Type of Review Requested (check all that apply)

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

Subject Property Information

Address: 3801 hwy 20/26, Caldwell, Idaho
Parcel Number(s): 35277000 0
Subdivision: 24-4N-3W SW TX 14296 IN SWSW LS HWY
Block: __________ Lot: ______ Acreage: 3.7900 Zoning: AG C-3
Prior Use of the Property: PROPERTY IS CURRENTLY A RETAIL STORE SELLING AG SUPPLIES
Proposed Use of the Property: USE OF PROPERTY WILL REMAIN THE SAME

Applicant Information:

Applicant Name: STEVE HARMSEN HFLP LC
Phone: 208-454-2051-store - Add cell#
Address: 26 N STATE ST City: SALT LAKE CITY State: UT Zip: 84103
Email: smh@att.net - Steve Harmsen Owner Steve Regan Co.
Owner Name: STEVE HARMSEN HFLP LC
Phone: 208-454-2051-store - Add cell#
Address: 26 N STATE ST City: SALT LAKE CITY State: UT Zip: 84103
Email: smh@att.net - Steve Harmsen Owner Steve Regan Co.
Agent Name: (e.g., architect, engineer, developer, representative)
Address: 120 N. 21ST AVE City: CALDWELL State: ID Zip: 83605
Email: dana@superiorsignsidadaho.com

Authorization

Print applicant name: STEVE HARMSSEN by Dana Vance
Applicant Signature: Dana Vance Date: 4-26-2019

621 Cleveland Boulevard • Caldwell, Idaho 83605 • Phone: (208) 455-3021 • www.cityofcaldwell.com/PlanningZoning
**CITY OF Caldwell, Idaho**

**Planning & Zoning**

**ANNEXATION**

**Project Name:** Steve Regan Annexation  
**File #:** Ann-19-03

**Applicant/Agent:** Supervisor Sgroi

---

<table>
<thead>
<tr>
<th>Applicant (v)</th>
<th>Please provide the following REQUIRED documentation:</th>
<th>Staff (v)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Completed &amp; signed Hearing Review Master Application</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Narrative fully describing the proposed use/request, including current potable water supply and current sewage system</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Recorded warranty deed for the subject property</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Signed Property Owner Acknowledgement (if applicable)</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Vicinity map, showing the location of the subject property</td>
<td>✓</td>
</tr>
</tbody>
</table>
|               | 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 | | |
|               | 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: 5-3-19

Received by: LC

Proposed Hearing Date: 6/18/19

Hearing Body: PZ

621 Cleveland Boulevard • Caldwell, Idaho 83605 • Phone: (208) 455-3021 • www.cityofcaldwell.com/PlanningZoning
# CITY OF Caldwell, Idaho
## Planning & Zoning
### SPECIAL-USE PERMIT

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Steve Regan Billboard Sup</th>
<th>File #:</th>
<th>SUP-19-10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant/Agent:</td>
<td>Superior Signs</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Applicant

<table>
<thead>
<tr>
<th>()</th>
<th>Please provide the following documentation:</th>
<th>Staff ()</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>Completed signed hearing Review Master Application</td>
<td>✓</td>
</tr>
<tr>
<td>X</td>
<td>Narrative fully describing the proposed use/ request</td>
<td>✓</td>
</tr>
<tr>
<td>X</td>
<td>Recorded warranty deed for the subject property</td>
<td>✓</td>
</tr>
<tr>
<td>X</td>
<td>Signed Property Owner Acknowledgement (if applicable)</td>
<td>✓</td>
</tr>
<tr>
<td>X</td>
<td>Vicinity map, showing the location of the subject property</td>
<td>✓</td>
</tr>
</tbody>
</table>

### 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

All of the above items shall be submitted in 8.5 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: **5-3-19**
- Received by: **LC**
- Proposed Hearing Date: **6-18-19**
- Hearing Body: **PZ**
ADVAE ENTERPRISES, INC. DBA SUPERIOR SIGNS
ON BEHALF OF STEVE HARMSEN & THE STEVE REGAN COMPANY

City of Caldwell Planning & Zoning

I am submitting an application for a public hearing to the planning & development staff of the city of Caldwell.

The Application is a request for the following:
1) Annexation into the City of Caldwell
   (property is currently in the city's area of impact.
2) Rezone from Agricultural to Commercial C-____
3) Special Use permit to Install and outdoor advertising billboard for a the Steve Regan Company.

Location: 3801 Hwy 20/26 Caldwell, Idaho

This application is being made to accompany a request to allow for a billboard for off site advertising on the east end of the property.

We worked on this project with the County in 2013 and again in 2018 up and until the current date. Outdoor advertising permits from the Idaho Department of Transportation require the property be rezoned to commercial. The applicant had a hearing scheduled in April with the county recommending approval of the permit. The billboard will generate income for the property supplementing the agricultural onsite sales.

Prior to the hearing the city of Caldwell objected to the proposed rezone and requested that the property be annexed into the Caldwell City limits. In discussions with the county the outcome of the hearing would possibly be changed from their recommendation to approve, to a denial, based upon the cities objections. The property is in the city's area of impact and is bordered by other properties within the city limits.

The applicant continues to have application (filed 11-8-2018) for the billboard in with Canyon County and the Idaho Department of Transportation.

Our annexation into the city will be contingent upon the approval of the Special use for the billboard. If the Special Use permit is denied, it is the intention of the applicant to withdraw the application for the annexation.

If you have any questions, please feel free to call me.

Thank You,

Dana Vance
Superior Signs
208-454-0860
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Sign Class</strong></td>
</tr>
<tr>
<td>1</td>
<td>Bill Board</td>
</tr>
<tr>
<td>2</td>
<td>Framework 3.5&quot; tubing</td>
</tr>
<tr>
<td>3</td>
<td>Poles 12&quot; - 3/8&quot; wall</td>
</tr>
<tr>
<td>4</td>
<td>Back plate</td>
</tr>
<tr>
<td>5</td>
<td>Power source 120 V</td>
</tr>
<tr>
<td>6</td>
<td>Illumination LED - EMC &amp; Flood Lighting</td>
</tr>
<tr>
<td>7</td>
<td>Exterior 24 gauge sheet metal</td>
</tr>
<tr>
<td>8</td>
<td>Banner frame Akland</td>
</tr>
<tr>
<td>9</td>
<td></td>
</tr>
</tbody>
</table>

**12" Poles thru sign**

30-0"
4-29-2019

ADVANCE ENTERPRISES, INC. DBA SUPERIOR SIGNS
ON BEHALF OF STEVE HARMSEN & THE STEVE REGAN COMPANY

Dear Neighbors of Steve Regan Company
3801 Hwy/20/26 - Caldwell

We would like to invite you to a NEIGHBORHOOD MEETING

DATE: Tuesday May 14th, 2019
TIME: 3:15 PM*
The meeting will be held at the Steve Regan Store
LOCATION: 3801 Hwy 20/26 - Caldwell

Someone from our staff will be available at the meeting until 4:15 pm

We will be discussing the Annexation of the property into the Caldwell City Limit, Re-zoning to commercial plus a request for a Special Use Permit to Install a 10’ x 30’ billboard on the east end of the property.

A map of the property will be available at the meeting and someone will be available to answer any questions.

We look forward to meeting with you.

Thank You,

Dana & Aaron Vance
120 N. 21st Ave.
Superior Signs/Caldwell, Id
208-454-0860
on behalf of Steve Regan Company
Notary Public, my commission expires 4/24/2018

[Signature]

And he did sign the above document in my presence.

[Signature]

Last Name: HAARMSEN

HAARMSEN representing himself as President, Manager and or General Partner of

On the 24 day of July, 2017 Personal appearance before me STEPHEN M.

STATE OF UTAH: SALT LAKE COUNTY:

[Signature]

See exhibit A attached:

The following described property in Canyon County, State of Idaho:

H.F. Lc. A. Utah Lc, 26 North State Street, SLC, Utah 84103

Of Salt Lake County, State of Utah. Hereby quit claim to:

[Signature]

H.F. Folley Ltd. a Nevada limited liability

[Signature]

This instrument executed on 8/14/2017

QUIT CLAIM DEED

120
Property Owner Acknowledgement

I, [Name], 2601 State St, Succ #103

(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

   [Address]

   and I grant my permission to:

   ADVANCE ENT. INC., DBA SUPERIOR SIGNS 120 N. 21ST AVE.

   (Name) (Address)

   CALDWELL, ID 83605

   (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 22 day of [Signature], 2019