



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): \_\_\_\_\_

*Zon-18-11*

Project name: *urban renewal rezone*

Date filed: *12/5* Date complete: \_\_\_\_\_

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

Subject Property Information

Address: *N/A* Parcel Number(s): *R3530701000*

Subdivision: *N/A* Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: *20* Zoning: *C-3*

Prior Use of the Property: *Agriculture* Current ZONING - *C-3*

Proposed Use of the Property: *TBD* Proposed ZONING - *M-1*

Applicant Information:

Applicant Name: *Caldwell Urban Renewal* Phone: *208-455-4666*

Address: *P.O. Box 1179* City: *Caldwell* State: *ID* Zip: *83606*

Email: *Bbillingsley@cityofcaldwell.org* Cell: \_\_\_\_\_

Owner Name: *Same as Above* Phone: \_\_\_\_\_

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

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

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

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

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

Authorization

Print applicant name: *Brian Billingsley*

Applicant Signature: *Bri Bi* Date: *12-5-18*

*AL*

Project Name: <u>Urban Renewal Rezone</u>	File #: <u>201-18-11</u>
Applicant/Agent:	

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	
—	Signed Property Owner Acknowledgement (if applicable)	
✓	Vicinity map, showing the location of the subject property (8 1/2" x 11")	
—	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)	
✓	Metes and bounds legal description for the site to be rezoned (must be submitted in electronic format).	
—	Landscape Plan (if applicable)	
✓	Neighborhood Meeting sign-in sheet	
—	Fee	

**STAFF USE ONLY:**

Date Application Received: 12/5/18

Received by: LC

Proposed Hearing Date: 1/8/2019

Hearing Body: HE

December 5, 2018

On behalf of the East Caldwell Urban Renewal Agency, I am requesting modifications to the Comprehensive Plan Map and Official Zoning Map on parcel #R3530701000. The parcel is located on the west side of Smeed Parkway approximately 1,500 feet south of Highway 20/26. The parcel is currently planned for commercial use on the Comprehensive Plan Map and is zoned C-3 (Service Commercial) on the Official Zoning Map.

The agency requests a rezone of the subject parcel to M-1 Light Industrial and an amendment to the Comprehensive Plan Map to Industrial. The reason for both requests is to give this vacant piece of land more options for future development. Caldwell City Code allows M-1 property with frontage along a collector or arterial road to allow C-3 commercial uses to develop. Therefore, this rezone will allow the urban renewal agency to develop both commercial and light industrial uses on this parcel of land.

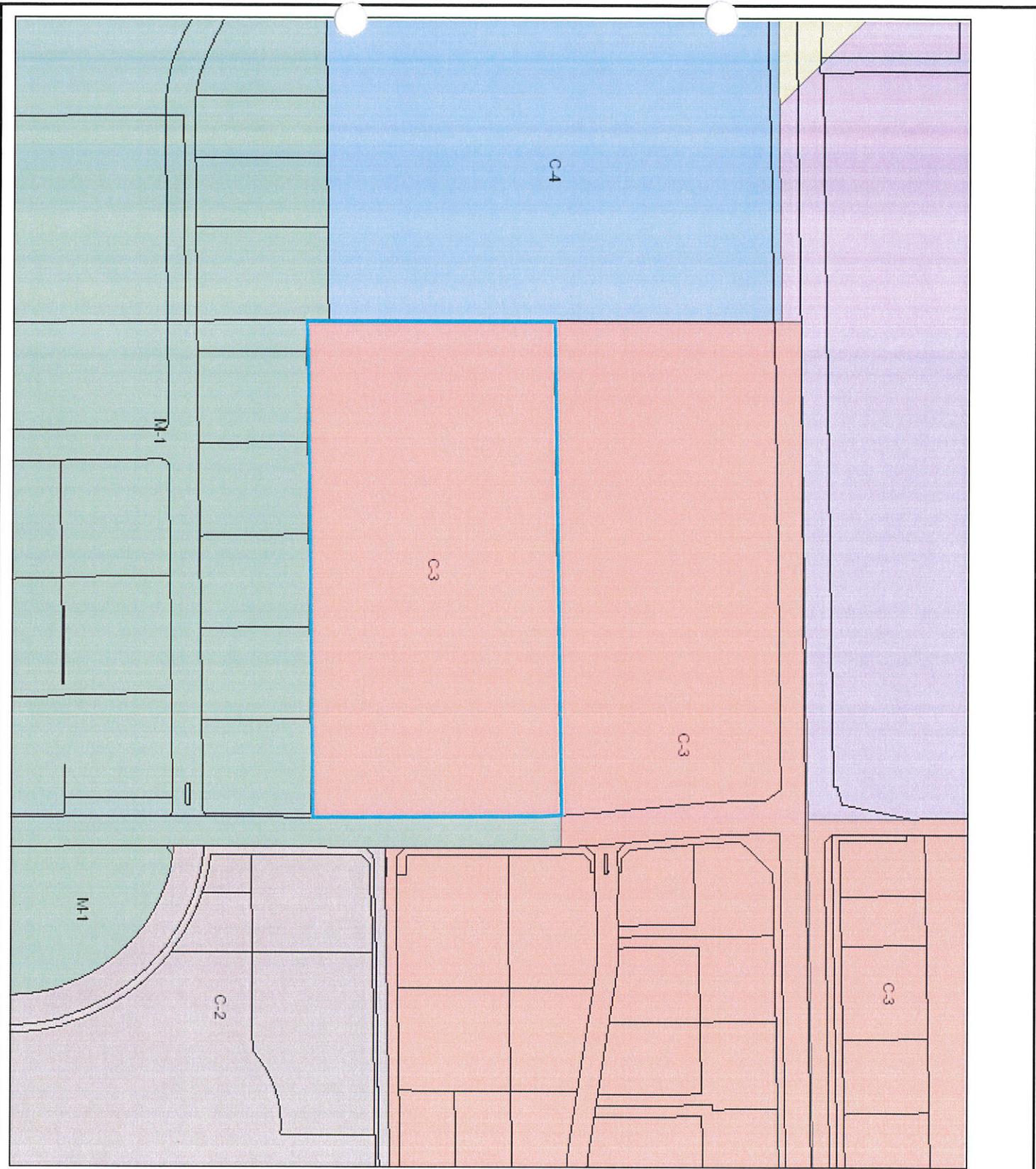
The subject property is surrounded by lands planned and zoned for commercial and industrial uses; therefore this request is not considered to be a spot zone and it will not be damaging to the enjoyment of current land uses and planned future land uses in the neighborhood.

Sincerely,

A handwritten signature in blue ink that reads "Brian Billingsley". The signature is stylized, with the first letters of the first and last names being prominent and the middle letters being more fluid and connected.

Brian Billingsley

Handwritten initials in blue ink, appearing to be "AS".



City of Caldwell Impact Area

A3

Lake

Red: Band 1

Green: Band 2

Blue: Band 3



**DISCLAIMER**  
 The information represented on this map was derived from the compilation of a variety of source materials, including but not limited to aerial photography, ground surveys, and other data. The City of Caldwell makes no representation or warranty as to the accuracy of the information shown on this map. The accuracy of the information shown on this map is not guaranteed. THE CITY OF CALDWELL DISCLAIMS ANY LIABILITY FOR DAMAGES OF ANY KIND, INCLUDING BUT NOT LIMITED TO, DIRECT, INDIRECT, INCIDENTAL, AND CONSEQUENTIAL DAMAGES, ARISING FROM OR OUT OF THE USE OF THIS PRODUCT. Any use of this product is at the user's own risk. The City of Caldwell and its staff assume no responsibility for any loss or damage resulting from the use of this product.



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

**2018-038603**  
RECORDED  
**08/29/2018 03:38 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=2 PBRIDGES \$15.00  
TYPE: DEED  
PIONEER TITLE CANYON - CALDWELL  
ELECTRONICALLY RECORDED

File No. 660917 KD/

### WARRANTY DEED

For Value Received Freehold Development, L.L.C., an Idaho limited liability company hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

The Urban Renewal Agency of the City of Caldwell, Idaho 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: August 28, 2018

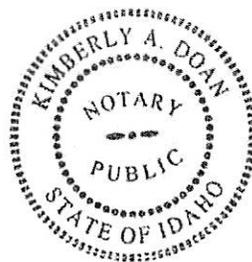
Freehold Development, L.L.C., an Idaho limited liability company

By: *James Hoover*  
James Hoover, Member

State of Idaho, County of Canyon

This record was acknowledged before me on Aug 28, 2018 by James Hoover, as Member of Freehold Development, LLC.

*[Signature]*  
Signature of notary public  
Commission Expires RESIDING AT WILDER, IDAHO  
MY COMMISSION EXPIRES 1-27-2023



**SCANNED**

URA D-066-18  
URA RES 2018-33

*AL*

EXHIBIT A

A parcel of land located in the South half of the Northeast Quarter of the Northwest Quarter of Section 25, Township 4 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter (North quarter corner) of said Section 25, being monumented by a found brass cap; thence  
South  $89^{\circ}49'32''$  West, coincident with the Northerly line of said Section 25, a distance of 1328.86 feet to the Northwest corner of the Northeast Quarter of the Northwest Quarter (West 1/16 corner) of said Section 25, being monumented by a found 5/8 inch rebar/plastic cap illegible; thence  
South  $00^{\circ}34'05''$  West (formerly described as South  $00^{\circ}34'06''$  West), coincident with the Westerly line of the Northeast Quarter of the Northwest Quarter of said Section 25, a distance of 50.00 feet to the Southerly right-of-way of US Highway 20/26, being monumented by a found 5/8 inch rebar/plastic cap PLS 7732; thence  
South  $00^{\circ}34'05''$  West, coincident with the Westerly line of the Northeast Quarter of the Northwest Quarter of said Section 25, a distance of 611.38 feet to the Northwest corner of the South half of the Northeast Quarter of the Northwest Quarter and the Point of Beginning, being monumented by a found 5/8 inch rebar/plastic cap PLS 944; thence continuing  
South  $00^{\circ}34'05''$  West, coincident with the Westerly line of the Northeast Quarter of the Northwest Quarter of said Section 25, a distance of 661.38 feet to the Southwest corner of the South half of the Northeast Quarter of the Northwest Quarter (CW 1/16 corner), being monumented by a found 5/8 inch rebar/plastic cap PLS 5461; thence  
North  $89^{\circ}42'59''$  East, coincident with the Southerly line of the Northeast Quarter of the Northwest Quarter of said Section 25, a distance of 1326.12 feet to the Southeast corner of the South half of the Northeast Quarter of the Northwest Quarter (CN 1/16 corner) and the Westerly right-of-way of Smeed Parkway; thence  
North  $00^{\circ}41'19''$  East, coincident with the Easterly line of the Northeast Quarter of the Northwest Quarter of said Section 25 and said Westerly right-of-way, a distance of 575.14 feet to the beginning of a tangent curve to the left, monumented by a found 5/8 inch rebar/plastic cap PLS 5461; thence along the arc of said curve to the left coincident with said Westerly right-of-way, an arc distance of 85.00 feet, said curve having a radius of 1960.00 feet, a central angle of  $02^{\circ}29'05''$ , and a chord bearing of North  $00^{\circ}33'14''$  West, a distance of 84.99 feet to a point of non-tangency, being monumented by a found 5/8 inch rebar/plastic cap PLS 5461; thence  
South  $89^{\circ}46'16''$  West, coincident with the Northerly line of the South half of the Northeast Quarter of the Northwest Quarter of Section 25, a distance of 1325.65 feet to the Point of Beginning.

At

RESOLUTION NO. 2018-33

A RESOLUTION BY THE URBAN RENEWAL AGENCY OF CALDWELL, IDAHO ACCEPTING A WARRANTY DEED FOR REAL PROPERTY PURCHASED FROM FREEHOLD DEVELOPMENT, LLC LOCATED IN SKY RANCH BUSINESS CENTER.

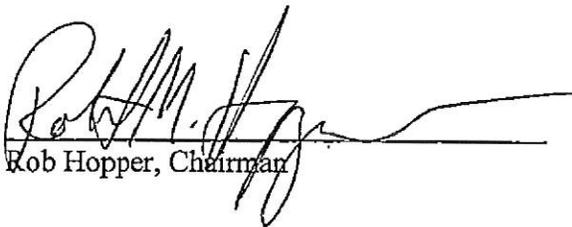
**Be it Resolved** that the City of Caldwell, Idaho hereby accepts and approves a "CORPORATE WARRANTY DEED" provided through Pioneer Title for property from Freehold Development, LLC.

The URA Secretary is hereby directed to forward a copy to the Mapping Department of said City of Caldwell for preservation in an index of deeds.

**PASSED BY THE CALDWELL URBAN RENEWAL AGENCY** this 10<sup>th</sup> day of September, 2018.

**APPROVED BY THE CHAIRMAN OF THE CALDWELL URBAN RENEWAL AGENCY** this 10<sup>th</sup> day of September, 2018.

SIGNED:

  
Rob Hopper, Chairman

ATTEST:

  
Debbie Geyer, URA Secretary



***Urban Renewal Agency of the City of Caldwell  
411 Blaine Street  
Caldwell, Idaho 83605***

**MEMORANDUM**

TO: Chairman Hopper  
Urban Renewal Commissioners

FROM: Debbie Geyer, URA Secretary

RE: Acceptance of a Corporate Warranty Deed for property purchased from Freehold  
Development

DATE: September 10, 2018

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RE: Acceptance of a Corporate Warranty Deed

The following is attached:

1. Warranty Deed:  
A Warranty Deed forwarded from Pioneer Title for real property located in the Sky Ranch  
Business Park regarding the purchase of property from Freehold Development.

Recommendation to accept the deed as submitted.

Attachment: Warranty Deed #2018-038603