



# CITY OF Caldwell, Idaho

Planning & Zoning

## HEARING REVIEW APPLICATION

### Type of Review Requested (check all that apply)

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

#### STAFF USE ONLY:

File number(s): SUP-18-19

Project name: RV Park Laster Lane

Date filed: D/14 Date complete: \_\_\_\_\_

Related files: \_\_\_\_\_

### Subject Property Information

Address: 4918/4920 Laster Lane Caldwell Parcel Number(s): R32464 T15C2, R32467 T15C-4

Subdivision: N/A Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: 8.12 Zoning: R3

Prior Use of the Property: Home w/ garage, Home with Shop and cows

Proposed Use of the Property: RV park

### Applicant Information:

Applicant Name: Jason and Kayla Rich Phone: 208-695-6629

Address: 745 S. Black Cat Rd City: Meridian State: Idaho Zip: 83642

Email: funto beyou@gmail.com Cell: 208-870-9962, 208-695-6629

Owner Name: Dellen Smith Phone: \_\_\_\_\_

Address: 9521 Wnght St. City: Boise State: IO Zip: \_\_\_\_\_

Email: ~~dellenrsmith@gmail.com~~ realestatebydellen@gmail.com Cell: 208-800-1272

Agent Name: (e.g., architect, engineer, developer, representative) N/A

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_ Cell: \_\_\_\_\_

### Authorization

Print applicant name: Kayla Rich

Applicant Signature: [Signature] Date: 11-2-18



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

SPECIAL-USE PERMIT

Project Name: <u>TBD RV park</u>	File #: <u>SWP-1819</u>
Applicant/Agent: <u>Kayla Rich</u>	

Applicant (v)	Description	Staff (v)
✓	Completed & signed Hearing Review Master Application	✓
✓	Narrative fully describing the proposed use/request	✓
	Recorded warranty deed for the subject property <del>with email to JO</del>	✓
✓	Signed Property Owner Acknowledgement (if applicable)	✓
✓	Vicinity map, showing the location of the subject property	✓
✓	Site Plan	✓
	<b>The following are suggested items that may be shown on the site plan:</b>	
	• 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)	
✓	Floor Plan	✓
•	Landscape Plan (if applicable) <del>with email to JO</del>	✓
✓	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	all but 2 items
	Fee	✓

**STAFF USE ONLY:**

Date Application Received: ae 12/3/18

Received by: ae for JO

Proposed Hearing Date: 1/8/19

Hearing Body: HE

AI



**JASON AND KAYLA RICH**

**November 28 2018**

Recipient  
City of Caldwell  
Planning and Zoning  
621 Cleveland Boulevard  
Caldwell Idaho 83605

To Whom It May Concern:

We are asking that a special use permit be given for 4918/4920 zoned R-3 to be used as an Recreational Vehicle Park. The parcels of land will be combined together to be used for this purpose. The current home right near Laster Lane and the steel building in the middle of the back property will be renovated to become an office and a clubhouse/laundry/shower facilities respectively. The other structures on the property will be removed.

The property will be laid out to have individual sites with water, sewer, and power hookups for the traveling RV'er. We will also have a portion of the property set aside for month to month rentals to help ease the burden of temporary housing that is needed for college students, traveling trades, and those waiting on homes to be built. The RV park will have a dog run area, a small kids play area, trees and picnic tables throughout the park. There will be a propane filling station and an RV dump which will also be available for neighbors of the RV park to use after their weekend mountain getaways. Our office and clubhouse will have parking and accerssible parking. All fascilities will be ADA compliant.

The park will have privacy fencing, landscaping along Laster Lane, and signage that is compliant with city requirements.

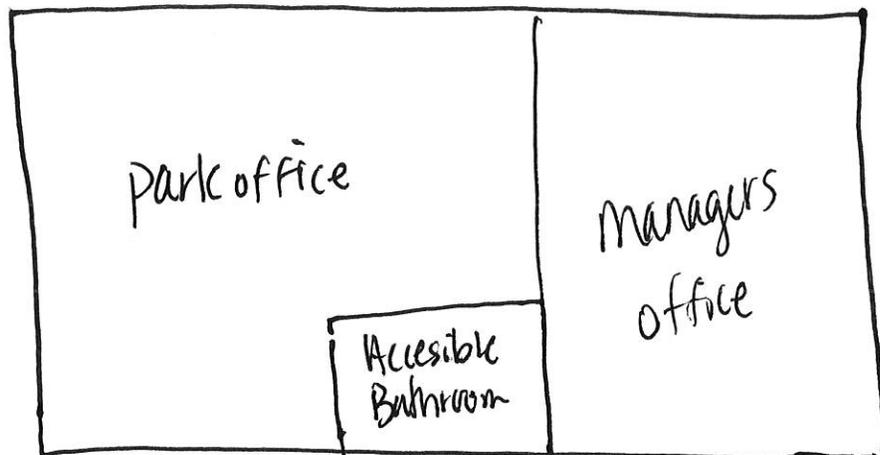
Sincerely,

**Kayla and Jason Rich**

A2



N



- please not plans will be submitted in compliance with all applicable codes



A3

INST. #9929890  
INST. #9939294  
INST. #9925696  
INST. #9524199

*LASTER Lane*

*Clearance Blvd.*

**MOSES**

R32466  
T 15C2

R32463  
T 00600

R32463010  
T 15D

R32464  
T 00267  
T 00269  
T 00268

R02530501  
T 98345  
R02530500  
T 98336

R32473  
T 28

R32472  
T 21

R32467  
T 15C-4

R06438120

3

2

1

THIS IS NOT A SURVEY. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. PIONEER TITLE COMPANY MAKES NO REPRESENTATION AS TO THE ACCURACY OF THE MAP AND ASSUMES NO LIABILITY FOR IT.



AVENUE

5156  
HEE  
301.67'  
GE  
DIVISION  
5155

132.27'  
237.96'

393.51'

363.30'

151.00'

16.70'

472.30'

316.77'

T 09103

354.81'

35.19'

229.00'

137.65'

45.92'

75.45'

244.89'  
328.41'

230.00'

INST. #9517879

INST. #207

INST. #9608633  
INST. #9517883  
INST. #9517884

146.51'

110.00'

115.00'

INST. #9605455  
INST. #9630541

INST. #900  
INST. #900

429

152.28'

R30  
T 98

R30  
T 10

*A4*

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

Start Time of Neighborhood Meeting: \_\_\_\_\_

End Time of Neighborhood Meeting: \_\_\_\_\_

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

1. DALE R. MOWERSON 5105 SHOSHONI RD ID 83607
2. Bob + Sandra Wolford Save most Storage 5116 Laster Ln. Caldwell, Id
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_
12. \_\_\_\_\_
13. \_\_\_\_\_
14. \_\_\_\_\_
15. \_\_\_\_\_
16. \_\_\_\_\_
17. \_\_\_\_\_
18. \_\_\_\_\_
19. \_\_\_\_\_

- 20. \_\_\_\_\_
- 21. \_\_\_\_\_
- 22. \_\_\_\_\_
- 23. \_\_\_\_\_
- 24. \_\_\_\_\_
- 25. \_\_\_\_\_

**Neighborhood Meeting Certification:**

Applicants shall conduct a neighborhood meeting for the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications that will be submitted in conjunction with an annexation, rezone or planned unit development application; and, rezone applications as per City of Caldwell Zoning Ordinance Section 10-03-12.

Description of the proposed project: RV park.

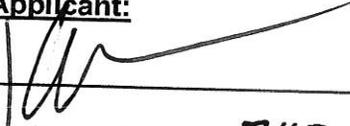
Date of Round Table meeting: \_\_\_\_\_

Notice sent to neighbors on: Nov 5 2018

Date & time of the neighborhood meeting: 7:00pm. November 19 2018

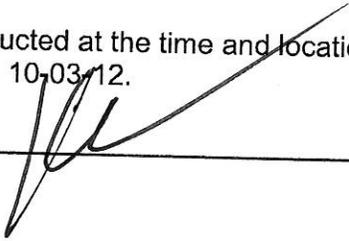
Location of the neighborhood meeting: Dean E Miller community room Caldwell Library

**Developer/Applicant:**

Name:  Kayla Rich

Address, City, State, Zip: 745 S. Blackcat Rd Mendon 16880

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

DEVELOPER/APPLICANT SIGNATURE  DATE 12-3-18

15



1872 South Eagle Road  
Meridian, ID 83642

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

File No. 608748 DT/HH

**2016-044861**  
RECORDED  
**10/28/2016 04:15 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=3 EHOWELL \$16.00  
TYPE: DEED  
PIONEER TITLE CANYON - CALDWELL  
ELECTRONICALLY RECORDED

**WARRANTY DEED**

For Value Received Jeanetta Faye Coates, a married woman and Rosalie Ellen Hibnes, an unmarried woman and Sidney Craig Bright, a married man AS Heirs and devisees of Dorothy M. Bright, deceased, as their separate estate

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Dellon T. Smith and Ruth E. Smith, husband and wife

hereinafter referred to as Grantee, whose current address is 9521 W, Wright Street Boise, ID 83709

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: October 27, 2016

Jeanetta Faye Coates, a married woman and Rosalie Ellen Hibnes, an unmarried woman and Sidney Craig Bright, a married man AS Heirs and devisees of Dorothy M. Bright, deceased, as their separate estate

Jeanetta Faye Coates

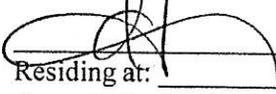
Rosalie Ellen Hibnes

Sidney Craig Bright

AP

State of Idaho, County of ADA

On this 28 day of October in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeanetta Faye Coates, and Rosalie Ellen Hibnes, and Sidney Craig Bright, known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

  
Residing at: \_\_\_\_\_

Commission Expires: Denice B. Thornton  
Commission Expires 8-3-2022  
Residing Meridian, Idaho

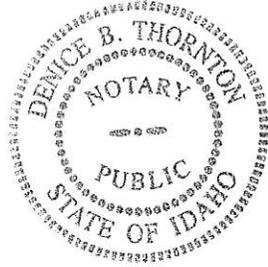


EXHIBIT A

Commencing at the point of intersection of the North boundary of the Southeast Quarter of Section 1 in Township 3 North and Range 3 West from the Boise Meridian and the center line of the Caldwell-Nampa Boulevard and bearing South 46°30' East 36.3 feet along the center line of the Caldwell-Nampa Boulevard; thence South 89° 0' West 120 feet; thence South 11 feet; thence South 89° 0' West 536 feet to the center of the Moses drain, the REAL POINT OF BEGINNING; thence South 39° 0' East 468.9 feet, along the center of the Moses drain; thence South 89° 0' West 472.3 feet; thence North 29° 50' West 16.7 feet; thence North 7° 0' West 356.8 feet to a point 36 feet South of the North boundary of the aforesaid Southeast Quarter; thence North 89° 0' East 229.00 feet on a line parallel to the North boundary of the aforesaid Southeast Quarter to the REAL POINT OF BEGINNING.



2016-044806  
 RECORDED  
 10/28/2016 02:45 PM  
 CHRIS YAMAMOTO  
 CANYON COUNTY RECORDER  
 Pgs=3 MBROWN \$16.00  
 TYPE: DEED  
 TITLEONE BOISE  
 ELECTRONICALLY RECORDED

Order Number: 16278636

Warranty Deed

For value received,

The Estate of Max Luther Weaver, Sr., deceased, by Jerry D. Weaver, as Personal Representative under Probate Case No. CV14-6000

the grantor, does hereby grant, bargain, sell, and convey unto

*DS*  
*JDS*

Dellon T. Smith and Ruth E. Smith, husband and wife

whose current address is 9521 W Wright St Boise, ID 83709

the grantee, the following described premises, in Canyon County, Idaho, to wit:

Please see attached legal description marked Exhibit "A", which by this reference becomes a part hereof and consists of one (1) page.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: October 25, 2016

The Estate of Max Luther Weaver, Sr

By: *Jerry D. Weaver* P/R  
 Jerry D. Weaver, Personal Representative

State of California, County of \_\_\_\_\_, ss.

On this \_\_\_\_\_ day of October, in the year of 2016, before me, the undersigned, a notary public in and for said state, personally appeared Jerry D. Weaver known or identified to me to be the person whose name is subscribed to the within instrument, as the personal representative of the estate of Max Luther Weaver, Sr and acknowledged to me that he/she executed the same as such personal representative of the estate of Max Luther Weaver, Sr.

See attached notarial certificate :

Notary Public  
 Residing In:  
 My Commission Expires:  
 (seal)

See attached notarial certificate :

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara

On October 27, 2014 before me, Lolita Heer, a Notary Public

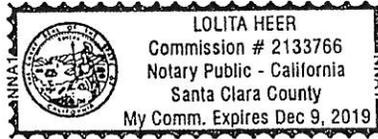
Personally appeared Jerry D. Weaver  
Name(s) of Signer(s)

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within instruments and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instruments.

I certify under Penalty of Perjury under the laws of the State of California that the forgoing paragraph is true and correct.

Witness my hand and official seal

Signature Lolita Heer  
Notary Public



OPTIONAL

Description of Attached Document \_\_\_\_\_

Title of Type of Document Warranty Deed

Document Date: \_\_\_\_\_ Number of Pages: 2

Signer(s) Other Than Name Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)

Signer(s) Name Jerry D. Weaver

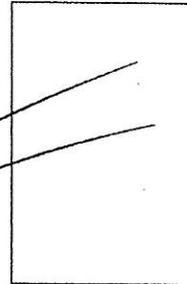
Signer(s) Name \_\_\_\_\_

- Individual
- Corporate Officer
- \_\_\_\_ Title(s) \_\_\_\_\_
- Partner: Limited or General
- Attorney -in-Fact
- Trustee
- Guardian or Conservator
- \_\_\_\_ Other: \_\_\_\_\_



Signer is Representing Self

- Individual
- Corporate Officer
- \_\_\_\_ Title(s) \_\_\_\_\_
- Partner: Limited or General
- Attorney -in-Fact
- Trustee
- Guardian or Conservator
- \_\_\_\_ Other: \_\_\_\_\_



Signer is Representing \_\_\_\_\_

Exhibit A

This parcel is a portion of the Northeast quarter of the Southeast quarter of Section 1, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at the Northeast corner of the said Northeast quarter of the Southeast quarter of said Section 1, a found brass cap monument; thence South 89°38'49" West along the North boundary of said Northeast quarter of the Southeast quarter a distance of 337.05 feet to a point on the centerline of Nampa-Caldwell Boulevard as shown on Record of Survey Instrument Number 9102340, Records of Canyon County; thence

South 46°15'41" East along said centerline a distance of 35.93 feet; thence

South 89°38'49" West parallel with the North boundary of said Northeast quarter of the Southeast quarter a distance of 134.03 feet; thence

South 0°00'00" East a distance of 11.00 feet; thence

South 89°38'49" West parallel with the North boundary of said Northeast quarter of the Southeast quarter a distance of 536.00 feet to a point on the centerline of the Moses Drain; thence continuing

South 89°38'49" West a distance of 229.00 feet to the True Point of Beginning, a found 5/8 inch diameter rebar with a plastic cap stamped L.S. 3627; thence

South 6°52'38" East a distance of 354.81 feet to a found 5/8 inch rebar with a plastic cap stamped L.S. 3627; thence

South 29°11'11" East a distance of 16.70 feet to a found 5/8 inch diameter rebar with a plastic cap stamped L.S. 3627; thence

North 89°38'49" East parallel with the North boundary of said Northeast quarter of the Southeast quarter a distance of 472.30 feet to a point on the centerline of the Moses Drain, witnessed by a found 1/2 inch diameter rebar bearing South 89°38'49" West a distance of 35.00 feet; thence along said centerline

South 38°49'03" East a distance of 363.30 feet to a point witnessed by a found 1/2 diameter rebar; thence leaving said centerline and bearing South 73°42'15" West a distance of 636.51 feet to a point on the East boundary of the Owhyee Village Subdivision (Book 12, Page 1), a found 5/8 inch diameter rebar; thence traversing said boundary as follows:

North 0°40'07" West a distance of 237.96 feet to a found 5/8 inch diameter rebar; thence

North 29°09'56" West a distance of 264.28 feet to a found 5/8 inch diameter rebar; thence

North 42°44'47" West a distance of 32.17 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence leaving said East boundary and bearing North 41°32'51" East a distance of 24.78 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence

North 6°52'38" West a distance of 316.77 feet to a point which lies on a line 36.00 feet Southerly from and parallel with the North boundary of said Northeast quarter of the Southeast quarter a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627; thence

North 89°38'49" East along said parallel line a distance of 35.19 feet to the True Point of Beginning.

# Property Owner Acknowledgement

I, DELLON SMITH, 9521 W. WRIGHT ST.  
(Name) (Address)

BOISE IDAHO  
(City) (State)

being first duly sworn upon, oath, depose and say:

1. That I am the record owner, or authorized designee of the record owner of property located at

4918 AND 4920 LASTER LANE, CALDWELL IDAHO  
(Address)

and I grant my permission to:

JASON AND KAYLA RICH, 745 S. BLACK CAT  
(Name) (Address)

MERIDIAN ID  
(City) (State)

to submit the accompanying application(s) pertaining to that property.

2. 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.
3. 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 9<sup>th</sup> day of NOVEMBER, 2018

[Signature]  
(Signature)