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):

Z01 - 18 - 11

Project name: URBAN RENEWAL RESUR

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: 6 - 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: Brian Billingsley Date: 12-5-18
### Project Name: Urban Renewal Rezone
### File #: Z01-18-11

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Description</th>
<th>Staff</th>
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<tr>
<td>✓</td>
<td>Completed &amp; signed Hearing Review Master Application</td>
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<td>✓</td>
<td>Narrative fully describing the proposed use/request</td>
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<td>✓</td>
<td>Recorded warranty deed for the subject property</td>
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<td>Signed Property Owner Acknowledgement (if applicable)</td>
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<td>Vicinity map, showing the location of the subject property (8 ½” x 11”)</td>
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<tr>
<td>✓</td>
<td>Site Plan</td>
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<td>The following are suggested items that may be shown on the site plan:</td>
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<td>• Property boundaries of the site</td>
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<td>• Existing buildings on the site</td>
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<td>• Parking stalls and drive aisles</td>
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<td>• Sidewalks or pathways (proposed and existing)</td>
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<td>• Fencing (proposed and existing)</td>
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<td>✓</td>
<td>Metes and bounds legal description for the site to be rezoned (must be submitted in electronic format).</td>
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<td>Landscape Plan (if applicable)</td>
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<tr>
<td>✓</td>
<td>Neighborhood Meeting sign-in sheet</td>
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**STAFF USE ONLY:**
- Date Application Received: **12/5/18**
- Received by: **C**
- 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 #3530701000. 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,

Brian Billingsley
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 Grantee(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, Member

State of Idaho, County of Canyon

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

Signature of Notary Public
Commission Expires Residing at Wilder, Idaho MY COMMISSION EXPIRES 1-27-2023

KIMBERLY A. DOWN NOTARY PUBLIC STATE OF IDAHO

LRA D-066-18
LRA RES 2018-33
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°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°34'05" West (formerly described as South 00°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°34'03" 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°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°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 Smed Parkwy; thence North 00°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 215.14 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 1060.00 feet, a central angle of 02°29'05", and a chord bearing of North 00°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°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 1329.65 feet to the Point of Beginning.
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 10th day of September, 2018.

APPROVED BY THE CHAIRMAN OF THE CALDWELL URBAN RENEWAL AGENCY this 10th day of September, 2018.

SIGNED:

[Signature]
Rob Hopper, Chairman

ATTEST:

[Signature]
Debbie Geyer, URA Secretary
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

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