



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): Sup-19-08
 Project name: Charter School
 Date filed: 4/10/19 Date complete: _____
 Related files: _____

Subject Property Information

Address: 0 Lincoln Rd, Caldwell, ID 83605 Parcel Number(s): R3479500000
 Legal Description: 14-4N-3W SE E 660' OF S 877' OF SWSE LS TAX 29 Town Range Section: 04N03W14 Quarter: SE
~~SUBDIVISION~~ Block _____ Lot _____ Acreage: 11.29 Zoning: R-1

Prior Use of the Property: Undeveloped
 Proposed Use of the Property: Charter School

Applicant Information:

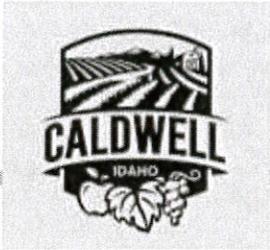
Applicant Name: Mussell Construction, Inc. Phone: 208-466-3331
 Address: P.O. Box 3304 City: Nampa State: ID Zip: 83653
 Email: mike@mussellconstruction.com Cell: 208-850-7777
 Owner Name: Sylvia DeGooyer Phone: 1-808-740-8315
Joseph Harwood Phone: 1-509-954-8110
 Address: Sylvia: PO Box 761 City: Kihei State: HI Zip: 96753
Joseph: 19628 E. Kalama City: Liberty Lake State: WA Zip: 99016
 Email: Sylvia: turtlztwo@aol.com Cell: 1-808-740-8315
Joseph: joeharwood49@icloud.com Cell: 1-509-954-8110

Agent Name: (e.g., architect, engineer, developer, representative) Mussell Construction, Inc.
 Address: P.O. Box 3304 City: Nampa State: ID Zip: 83653
 Email: mike@mussellconstruction.com Cell: 208-850-7777

Authorization

Print applicant name: Mike Mussell
 Applicant Signature: *Mike Mussell* Date: 04/02/2019

AT



CITY OF
Caldwell, Idaho

Planning & Zoning

SPECIAL-USE PERMIT

Project Name: Caldwell Charter School	File #: <i>SUP-19-08</i>
Applicant/Agent: Mussell Construction, Inc.	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
	Completed & signed Hearing Review Master Application	<input checked="" type="checkbox"/>
	Narrative fully describing the proposed use/request	
	Recorded warranty deed for the subject property	
	Signed Property Owner Acknowledgement (if applicable)	<input checked="" type="checkbox"/>
	Vicinity map, showing the location of the subject property	<input checked="" type="checkbox"/>
	Site Plan	<input checked="" type="checkbox"/>
	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)	
	Floor Plan	
	Landscape Plan (if applicable)	
	Neighborhood Meeting sign-in sheet	<input checked="" type="checkbox"/>
	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	<input checked="" type="checkbox"/>

715.40

STAFF USE ONLY:	
Date Application Received:	<i>4-10-2019</i>
Received by:	<i>LC</i>
Proposed Hearing Date:	<i>5-14-19</i>
Hearing Body:	<i>PZ</i>

AI



PO Box 3304
Nampa, ID 83653
Phone: (208) 466-3331
Fax: (208) 466-5717

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

Re: Narrative for Mosaic Charter School – 0 Lincoln Road, Caldwell

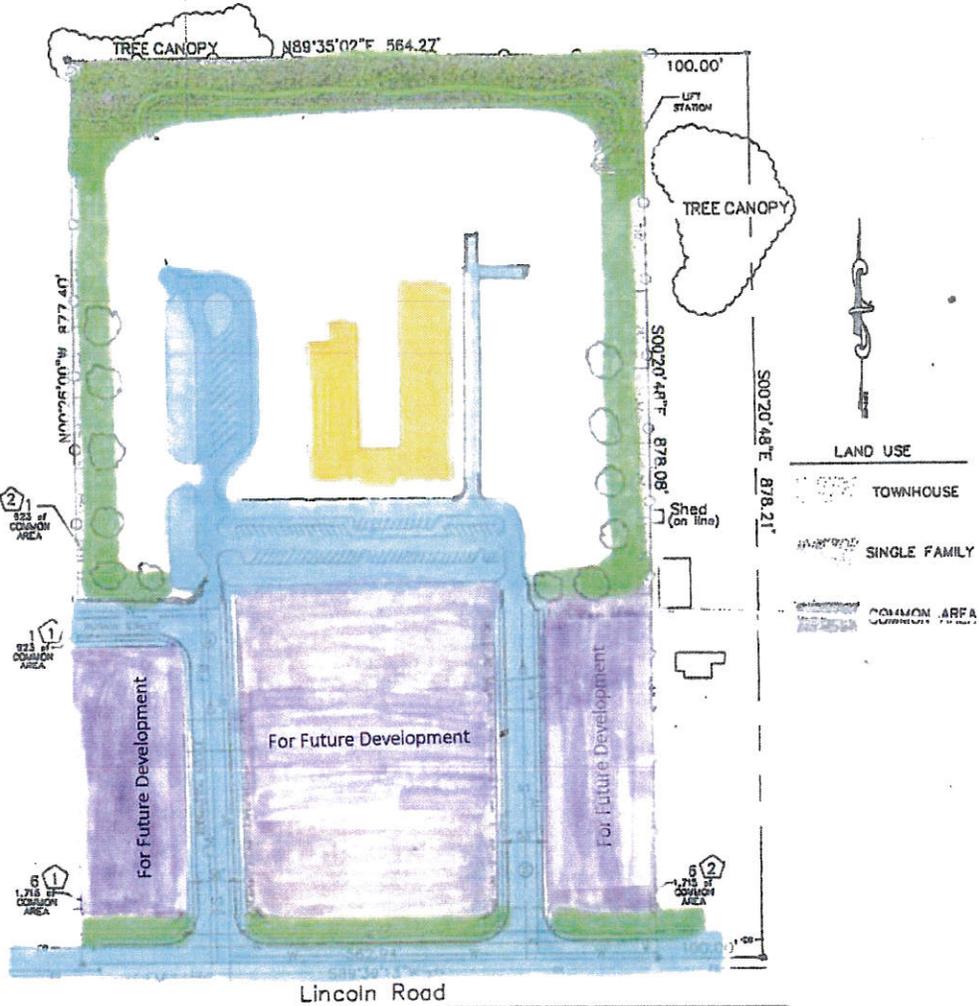
The Mosaic Charter School will include a science based curriculum for approximately 400 students, Grades K-8, with plans to run 4 school buses.

The Mosaic Charter School is a branch of Idaho Arts Charter School that has two locations in Nampa and has been around since 2003.

Mosaic Charter School and Idaho Arts Charter School looks forward to locating and serving the community of Caldwell, Idaho.

PRELIMINARY PLAT
LINCOLN VILLAGE SUBDIVISION
 A PLANNED UNIT DEVELOPMENT

A PART OF SECTION 14, T 4 N., R. 3 W., B.L.M.,
 CANYON COUNTY, IDAHO
 2007



LAND USE

	TOWNHOUSE
	SINGLE FAMILY
	COMMON AREA

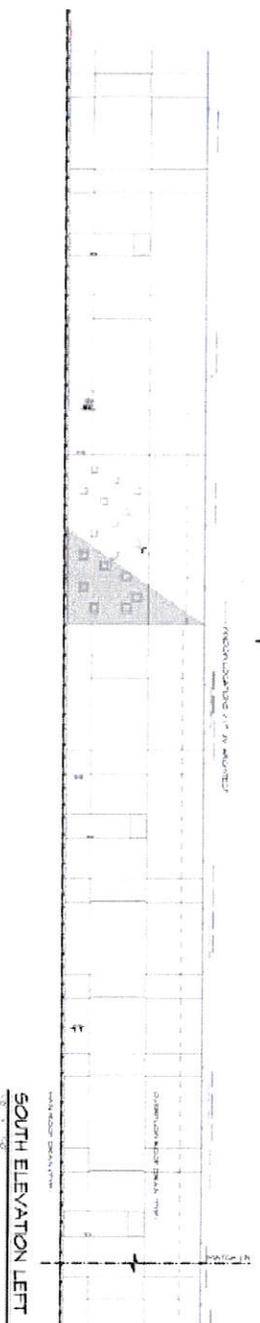
Lot No.	Area (sq. ft.)	Use	Notes
1	1,716	Common Area	
2	923	Common Area	
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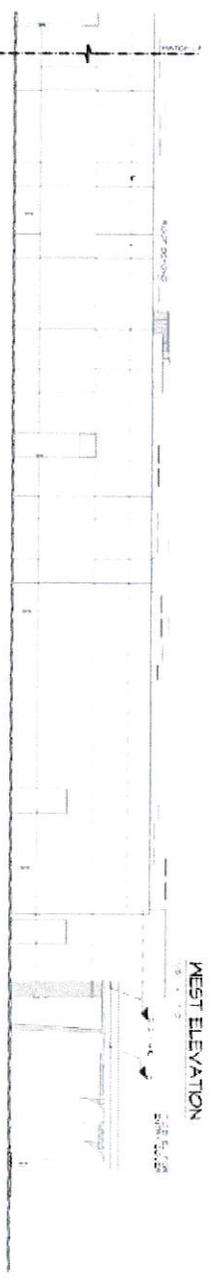
Mason & Stanfield
 Professional Engineers
 Land Surveyors
 210 North 2nd Street
 Boise, Idaho 83722

A-19

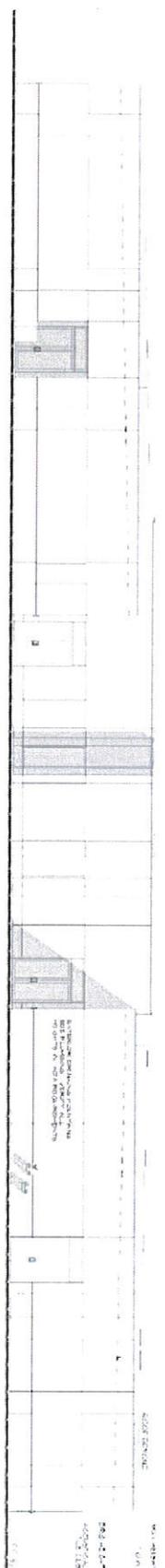
A3



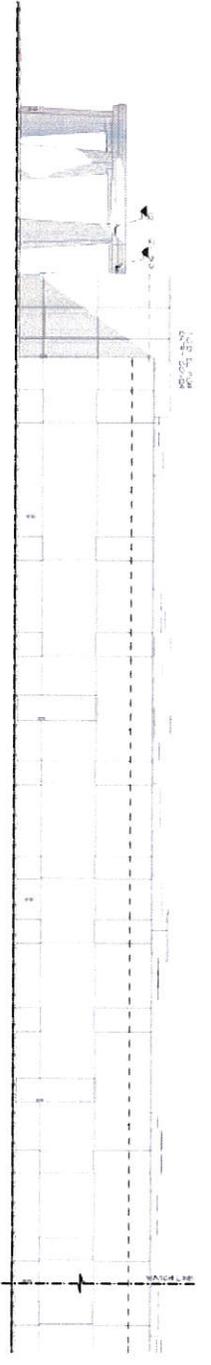
SOUTH ELEVATION LEFT



SOUTH ELEVATION RIGHT



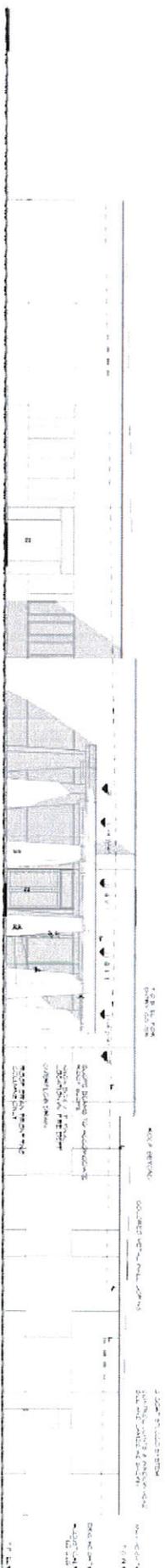
NORTH ELEVATION LEFT



NORTH ELEVATION RIGHT



EAST ELEVATION



WEST ELEVATION

AF



Handwritten scribble or signature at the top of the page.

This map and data displayed is a graphic representation derived from the Oregon County Geographic Information System (GIS) data. It was designed and intended for staff use only.

A 10-year guaranteed survey accuracy.

This map is based on information available and was compiled from various sources which may not be accurate. Users are to hold us for the information. Oregon County and State Bar Solutions is a registered provider of information and does not have the use of this product for any purpose.





DE GOOYER SYLVIA
 0 LINCOLN RD
 Acres 11.35
 R3479500000

The map and area depicted is a graphic representation derived from the Canyon County Geographic Information System (GIS) data. It was designed and provided for your use only. It is not guaranteed to be accurate. The map is based on information available and was compiled from various sources which may not be accurate. Users are to hold us liable for its information. Canyon County and Sage Data Solutions do not warrant the data entries or information on this map. The use of this product for any purpose.



www.sps.com



44



PO Box 3304
Nampa, ID 83653
Phone: (208) 466-3331
Fax: (208) 466-5717

April 4, 2019

To whom it may concern,

This letter is to inform you of a neighborhood meeting scheduled for Sunday, the 14th of April 2019 at 4:00 pm. The meeting will be held at the Pump Station located at 3110 Lincoln Road in Caldwell (across the street from house located at 3011 Lincoln Rd).

Mussell Construction has been asked by the City of Caldwell to hold a neighborhood meeting regarding Special Use Permit for a new Charter School that Mussell Construction is planning to build at a lot that is near the pump station.

Please bring any questions or comments you have to our meeting so we can discuss any issues you might have about the construction of the Charter School.

Best regards,

A handwritten signature in blue ink, appearing to read 'Mike Mussell', is written over the 'Best regards,' text.

Mike Mussell
President

- 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: New Construction of a Charter School

Date of Round Table meeting: Thursday, March 28, 2019

Notice sent to neighbors on: April 4, 2019

Date & time of the neighborhood meeting: Sunday, April 14, 2019 at 4:00 pm.

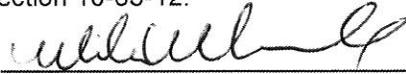
Location of the neighborhood meeting: Pump House Located at 3110 Lincoln Rd, Caldwell, ID 83605

Developer/Applicant:

Name: Mike Mussell, President - Mussell Construction, Inc.

Address, City, State, Zip: P. O. Box 3304; Nampa, ID 83653

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 04/02/2019

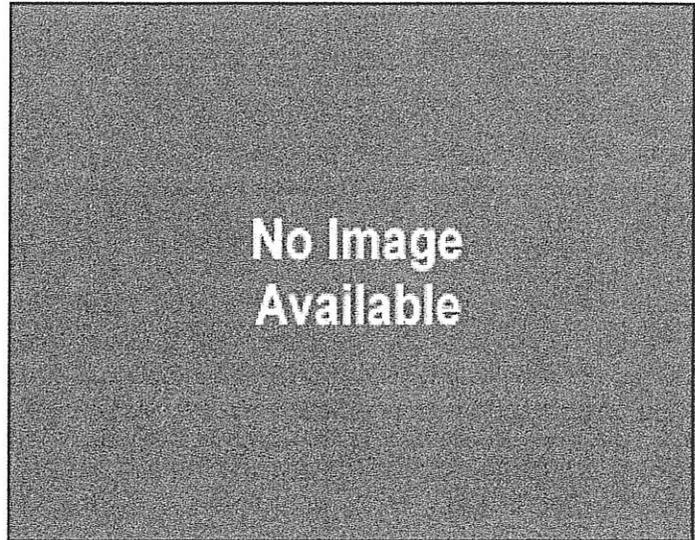
AS



Canyon County Property Detail Report

General Information

Parcel #: R3479500000
Instrument #: 2014042672
Date Transferred:
Primary Owner: SYLVIA DE GOOYER
Secondary Owner: HARWOOD JOSEPH D
Site Address: 0 LINCOLN RD
 CALDWELL, ID 83605
Mailing Address: PO BOX 761
 KIHEI, HI 96753
Legal Description: 14-4N-3W SE E 660' OF S 877' OF SWSE LS TAX
 29
Subdivision/Tract:
Zoning: ...
Schools: 763 CALDWELL SCHOOL #132
Description: 01 Irr Ag
Acres: 11.35
MLS Area: 1275



Financial Information

Tax Code Area: 0010000
Total Assessed Value: \$21,160.00
Home Owner's Exemption: \$0.00
Tax Year: 2017
Levy: 0.019484453
Estimated Taxes: \$412.29
Irrigation Value:

Land Value: \$21,160.00
Improvement Value: \$0.00

** Tax information is provided courtesy of the Assessor's office and is for reference use only. We make no guarantee as the accuracy of the information and it is subject to change without notice. Please contact the Assessor's office with any questions regarding current or future tax estimates. Canyon County 454-7431.

Property Characteristics

Year Built:
Owner Occupied: N
Quality Class:
Building Condition:
Building Traits:
Stories: 0
Stories Height: 0
Has Mobile Home:
Footprint Area: 0
Garage Area: 0
Garage Stalls: 0
Detached Carport: 0
Detached Garage: 0
Framing:
Roof Type:
Exterior Type:
Masonry Fireplace: 0
Metal Fireplace: 0
Pool Size: 0
Total SqFt: 0

Bedrooms:
Bath 2 Fixtures: 0
Bath 3 Fixtures: 0
Bath 4 Fixtures: 0
Bath 5 Fixtures: 0
Total # Fixtures: 0
Special Fixtures: 0
Floor 1 Area: 0
Floor 2 Area: 0
Upper Flr Area: 0
Attic Area: 0
Attic Finished: 0
Basement SqFt: 0
Basement Finished: 0
Lower Flr SqFt: 0
Decks: 0
Deck SqFt: 0
Porches: 0
Total Porch SqFt: 0

2014-042672

RECORDED

11/25/2014 10:19 AM



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 JCRANE \$13.00
DEED
DEGOOYER, SYLVIA H

AFTER RECORDING RETURN TO:

Hennessey, Edwards,
Hipperson & Redmond, P.S.
Attorneys at Law
1403 S. Grand, Suite 201 S.
Spokane, WA 99203

"CORRECTED"

PERSONAL REPRESENTATIVE'S QUIT CLAIM DEED

THE GRANTOR, **FRED HOFFMAN**, as Personal Representative of the Estate of **JEAN P. HOFFMAN, Deceased**, who is also known as **DONIS JEAN HOFFMAN**, in the Third Judicial District Court in and for Canyon County under Probate cause No.CV 13-12154, for and in consideration of the distribution of the Estate of **JEAN P. HOFFMAN**, conveys and quit claims: (1) an undivided 50% interest to **JOSEPH D. HARWOOD**, as his sole and separate property, whose address is P.O. Box 2682, Spokane, WA 99220; and (2) an undivided 50% interest to **SYLVIA DeGOOYER**, as her sole and separate property, whose address is 2816 Greenfield Rd., Bloomington, IL 61704-8421, of the following-described real estate, situated in the County of Canyon, State of Idaho, together with all after acquired title of the grantor therein.

That portion of the Southwest Quarter of the Southeast Quarter of Section 14, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, described as follows, to wit:

BEGINNING at the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 14, Township 4 North, Range 3 West, Boise Meridian and running thence North on the East line of said 11/44 877 feet; thence West 855 feet to a point; thence Northwesterly to a point on the West line of said 11/44, 234 feet South of the Northwest corner of said 11/44 aforesaid; thence South 1086 feet more or less, to the Southwest corner of said 11/44 aforesaid, thence East along the South line of said 11/44 to the place of beginning;

EXCEPTING THEREFROM:

Beginning at a point on the South boundary line of the Southwest Quarter of the Southeast Quarter of Section 14, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, in the middle of said boundary line; from thence running North on a line midway between the East and West boundary lines of said quarter-quarter a distance of 877 feet; thence running West at right angles a distance of 232 ½ feet to a point, thence Northwesterly to a point on the West boundary line of said Southwest Quarter of the Southeast Quarter 234 feet South from the Northwest corner of said quarter-quarter; thence South on the West boundary line of said quarter-quarter a distance of 1086 feet, more or less, to the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence running East on the South boundary line of said Section 14, to the place of beginning;

Together with all water, water rights, ditches, and rights of way for ditches appurtenant thereto or in anywise appertaining;

Subject to all existing rights of way and easements.

QUIT CLAIM DEED - 1

P:\RLRHoffman, Jean\Corrected PR Quit Claim Deed.docx

ALP

ACCOMMODATION

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

2014-008574
RECORDED
03/11/2014 11:04 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 E.WILLIAMSON \$13.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

AFTER RECORDING RETURN TO:

Hennessey, Edwards,
Hipperson & Redmond, P.S.
Attorneys at Law
1403 S. Grand, Suite 201 S.
Spokane, WA 99203

PERSONAL REPRESENTATIVE'S QUIT CLAIM DEED

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Together with all water, water rights, ditches, and rights of way for ditches appurtenant thereto or in anywise appertaining;

Subject to all existing rights of way and easements.

Parcel No. 04N03W148901

QUIT CLAIM DEED - 1

P:\Hoffman, Jean\PR Quit Claim Deed.docx

At

DATED this 7 day of March, 2014.

Fred Hoffman
FRED HOFFMAN
Personal Representative of the Estate of
Jean P. Hoffman, Deceased

STATE OF WASHINGTON)
: ss.
County of Spokane)

On this day personally appeared before me Fred Hoffman, Personal Representative of the Estate of Jean P. Hoffman, Deceased, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 7 day of March, 2014.

Robert L. Redmond
NOTARY PUBLIC in and for the State of
Washington, residing at Spokane.
My appointment expires: 10/31/17

ROBERT L. REDMOND
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
10-31-17

AG

9120412

WARRANTY DEED

FOR VALUE Received, FRED HOFFMAN, husband of JEAN P. HOFFMAN, residing at 1907 West Flamingo, Space 115, Nampa, Idaho 83651, Grantor, does hereby grant, bargain, sell and convey unto JEAN P. HOFFMAN, wife of FRED HOFFMAN, residing at 1907 West Flamingo, Space 115, Nampa, Idaho 83651, Grantee, the following described premises situated in Canyon County, State of Idaho, to wit:

All of the Grantor's right, title and interest in and to the following described property, to wit:

THAT Portion of the Southwest Quarter of the Southeast Quarter of Section 14, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, described as follows, to wit:

BEGINNING At the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 14, Township 4 North, Range 3 West, Boise Meridian and running thence North on the East line of said 11/44 877 feet; thence West 855 feet to a point; thence Northwesterly to a point on the West line of said 11/44, 234 feet South of the Northwest corner of said 11/44 aforesaid; thence South 1086 feet more or less, to the Southwest corner of said 11/44 aforesaid, thence East along the South line of said 11/44 to the place of beginning;

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Ab

said Southwest Quarter of the Southeast Quarter; thence running East on the South boundary line of said Section 14, to the place of beginning;

Together with all water, water rights, ditches, and rights of way for ditches appurtenant thereto or in anywise appertaining;

Subject to all existing rights of way and easements.

TO HAVE AND TO HOLD The said premises, with their appurtenances unto the said Grantee, her heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee that he is the owner in fee simple of said premises: that said premises are free from all incumbrances and that he will warrant and defend the same from all lawful claims whatsoever.

The purpose of this Deed is to vest title to the above described real property in the Grantee as her sole and separate property.

DATED This 6th day of November 1990.

Fred Hoffman
FRED HOFFMAN

STATE OF IDAHO)
) : ss.
County of Canyon)

On this 6th day of November 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared FRED HOFFMAN, Grantor, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Robert T. Alexander
Notary Public for Idaho
Residing at Caldwell, Idaho

9020412
Recorded
Ned J. Kerr
RECEIVED Recorder
CANYON COUNTY AFFIDAVIT
NOV 6 PM 2 28
by U. Chung
REQUEST Spauld Higgins
TYP. Deed fee 6.00

AG

Property Owner Acknowledgement

I, Sylvia DeGooyer and/or Joseph Harwood, PO Box 761 and/or 19628 E Kalama
(Name) (Address)

Kihei and/or Liberty Lake, HI and/or WA 96753 and/or 99016
(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

0 Lincoln Road, Caldwell, ID 83605, Legal Description: 14-4N-3W SE E 660' OF S 877' OF SWSE LS TAX 29 Town Range Section: 04N03W14 Quarter: SE
(Address)

and I grant my permission to:

Mussell Construction, Inc., P. O. Box 3304
(Name) (Address)

Nampa, Idaho
(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 3 day of April, 20 19

Sylvia H. DeGooyer
(Signature)