



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): Ann-19-04

Gray annexation

Project name: _____

Date filed: 5/23/19 Date complete: _____

Related files: Sup-19-12
Sup-19-13

Subject Property Information

36-4N-3W NW SENW-S and W of Hwy and N and E OF INDIAN CREEK, SWNW N and E OF INDIAN CREEK

Address: ~~3816 E. Linden St~~ 0 E. Linden Parcel Number(s): 35901000 0

Subdivision: _____ Block: _____ Lot: _____ Acreage: 9.57 Zoning: M-1

Prior Use of the Property: vacant

Proposed Use of the Property: annex into Caldwell, rezone to M-1, tie to lot parcel #35897000 0 (3816 E. Linden St.)

Applicant Information:

Applicant Name: Casey Gray (Meadow Outdoor) Phone: (509) 939-2366

Address: P.O. Box 331 City: The Dalles State: OR Zip: 97058

Email: cgray@meadowoutdoor.com Cell: (509) 939-2366

Owner Name: Linden Holdings, LLC Phone: (208) 941-7163

Address: 14405 Goodson Rd. City: Caldwell State: ID Zip: 83607

Email: reedenterprises@outlook.com Cell: (208) 941-7163

Agent Name: (e.g., architect, engineer, developer, representative) Casey Gray

Address: P.O. Box 331 City: The Dalles State: OR Zip: 97058

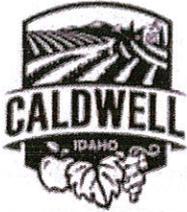
Email: cgray@meadowoutdoor.com Cell: (509) 939-2366

Authorization

Print applicant name: Casey Gray

Applicant Signature: Casey Gray Date: 05/17/19

AL



CITY OF
Caldwell, Idaho

Planning & Zoning

ANNEXATION

Project Name: <u>3816 E. Linden St.</u>	File #: <u>Ann-19-04</u>
Applicant/Agent: <u>Casey Gray (Meadow Outdoor Advertising)</u>	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
X	Completed & signed Hearing Review Master Application	✓
X	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	✓
X	Recorded warranty deed for the subject property	✓
X	Signed Property Owner Acknowledgement (if applicable)	✓
X	Vicinity map, showing the location of the subject property	✓
X	Site Plan The following are suggested items that may be shown on the site plan:	✓
X	• Property boundaries of the site	
N/A	• Existing buildings on the site	
N/A	• Parking stalls and drive aisles	
N/A	• Sidewalks or pathways (proposed and existing)	
N/A	• Fencing (proposed and existing)	
	Metes and bounds legal description for the site to be annexed in WORD format	
N/A	Landscape Plan (if applicable)	
	Neighborhood Meeting sign-in sheet	
X	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: 5/22/19

Received by: JW

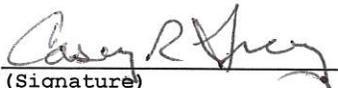
Proposed Hearing Date: July 9, 19

Hearing Body: PZ

AI

City of Caldwell Building Department
411 Blaine St.
(208) 455-4656
Name: CASEY GRAY
Card: XXXXXXXXXXXXX9136
Date: 05/22/2019 11:31

ACT: 1000 1094.8
NAM: Building Payment
REF: Annexation
TOTAL: 1094.80
XID: 61740385190


(Signature)

I understand that all sales
are final and non-refundable.
I agree to pay this charge
according to my cardholder
agreement.

City of Caldwell Receiving Form
Planning & Zoning, Engineering, and Fire Department

		Planning & Zoning		Engineering		Fire Department		Totals
Sales		Qty		Qty		Qty		
Comprehensive Plan	10360		\$					\$
Ordinances	10360		\$					\$
Master Park Plan/Master Trails & Pathway Plan	10360		\$					\$
Xerox copies	1401		\$					\$
Audio Tape Duplication	10360		\$					\$
Special Use Permit								
Less than 2 acres	10200		\$	12530	\$	22025	\$	\$
2 to 20 acres	10200		\$	12530	\$	22025	\$	\$
More than 20 acres	10200		\$	12530	\$	22025	\$	\$
PUD								
With subdivision	10210		\$	12530	\$	22025	\$	\$
Without subdivision	10210		\$	12540	\$	22025	\$	\$
Zone Change								
Less than 2 acres	10220		\$			22025	\$	\$
2 to 20 acres	10220		\$			22025	\$	\$
More than 20 acres	10220		\$			22025	\$	\$
Annexation								
Less than 2 acres	10240		\$	12550	\$	22025	\$	\$
2 to 20 acres	10240	1	\$ 480.00	12550	1 \$ 52.48	22025	1 \$ 190.00	\$ 722.48
More than 20 acres	10240		\$	12550	\$	22025	\$	\$
Comprehensive Plan Map								
Less than 2 acres	10300		\$					\$
2 to 20 acres	10260		\$					\$
More than 20 acres	10260		\$					\$
Comprehensive Plan Text Amendment	10270		\$					\$
Subdivision Plats (non PUD)								
Preliminary	10180		\$	12511	\$	22025	\$	\$
Final	10180		\$	12512	\$	22025	\$	\$
Short plat	10180		\$	12513	\$	22025	\$	\$
Additional Fees								
Administrative Time Extension	10280		\$					\$
Appeals/Amendments to Conditions	10290		\$					\$
Business Permit (Change in Use)	11040		\$					\$
Business Permit (No Change in Use)	11040		\$					\$
Certified Mailing	10340		\$					\$
Code Enforcement Admin. Fee	64240		\$					\$
De-Annexation			\$					\$
Design Review - New Construction	10330		\$					\$
Design Review - Renovations/Additions			\$					\$
Design Review - Building Maintenance			\$					\$
Development Agreements	10335		\$					\$
Hearing Examiner	10350		\$					\$
Legal Notice	10310	2	\$ 56.00					\$ 112.00
Lot Line Adjustments	10280		\$					\$
Lot Split	10280		\$					\$
Manufactured Home Park	10190		\$	12520	\$	22025	\$	\$
Minor Land Use Application	10216		\$			22020	\$	\$
Minor Land Use Application Renewal	10216		\$					\$
Ordinance Text Amendments	10230		\$					\$
P&Z Commission	10350	1	\$ 250.00					\$ 250.00
Plat Amendments	10280		\$					\$
Regular Mailing	10340	6	\$ 1.72					\$ 10.32
Subdivision Time Extension	10180		\$					\$
Variance	10250		\$					\$
TOTAL:			\$ 787.72		\$ 52.48		\$ 190.00	\$ 1,094.80
							Tax 998	
							GRAND TOTAL	\$ 1,094.80
0 E Linden (Annexation)								
UPDATED: 10/1/2018								

A1



OUTDOOR ADVERTISING

P. O. Box 331 (mailing) • 1201 Bargeway Road (shipping) • The Dalles, Oregon 97058
541-296-9684 • FAX 541-296-1855

July 01, 2019

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

Re: Annexation, Zone Change and Lot Tie Request for Linden Holdings, LLC property (parcel # 35901000 0) to adjacent property 3816 E. Linden St. (parcel # 35897000 0)

Dear Planning & Zoning Division,

Meadow Outdoor Advertising has been in business and in operation since 1916. The headquarters is located in The Dalles, OR. A regional office is located in Meridian, ID. Meadow Outdoor Advertising is one of the leading outdoor advertising companies in the northwest and currently has several operating structures in the Treasure Valley.

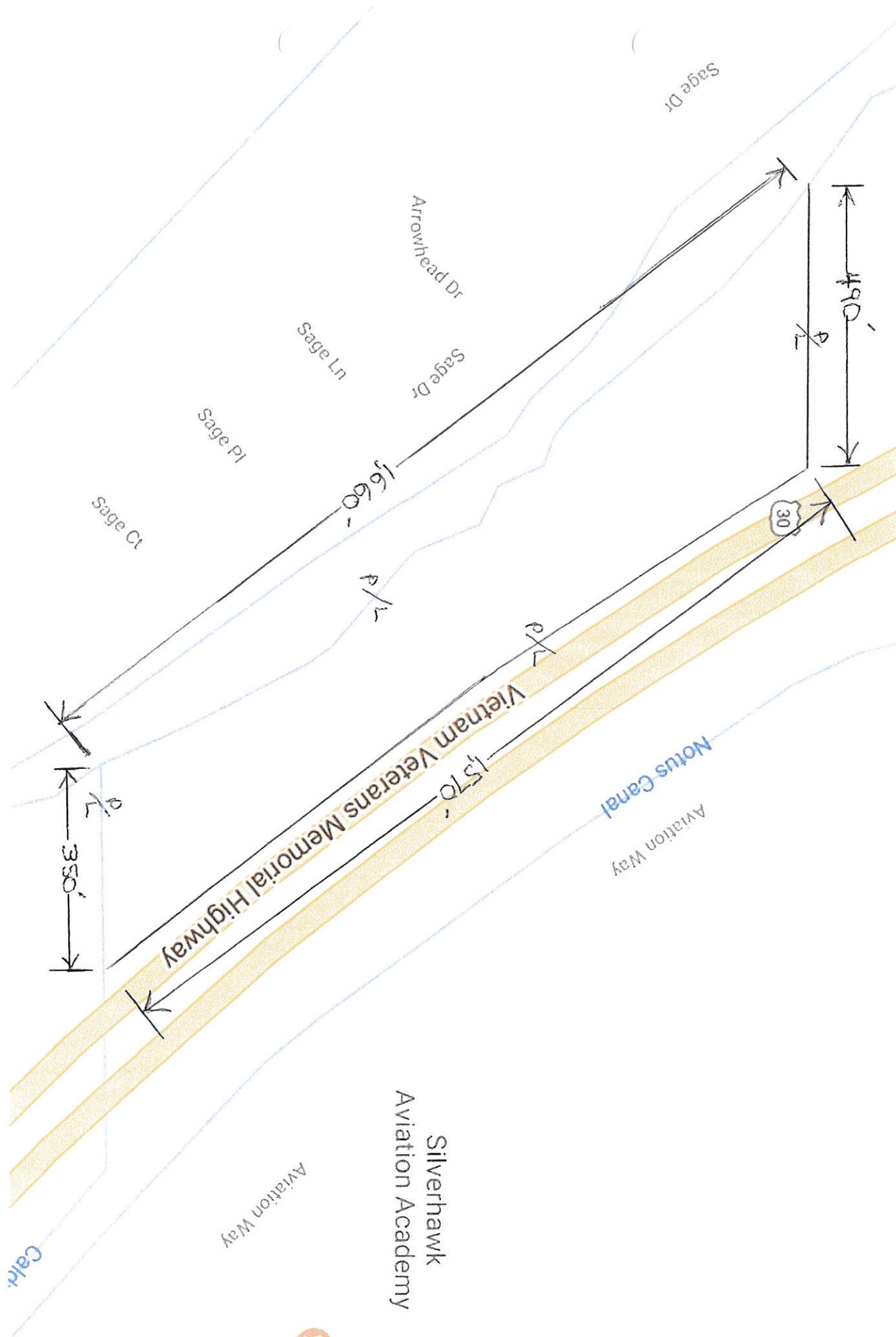
Meadow Outdoor Advertising is requesting your review of a proposal to annex into the City of Caldwell, rezone to M-1 and tie the lots of the above subject properties. A site map with the properties is attached to the application checklist. The subject Canyon Co. parcel #35901000 0 is currently a land locked parcel. The City of Caldwell property 3816 E. Linden, to be tied to, is currently a M-1 zone. Both properties are owned by Linden Holdings Inc., LLC in Caldwell.

The purpose of the request is to bring the parcel into the City of Caldwell, eliminate the land lock situation and change to a M-1 zone which will be the same as the lot to be tied to. This will allow for the request and consideration of 2 outdoor advertising structures to further be discussed during the July 09 meeting as well as allowing the property to have future development possibilities.

On behalf of Meadow Outdoor Advertising, I want to thank you for your consideration, time and the opportunity to work with the City of Caldwell.

Sincerely,

Casey Gray
Meadow Outdoor Advertising
Real Estate Manager



Vicinity Map of subject property



Legend

-  Adjacent to 3816 E Linden St

Ed

Google Earth

© 2018 Google



10000 ft

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

5209461 /TK

2015-016414
RECORDED
05/06/2015 04:12 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 DWILSON \$13.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

QUITCLAIM DEED

For value received, **Trust and Estate Services Company of Idaho, an Idaho Corporation, DBA Tresco of Idaho**, as **Trustee of THE PETE ECHEVARRIA TRUST, UNDER TRUST AGREEMENT DATED APRIL 3, 1998**, as amended, whose current address is P.O. Box 7488, Boise, Idaho 83707, **GRANTOR**, does by these presents remise, release, and forever quit claim unto the **LINDEN HOLDINGS, LLC**, an Alaska limited liability company authorized to transact business in the State of Idaho, whose current address is 14405 Goodson Road, Caldwell, Idaho 83607, **GRANTEE**, all of its right, title, and interest in that real property situated in the County of Canyon, State of Idaho, and more particularly described as follows:

Starting at that point where the right of way of U.S. Interstate Highway No. 80 intersects with the South boundary line of the Southeast Quarter of the Northwest Quarter of Section 36, Township 4 North, Range 3 West of the Boise Meridian and thence proceed West to a point in the center line of Indian Creek and thence proceed in a general Northwesterly direction along the center line of Indian Creek to a point on the North line of the Southwest Quarter of the Northwest Quarter of said Section 36 thence East to a point that intersects with the right of way of U.S. Interstate Highway No. 80 which is the Northeast corner of the Southwest Quarter of the Northwest Quarter of said Section 36; thence proceed in a Southeasterly direction along the Southwest boundary line of U.S. Interstate Highway No. 80 to the point of beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever.

AK

DATED this 9th day of April, 2015.

GRANTOR:

TRESCO OF IDAHO

By: [Signature]
Matt McMurry
Its: President

Address: P.O. Box 7488
Boise, Idaho 83707

STATE OF IDAHO)
: ss.
County of Ada)

On this 9 day of April, 2015, before me, a Notary Public in and for the State of Idaho, personally appeared Matt McMurry, known or identified to me to be the person whose name is subscribed to the within instrument as President of Trust and Estate Services Company of Idaho, and Idaho Corporation, DBA Tresco of Idaho and Trustee of THE PETE ECHEVARRIA TRUST, UNDER TRUST AGREEMENT DATED APRIL 3, 1998, and acknowledged to me that he executed the same as such Trustee.

IN WITNESS WHEREOF I have hereunto set my hand this 9 day of April, 2015.



Stashia Gidican
Notary Public for Idaho
Commission expires: 3/30/21

At

Property Owner Acknowledgement

I, Matthew Reed / Tom Mortensen 14405 Groatson Road
(Name) (Address)

Caldwell 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

3816 E. Linden St. parcel # 35901000 0
(Address)

and I grant my permission to:

Casey Gray (Meadow Outdoor) P.O. Box 331
(Name) (Address)

The Dalles OR 97058
(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 21 day of May, 2019

[Signature]
(Signature)