ Rezone
- ☐ Special Use Permit
- ☐ Subdivision- Preliminary Plat
- ☐ Subdivision- Final Plat
- ☐ Subdivision- Short Plat
- ☐ Time Extension
- ☐ Variance
- ☐ Other _____

STAFF USE ONLY:

File number(s): _____

Project name: _____

Date filed: _____ Date complete: _____

Related files: _____

Subject Property Information

Address: _____ Parcel Number(s): _____

Subdivision: _____ Block: _____ Lot: _____ Acreage: _____ Zoning: _____

Prior Use of the Property: _____

Proposed Use of the Property: _____

Applicant Information:

Applicant Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Email: _____ Cell: _____

Owner Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Email: _____ Cell: _____

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

Address: _____ City: _____ State: _____ Zip: _____

Email: _____ Cell: _____

Authorization

Print applicant name: _____

Applicant Signature: _____ Date: _____



The following documents will need to be uploaded with your application:
Narrative fully describing the proposed use/request, including current potable water supply and current sewage system
Recorded warranty deed for the subject property
Signed Property Owner Acknowledgement (if applicable)
Vicinity map, showing the location of the subject property
Site Plan
The following are suggested items that may be shown on the site plan:
• Property boundaries of the site
• Existing buildings on the site
• Parking stalls and drive aisles
• Sidewalks or pathways (proposed and existing)
• Fencing (proposed and existing)
Metes and bounds legal description for the site to be annexed in WORD format
Landscape Plan (if applicable)
Neighborhood Meeting sign-in sheet



CITY OF
Caldwell, Idaho

Planning & Zoning

REZONE

Project Name:	File #:
Applicant/Agent:	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
	Narrative fully describing the proposed use/request	
	Recorded warranty deed for the subject property	
	Signed Property Owner Acknowledgement (if applicable)	
	Vicinity map, showing the location of the subject property	
	Site Plan	
	The following are suggested items that may be shown on the site plan:	
	• Property boundaries of the site	
	• Existing buildings on the site	
	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
	Metes and bounds legal description for the site to be rezoned in WORD format	
	Landscape Plan (if applicable)	
	Neighborhood Meeting sign-in sheet	
	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	
	Fee	

STAFF USE ONLY:

Date Application Received: _____

Received by: _____

Proposed Hearing Date: _____

Hearing Body: _____



Pioneer Title Co.
GOING BEYOND

610 S. Kimball Avenue
Caldwell, ID 83605

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

File No. 695416 TK/HH

2019-046682

RECORDED

10/01/2019 09:09 AM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=2 DLSTEPHENS \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received **Thomas Hoshaw as Trustee of The Hoshaw Family Land Trust**
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

DC
The City of Caldwell, Idaho, an Idaho municipal corporation

hereinafter referred to as Grantee, whose current address is 411 Blaine St. Caldwell, ID 83605

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

Dated: September 20, 2019

The Hoshaw Family Land Trust

By: *Thomas Hoshaw*

Thomas Hoshaw, Trustee

State of Idaho, County of Canyon

This record was acknowledged before me on 9-26-19 by Thomas Howshaw, as Trustee of The Hoshaw Family Land Trust.

Tammy Kratzberg
Signature of notary public

Commission Expires: 2/3/2022

TAMMY KRATZBERG
COMMISSION #18555
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

The Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 35, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

EXCEPT: That portion conveyed to the City of Caldwell for dedicated Ustick Road and S. Indiana Avenue right of way in Warranty Deed recorded August 9, 2013 as Instrument No. 2013-037070, more particularly described as follows:

A portion of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the Southwest corner of said Section 35; thence

South 89° 58' 39" East a distance of 661.50 feet along the South boundary of said Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 35 to the Southeast corner of said Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 35; thence

North 00° 24' 43" East a distance of 50.00 feet along the East boundary of said Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 35; thence

North 89° 58' 39" West a distance of 322.59 feet parallel with said South boundary of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 35; thence

North 48° 34' 22" West a distance of 24.73 feet; thence

North 89° 58' 39" West a distance of 221.52 feet parallel with said South boundary of said Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 35; thence

North 19° 58' 13" West a distance of 86.60 feet; thence

North 14° 34' 44" West a distance of 117.82 feet; thence

North 00° 25' 49" East a distance of 397.83 feet parallel with the West boundary of said Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 35 to a point on the North boundary of said Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 35; thence

South 89° 59' 58" West a distance of 38.00 feet along said North boundary of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 35 to the Northwest corner of said Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 35; thence

South 00° 25' 49" West a distance of 659.58 feet along said West boundary of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 35 to the POINT OF BEGINNING.

TCA

A

200021806

D-830-2000

QUITCLAIM DEED

BEVERLY HOPPER, hereinafter "Grantor," does release and forever quitclaim unto the CITY OF CALDWELL a municipal corporation existing under the laws of the State of Idaho, whose address is 621 Cleveland Blvd. Caldwell ID 83605,, hereinafter "Grantee," all right, title and interest which Grantor now has or may hereafter acquire in the following described real property situated in Canyon County, State of Idaho, to-wit:

A portion of the SW $\frac{1}{4}$ Section 35, T4N, R3W, BM, Canyon County, Idaho, more particularly described as follows:

Commencing at the East one-quarter corner of Section 35, T4N, R3W, BM and running S. $0^{\circ}26'49''$ W. 989.35 feet along the Westerly boundary of the said SW $\frac{1}{4}$, Section 35 to the TRUE POINT OF BEGINNING;

thence continuing S. $0^{\circ}26'49''$ W. 126.00 feet along said Westerly boundary of the SW $\frac{1}{4}$, Section 35 to a point;

thence at right angles S. $89^{\circ}33'11''$ E. 25.00 feet to a $\frac{5}{8}$ -inch diameter iron pin;

thence N. $10^{\circ}45'40''$ E. 128.45 feet to a $\frac{5}{8}$ -inch diameter iron pin;

thence N. $89^{\circ}59'58''$ W. 48.00 feet to The Point of Beginning.

Containing 4,604 square feet, more or less.

Subject to: existing rights-of-way and easements of record and/or appearing on said above described parcel.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto Grantee, and to his heirs and assigns forever.

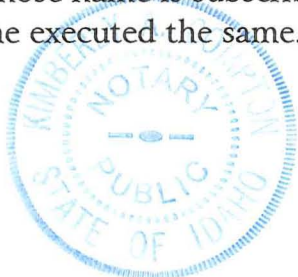
WITNESS the hand of said Grantor this 20th day of June
_____ 2000.

Beverly Hopper
Beverly Hopper

STATE OF IDAHO)
County of Canyon) :ss

On this 20th day of June, in the year 2000, before me, a Notary Public, personally appeared BEVERLY HOPPER, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

(SEAL)



[Signature]
Notary Public for Idaho
Commission expires: 12-7-05

REQUEST PIONEER - CALDWELL
TYPE Doc FEE 6.15

by [Signature]
CANYON COUNTY RECORDER
G. NOEL HALES

00 JUN 21 AM 11 35

RECORDED

200021806



610 S. Kimball Avenue
Caldwell, ID 83605

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
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CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=2 DLSTEPHENS \$15.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received **Thomas Hoshaw as Trustee of The Hoshaw Family Land Trust**
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

PC

The City of Caldwell, Idaho, an Idaho municipal corporation

hereinafter referred to as Grantee, whose current address is 411 Blaine St. Caldwell, ID 83605

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

Dated: September 20, 2019

The Hoshaw Family Land Trust

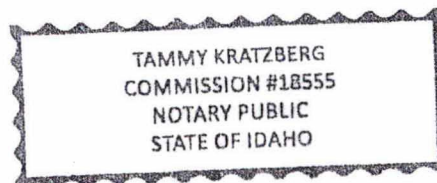
By: Thomas Hoshaw

Thomas Hoshaw, Trustee

State of Idaho, County of Canyon

This record was acknowledged before me on 9-26-19 by Thomas Howshaw, as Trustee of
The Hoshaw Family Land Trust.

Tammy Kratzberg
Signature of notary public
Commission Expires: 2/3/2022



D- 1184-19
RES 244-19

EXHIBIT A

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North 19° 58' 13" West a distance of 86.60 feet; thence

North 14° 34' 44" West a distance of 117.82 feet; thence

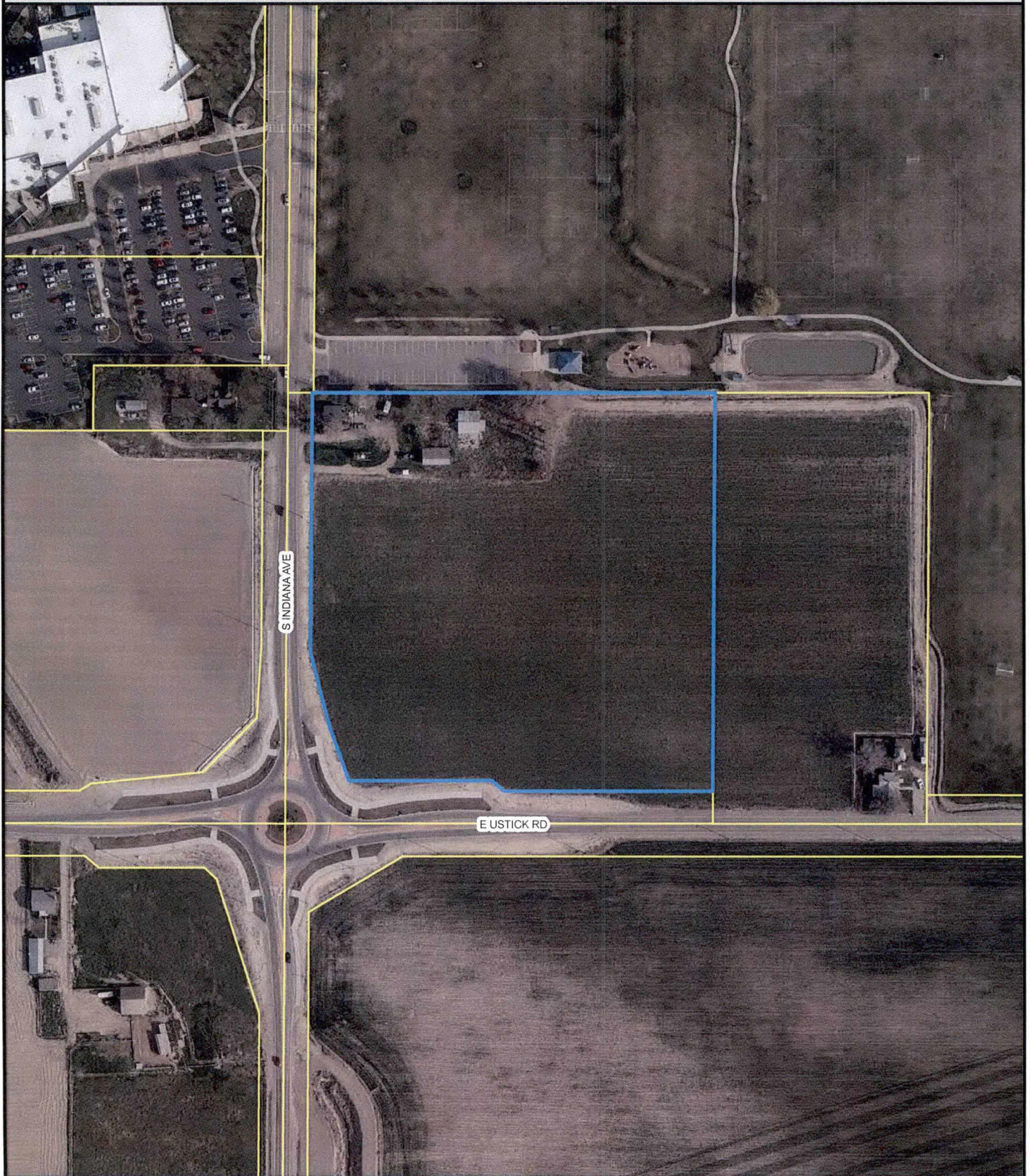
North 00° 25' 49" East a distance of 397.83 feet parallel with the West boundary of said Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 35 to a point on the North boundary of said Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 35; thence

South 89° 59' 58" West a distance of 38.00 feet along said North boundary of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 35 to the Northwest corner of said Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 35; thence

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TCA

Hoshaw Family Land Trust to City of Caldwell



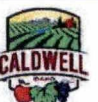
City
of
Caldwell

Legend

- Subject Property
- Taxlots

DISCLAIMER

The information represented on this map results from the compilation of a variety of source materials. Its intended use is as a resource for the City of Caldwell. The City of Caldwell makes no representation or warranty as to the accuracy of this product, and in particular, its accuracy as to labeling, dimensions, property boundaries, or placement or location of any map features shown. THE CITY OF CALDWELL DISCLAIMS ANY WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE, EXPRESS OR IMPLIED, WITH RESPECT TO THIS PRODUCT. Any use of this product accepts the same AS IS, WITH ALL FAULTS, and without a responsibility for the use thereof.



0 100 200
Feet
1 inch = 200 feet

RESOLUTION NO. 244-19

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO APPROVING A WARRANTY DEED FROM THOMAS HOSHAW AS TRUSTEE OF THE HOSHAW FAMILY LAND TRUST.

BE IT HEREBY RESOLVED by the Mayor and City Council of the City of Caldwell to accept and approve a "WARRANTY DEED" from Thomas Hoshaw as Trustee of the Hoshaw Family Land Trust. This deed conveys an 8.49 acre parcel addressed as 3905 S. Indiana Avenue. The subject property is to be used for the development of an addition to Brothers Park.

The City Clerk of the City of Caldwell is hereby directed to forward a copy of the above described deed to the Mapping Department of said City of Caldwell for preservation in an index of deeds.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho, this 7th day of October, 2019.

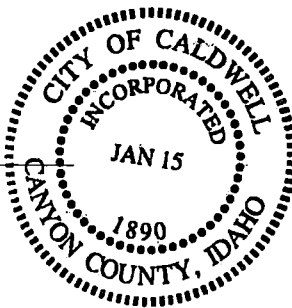
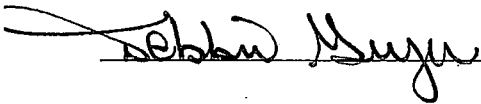
APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this 7th day of October, 2019.

Approved By:



Garret L. Nancolas, Mayor

Attest:



MEMORANDUM

TO: Caldwell City Council

Meeting Date: October 7, 2019



AGENDA ITEM INFORMATION

SUBJECT:		Department Submittals	X to mark	Initials
Warranty Deed from Thomas Hoshaw as Trustee of the Hoshaw Family Land Trust		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works	X	
		Street Department		
		Water Department		
		WWTP		
		Engineering		
		Mapping		
COST IMPACT:		Parks and Recreation		
FUNDING SOURCE:		Airport		
		Information Systems		
TIMELINE:		Golf Course		
		OTHER:		

SUMMARY STATEMENT:

Approve a Warranty Deed from Thomas Hoshaw as Trustee of the Hoshaw Family Land Trust for an 8.49 acre parcel addressed as 3905 S. Indiana Avenue (Parcel No. R3583300000). The subject property is to be used for the development of an addition to Brothers Park.

The following are attached:

1. Resolution approving deed
2. Warranty Deed from Thomas Hoshaw as Trustee of the Hoshaw Family Land Trust
3. Exhibit A – Legal Description
4. Map of subject property

RECOMMENDED ACTION:

It is the recommendation of the Public Works Director that Council approve the deed as submitted.

September 8, 2026

City of Caldwell
Planning & Zoning Department
621 Cleveland Blvd
Caldwell, ID 83605

The City of Caldwell is requesting approval to annex parcel **R3583300000** (8.49 acres), located at 3905 S Indiana Avenue, in Caldwell, to include all adjacent rights of way along E Ustick Road and S Indiana Avenue, with a proposed zoning of P-D (Public District). Concurrently, the City of Caldwell is requesting a rezone of parcel **R3583401000** (33.81 acres), located at 3719 S Indiana Avenue, in Caldwell Idaho from R-1 (Low Density Residential) to P-D (Public District), and a rezone of parcel **R3583200000** (5.01 acres), located at 2323 E Ustick Road from R-1 (Low Density Residential) to P-D (Public District).

All three subject parcels are owned by the City of Caldwell and are currently utilized as public parks, known as Brother's Park and Sister's Park.

The current adopted Comprehensive Plan designates parcel **R3583300000** as HDR (High Density Residential), parcel **R3583401000** as Open Space, and parcel **R3583200000** as P (Public). The request for annexation with a zoning of Public District, and the request for rezoning from Low Density Residential to Public is compliance with Caldwell City Code Section 10-01-09: Alignment of Zoning with Comprehensive Plan Land Use Designations because it meets the following conditions:

1. The request is part of a public hearing process with a land development application; and
2. The abutting parcel, parcel R3583200000 has a comprehensive plan land use designation of P (Public); and
3. The abutting designation does not cross planned or existing collector or arterial roadways; and
4. The proposed land use of a public park is consistent with the description of the abutting land use designation of Public District as described below.

Caldwell City Code 10-01-03:

P-D PUBLIC DISTRICT: The purpose of the public district is to have a corresponding zone for the public and quasi-public land use categories in the comprehensive plan. The intent of this zoning category is to allow for necessary civic uses in the community, such as schools, post offices, public (federal, state, city, and county) buildings, parks and recreation facilities, public open space, public utility yards and similar uses.

In addition, the updated comprehensive plan will propose all publicly owned land within the city to have a future land use designation of P (Public). Therefore, this request is also consistent with the proposed future comprehensive plan as well.

REQUEST
TYPE
FEE
Caldwell City of

2009 JAN 7 PM 4 41
WILLIAM H. HURST
CANYON CNTY RECORDER
BY [Signature]

RECORDED

2009000766

QUITCLAIM DEED

FOR VALUE RECEIVED,

The City of Caldwell, Idaho a Municipal Corporation

GRANTOR(S)

do hereby convey, release, remise, and forever quit claim unto:

The City Of Caldwell, Idaho, a Municipal Corporation

GRANTEE(S)

whose current address is 621 E. Cleveland Blvd., Caldwell, ID

the following described tract(s) of land in Canyon County, State of Idaho:

See attached Exhibit "A", which by this reference is made a part hereof and is comprised of two (1) page

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee, its heirs, and assigns forever.

WITNESS the hand of said Grantor(s) this 5th day of January A.D.2009

[Signature]
Council President

(NOTARY SEAL)

State of)

ss.

County of)

On this 5th day of January, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared before me Jim Blacker, signer(s) of the within instrument, who duly acknowledged to me that he executed the same.

Notary Public: Debra K. Geyer
Residing at: Caldwell
My Commission expires: 12/22/2011



D-1005-09

Exhibit "A"

A portion of the SW1/4 of the SW1/4 of Section 35, Township 4 North, Range 3 West, Boise Meridian, Canyon County, also being a portion of that certain tract of land described in a Warranty Deed recorded in Canyon County Idaho as Instrument No. 20021808, and more particularly described as follows:

Commencing at the Southwest corner of said Section 35; thence

S89°57'15"E along the south boundary line of said SW1/4 of the SW1/4 of Section 35 a distance of 992.44 feet; thence

N0°27'10"E a distance of 40.00 feet to a point which is the **TRUE POINT OF BEGINNING**; thence

Continuing **N0°27'10"E** a distance of 5.00 feet; thence

S89°57'15"E, parallel with the south boundary line of said SW1/4 of the SW1/4 of Section 35 a distance of 330.82 feet; thence

S0°27'42"W a distance of 5.00 feet; thence

N89°57'15"W, parallel with the south boundary line of said SW1/4 of the SW1/4 of Section 35 a distance of 330.82 feet to a point which is the **TRUE POINT OF BEGINNING**.

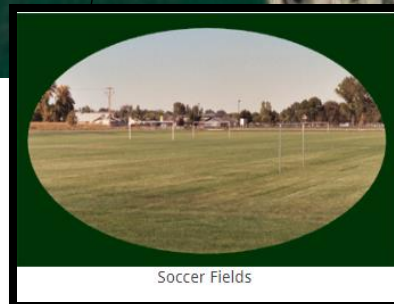
The above description contains 1,654.05 square feet or 0.04 acres, more or less, and is dedicated as public right-of-way for Ustick Rd in the City of Caldwell, Canyon County, Idaho.

The existing 10.0 feet public utility easement contiguous to the recognized public road right-of-way along the south boundary of the parcel described in Inst. No.200021808 becomes null and void upon the recording of this document.

Site Plan



Playground



Soccer Fields

VICINITY MAP

