



# 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-19-19

Project name: Sunset Landing Multi-Family

Date filed: 8-7-19 Date complete: \_\_\_\_\_

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

Subject Property Information

Address: 1802 S. KIMBALL AVE to D. SUNSET Parcel Number(s): R0585600000, R0586100000

Subdivision: PIONEER SUB Block: 12/42 Lot: \_\_\_\_\_ Acreage: 4.07 Zoning: H-D

Prior Use of the Property: RESIDENTIAL HOME - VACANT PASTURE

Proposed Use of the Property: MULTI FAMILY APARTMENT

Applicant Information:

Applicant Name: 6604 VENTURES, LLC Phone: \_\_\_\_\_

Address: 902 N. 21ST STREET City: BOISE State: ID Zip: 83702

Email: brian@rallens.com Cell: \_\_\_\_\_

Owner Name: MARGARET M. MASAR Phone: OWNER REP: CLAUDIA HALDEN 208-890-3811

Address: PO Box 2506 City: OROFINO State: ID Zip: 83544

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

Agent Name: (e.g., architect, engineer, developer, representative) MASON AND ASSOCIATES INC

Address: 924 3RD ST. SOUTH City: NAMPA State: ID Zip: 83651

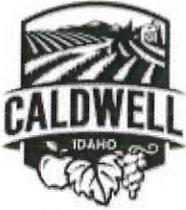
Email: acuellar@masonandassociates.us Cell: 208-454-0256

Authorization

Print applicant name: BRIAN RALLENS, MANAGER 6604 VENTURES, LLL

Applicant Signature: [Signature] Date: 8/7/19

AI



CITY OF  
*Caldwell, Idaho*

Planning & Zoning  
SPECIAL-USE PERMIT

Project Name: <u>SUNSET LANDING</u>	File #: <u>SUP-19-19</u>
Applicant/Agent: <u>MASON AND ASSOCIATES, INC</u>	

Applicant (v)	Please provide the following REQUIRED documentation:	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	✓
✓	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)	
✓	Floor Plan	✓
	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	✓

<b>STAFF USE ONLY:</b>	
Date Application Received:	<u>8-7-19</u>
Received by:	<u>LC</u>
Proposed Hearing Date:	<u>9-10-19</u>
Hearing Body:	<u>PZ</u>

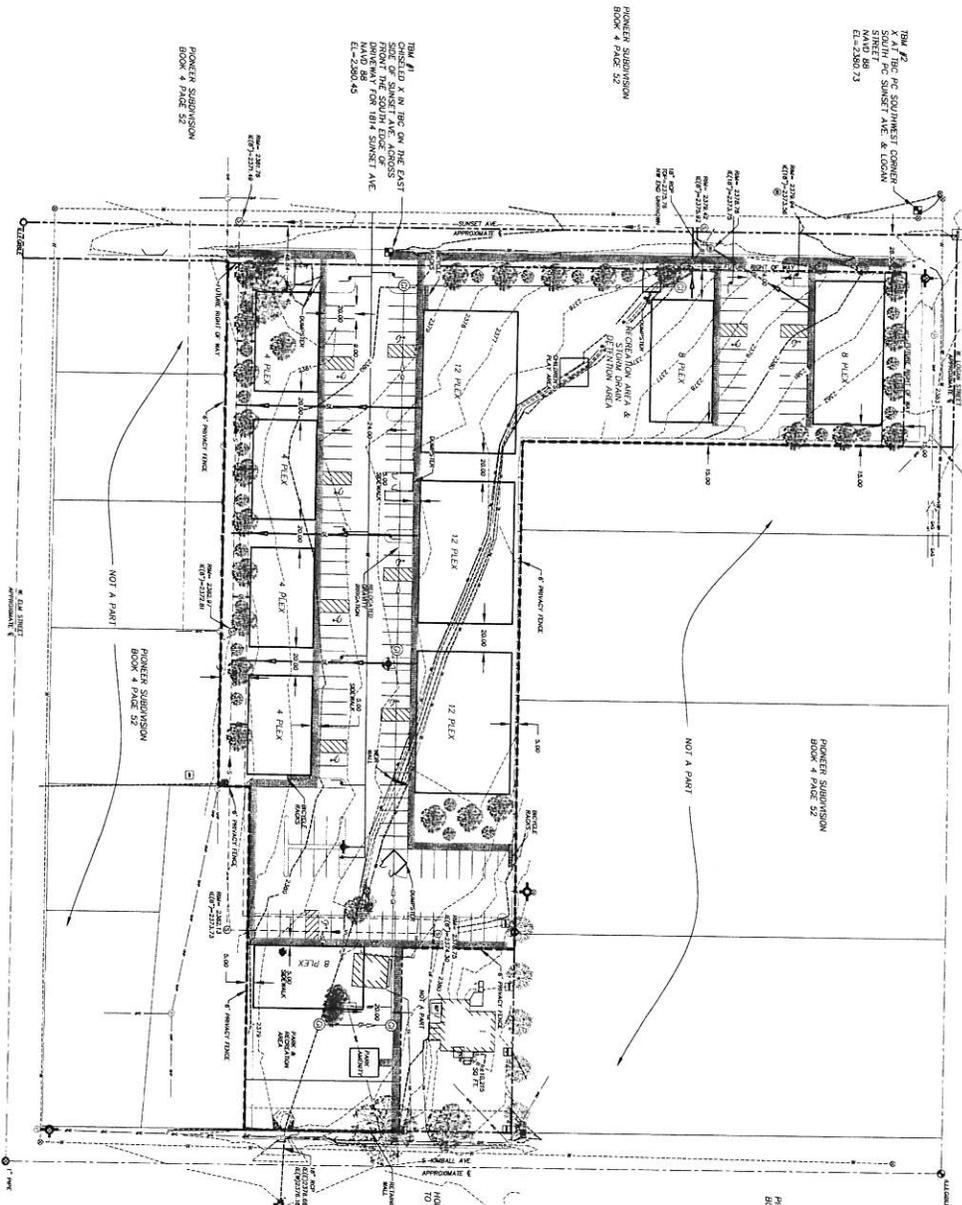
AI

# Sunset Landing

## Project Narrative

Sunset Landing is a proposed multi-family development near the corner of Logan Street and S. Kimball Avenue in Caldwell, Idaho. The proposed project consists of 76 units on approximately 4.07 acres within the city's hospital district. The development is designed to cater to the needed housing to support West Valley Medical Center as well as the shortage of affordable housing within city limits for professionals and families. With proximity to employment and amenities, the development will afford residents a high degree of walk-ability to help reduce traffic as well as provide convenience. The project design has a mix of 4, 8 and 12 unit buildings with walking paths, open space and recreation areas for the community. Unit configurations will likely range from 1 to 3 bedrooms with most being 2 bedroom, 2 bath, and the project affords sufficient parking within the complex to support the residents. Sunset Avenue provides excellent access to the project both to the north and south for ingress and egress, which also relieves further pressure on Kimball as there is no access to Kimball required. Sunset Landing is a perfect fit for the needs of the community and nicely fills a community need for well planned residential development.

**SUNSET LANDING CONCEPT PLAN**  
 A PORTION OF THE SE 1/4 OF SECTION 28, T. 4 N., R. 3 W., B.M.,  
 CALDWELL, CANTON COUNTY, IDAHO  
 2019



PIONEER SUBDIVISION  
 BOOK 4 PAGE 52



**LEGEND**

- 1 BENCHMARK
- 2 FOUND BRASS CAP MONUMENT
- 3 FOUND 5/8" IRON PIN
- 4 FOUND PIPE/STANDARD
- 5 FOUND DRAIN MANHOLE
- 6 SANITARY SEWER MANHOLE
- 7 1" IRON ROD
- 8 WATER VALVE
- 9 ORCHARD VALVE
- 10 ORCHARD TREE
- 11 WATER METER
- 12 GUY ANCHOR
- 13 PRODUCTION RISER
- 14 ORCHARD VALVE
- 15 ELECTRIC FIRE HYDRANT
- 16 ELECTRIC METER
- 17 STEAMP
- 18 SERVICE TANK 140
- 19 GAS METER
- 20 GRADUALLY INCLINATION MANHOLE
- 21 HANDICAPPED PARKING STALL
- 22 ORNAMENTAL PROVISION LINE
- 23 PROPERTY LINE
- 24 PIPE
- 25 EXISTING SEWER LINE
- 26 CURB & GUTTER
- 27 SHEET CENTERLINE
- 28 EDGE OF GRAVEL
- 29 DRIVEWAY POWER LINE
- 30 UNDERGROUND TELEPHONE
- 31 UNDERGROUND GAS
- 32 UNDERGROUND POWER
- 33 EXISTING WATER LINE
- 34 6' PRIVACY FENCE

76 DWG UNITS  
 114 STALLS REQUIRED  
 118 PROVIDED

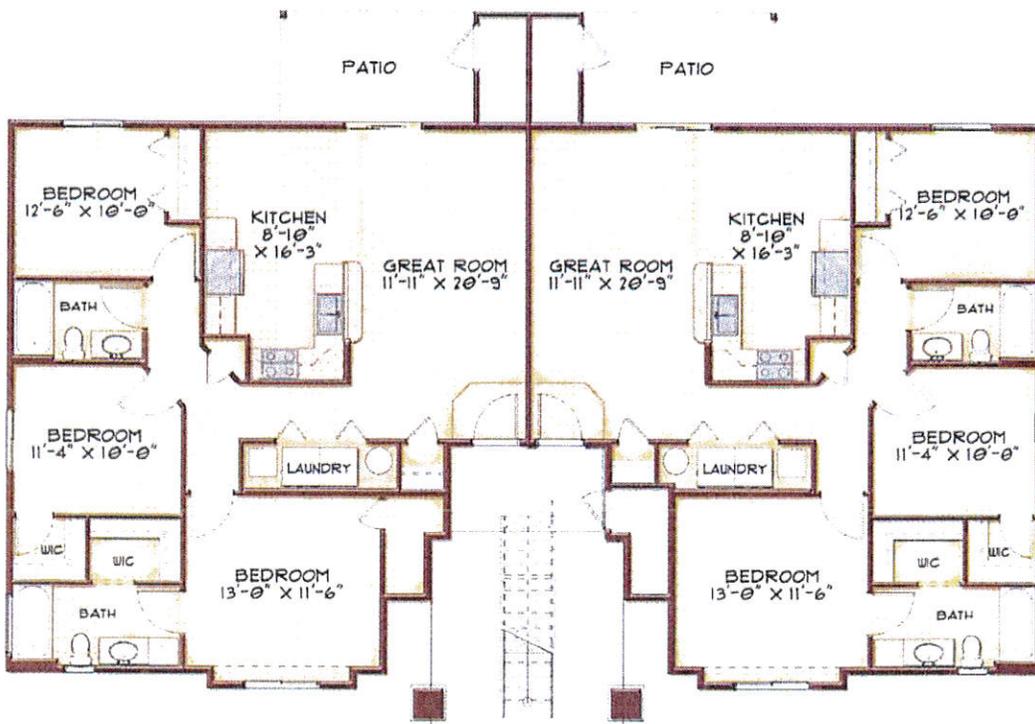
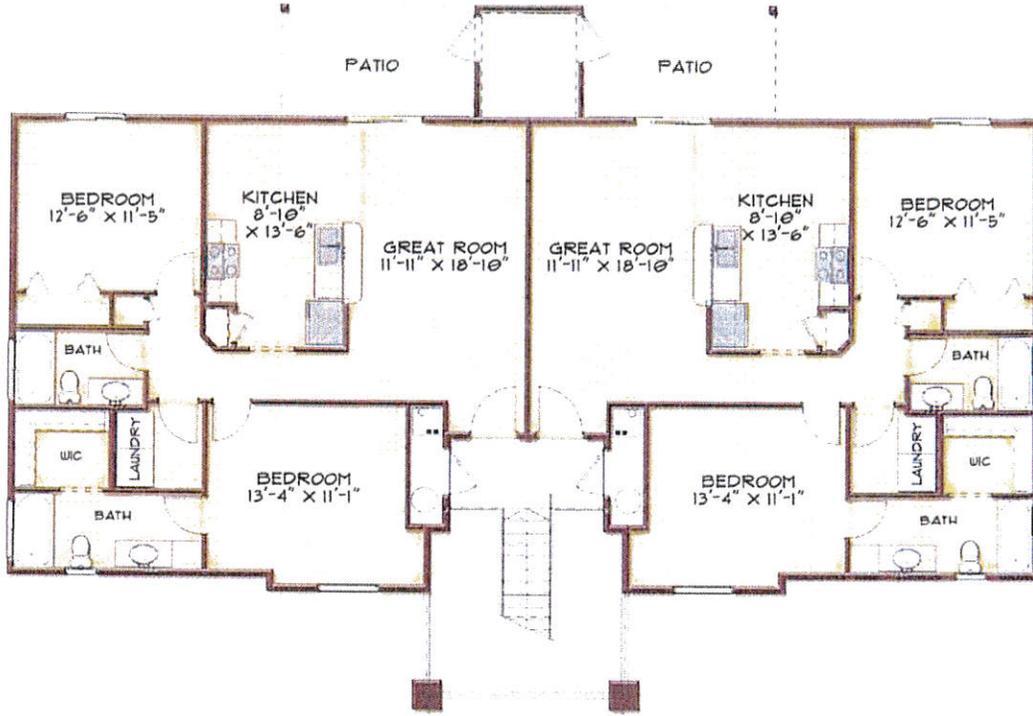
August 12, 2019

DRAWING TITLE: <b>SUNSET LANDING CONCEPT PLAN</b>		JOB NO.: M171019	CLIENT: 6604 Ventures LLC 902 N 21st Street Boise, ID 83702 (208) 761-0924	 Professional Engineers Land Surveyors & Planners 804 S. 10th St., Suite 200 Boise, ID 83702	DESIGNED BY: JH	NO. 1	DATE: 8/9/19	DESCRIPTION: CLIENT AND CITY COMMENTS
1802 S. KIMBALL AVE. CALDWELL, ID		SCALE: Vert: 1"=40'	FIELD BOOK NO. (208) 761-0924		DRAWN BY: JH	7/19		
SHEET NO. 1 OF 1 SHEETS		Rev: 0			CHECKED BY:			
					APPROVED BY:			

**Conceptual 4-Plex**



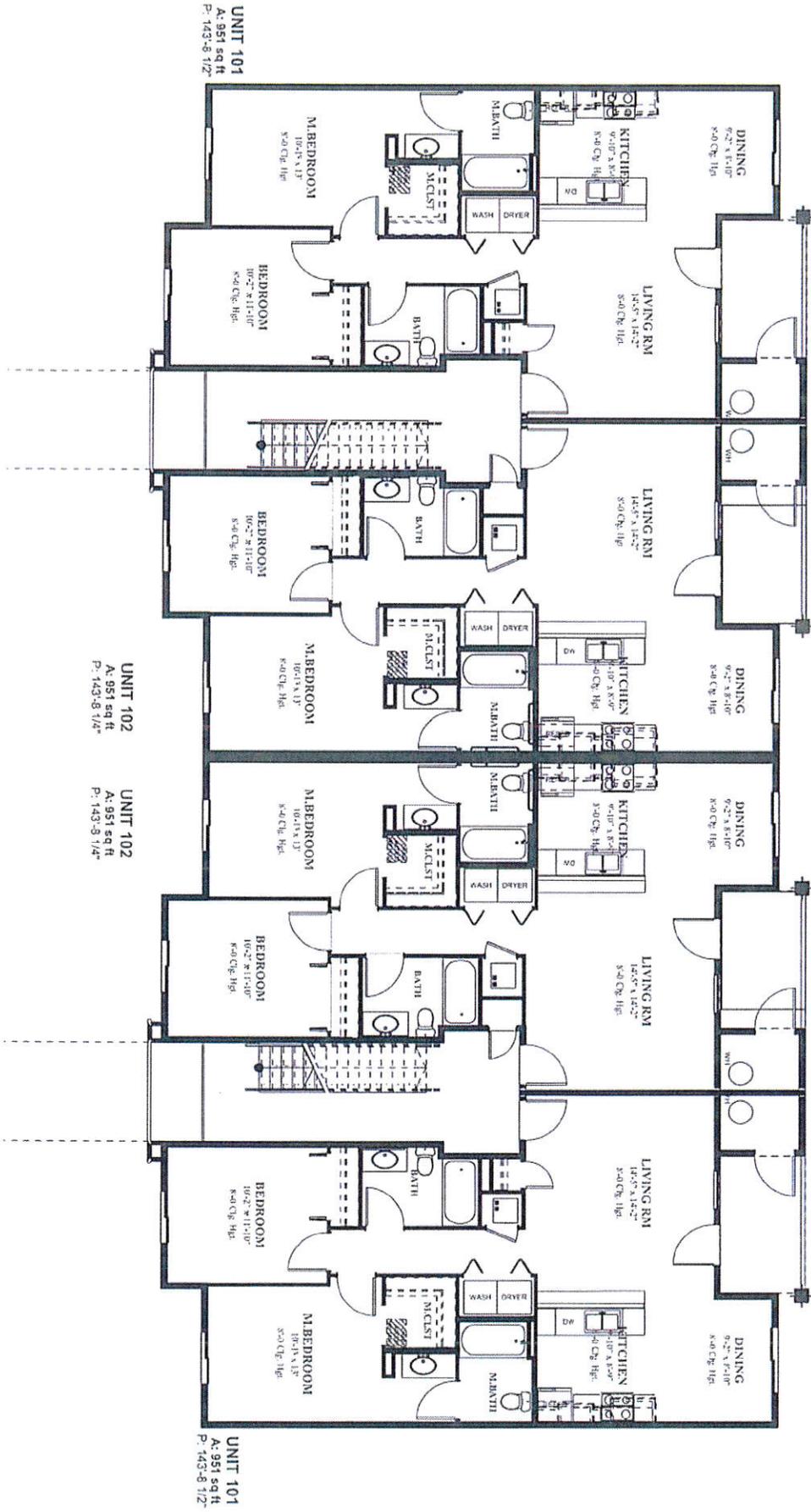
# Conceptual 4-plex



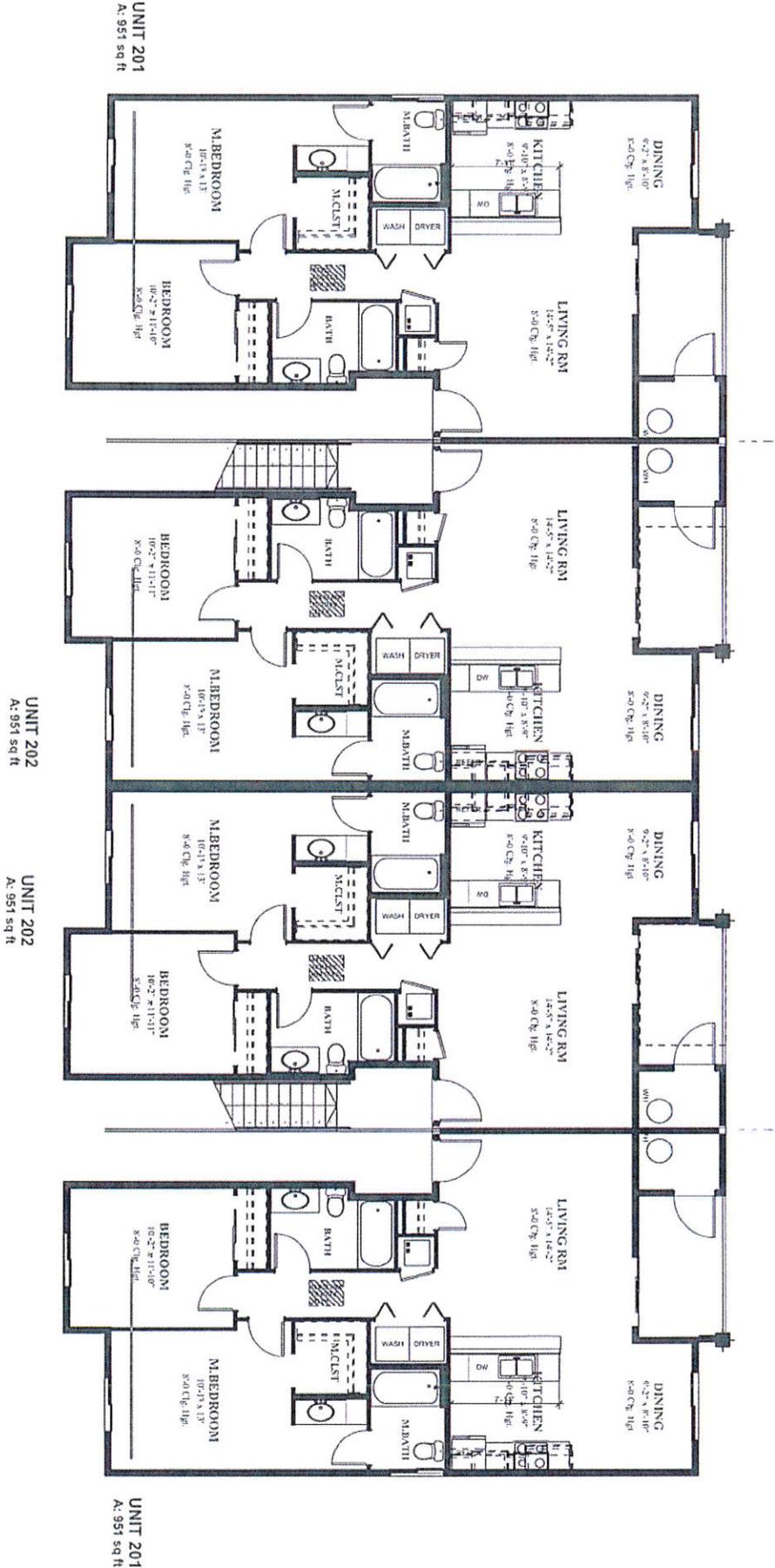
# Conceptual 8 & 12-Plex



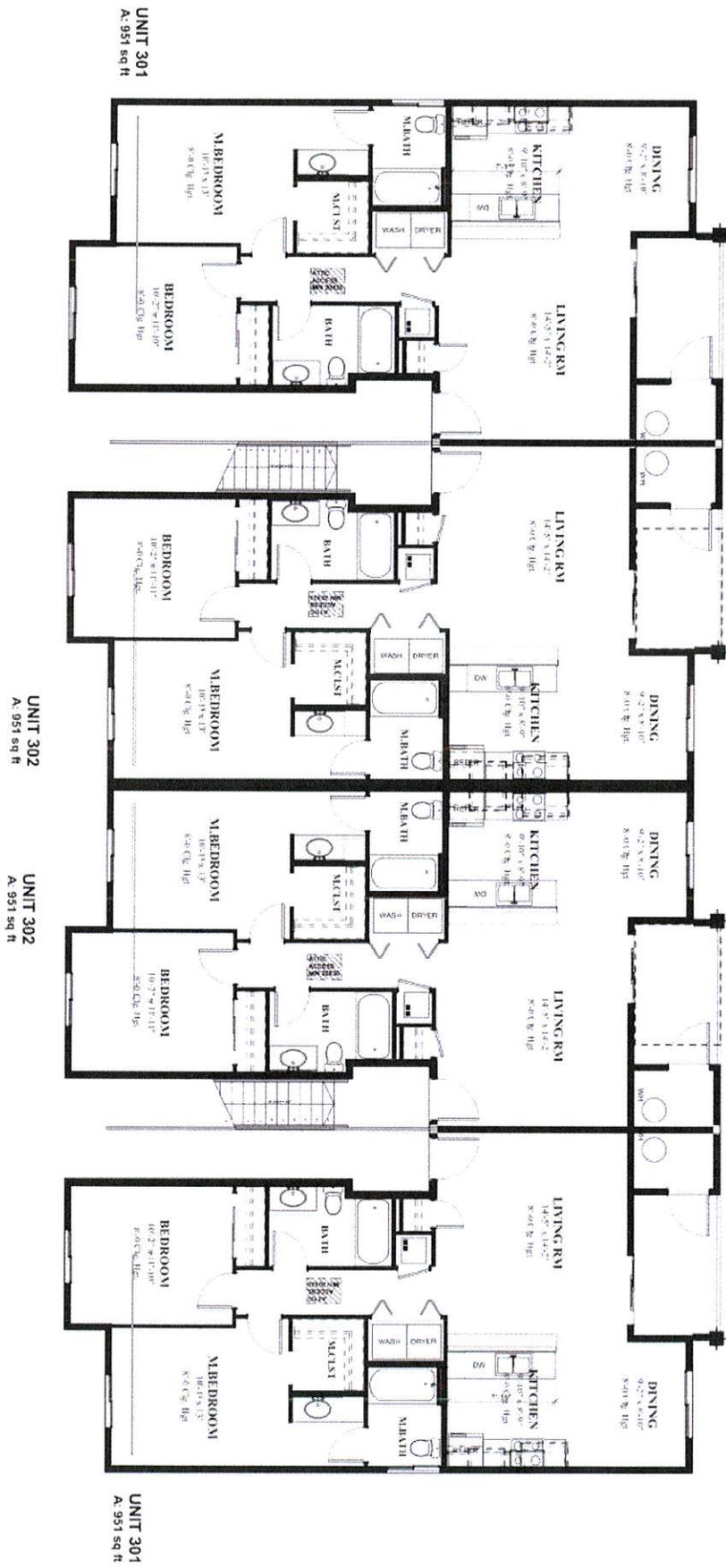
# Conceptual 8 & 12-plex



# Conceptual 8 & 12-plex



# Conceptual 8 & 12-plex





West Valley Women's Imaging Center



Kingdom Hall of Jehovah's Witnesses

St David's Episcopal Church

West Valley Medical Group - Caldwell

West Valley Medical Center

Fairview Dental

Advanced Surgery of

Kyle B Collins DMD Collins Family Dentistry

NEIGHBORHOOD MEETING FORM  
City of Caldwell Planning and Zoning Department  
621 E. Cleveland Blvd., Caldwell, ID 83605  
Phone: (208) 455-3021

Start Time of Neighborhood Meeting: 6:00

End Time of Neighborhood Meeting: 6:50

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

1. David & Pam Hansen 214 W Elm St. Caldwell Id 83605
2. Jim McMillan 1812 Sunset Caldwell
3. Amy McCullagh Bigger 1810 S. Kimball
4. Sandra Paul 202 W. Elm Caldwell 83605
5. Vicki Turcell 114 W. Elm St. Caldwell
6. Russell T. Snow 119 W. Logan St Caldwell 83605
7. Chad Maxton 1701 Carol Ave Caldwell 83605
8. Pam Maxton 1701 Carol Ave Caldwell ID 83605
9. Holly Shurtliff 109 W Elm Caldwell ID 83605
10. Wood Kopke 109 W Elm Caldwell ID 83605
11. \_\_\_\_\_
12. \_\_\_\_\_
13. \_\_\_\_\_
14. \_\_\_\_\_
15. \_\_\_\_\_
16. \_\_\_\_\_
17. \_\_\_\_\_
18. \_\_\_\_\_
19. \_\_\_\_\_

- 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: multi-tennet housing

Date of Round Table meeting: May 30, 2019

Notice sent to neighbors on: July 25, 2019

Date & time of the neighborhood meeting: August 5, 2019 @ 6:00 pm - 6:30 pm

Location of the neighborhood meeting: 1802 S. Kimball Ave, Caldwell ID

**Developer/Applicant:**

Name: 6604 Ventures, LLC

Address, City, State, Zip: 902 N. 21st St, Boise, ID 83702

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 8/6/19  
manager, 6604 Ventures, LLC

INSTRUMENT # 696 399

GIFT DEED

Gift deed made this 1st day of December, 1972, between PAUL P. MASAR and MARGARET A. MASAR, husband and wife, of Caldwell, County of Canyon, State of Idaho, and MAURICE F. P. MASAR, of Orofino County of Clemwater State of Idaho.

PAUL P. MASAR and MARGARET A. MASAR do by these presents remise, release, and forever give unto MAURICE F. P. MASAR, and to his heirs and assigns, all that certain parcel of land situate, lying, and being in the County of Canyon, State of Idaho, bounded and particularly described as follows:

Commencing at the northeast corner of the Northwest Quarter of the Southeast Quarter of Section 28, in Township 4 North, Range 3 West of the Boise Meridian, and running thence South along the East boundary line thereof 305 feet to the real point of beginning; thence West on a line parallel with the North boundary line of the Northwest Quarter of the Southeast Quarter of said Section 28, a distance of 512.21 feet; thence North on a line parallel with said East boundary line 305 feet, more or less, to a point in the North boundary line of said Northwest Quarter of Southeast Quarter; thence West along said North line 152 feet, more or less, to the Northwest corner of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of said Section 28; thence South 661.5 feet to the Southwest corner of said Northeast Quarter of Northwest Quarter of Southeast Quarter; thence East along the South boundary line of said Northeast Quarter of the Northwest Quarter of the Southeast Quarter 25 feet; thence North parallel with the West boundary line of said Northeast Quarter of the Northwest Quarter of the Southeast Quarter 145 feet; thence East on a line parallel with said boundary line 370.145 feet; thence North 21.91 feet; thence east on a line parallel with said south boundary line 266.23 feet to a point in the East boundary line of said Northwest Quarter of Southeast Quarter; thence North along said East boundary line 188.69 feet, more or less, to the real point of beginning.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof. To have and to hold all and singular the premises, together with the appurtenances, unto MAURICE F. P. MASAR and to his heirs and assigns forever.

In witness whereof, PAUL P. MASAR and MARGARET A. MASAR have hereunto set their hands the day and year first above written.

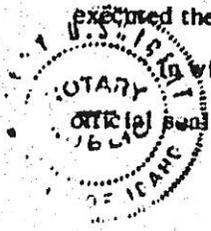
Paul P. Masar  
PAUL P. MASAR

Margaret A. Masar  
MARGARET A. MASAR

122

STATE OF IDAHO )  
County of Ada ) SS

On this 27 day of December, 1972, before me, the undersigned, a Notary Public in and for said State, personally appeared PAUL P. MASAR and MARGARET A. MASAR, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.



In witness whereof, I have hereunto set my hand and affixed my seal on the day and year in this certificate first above written.

[Signature]  
Notary Public for Idaho  
Residing at [Address]

696390

FILED

DEC 6 10 28 AM '72

RECORDED  
AT THE CLERK'S OFFICE OF  
COUNTY OF IDAHO  
Maurice Masar

RECORDED  
AT THE CLERK'S OFFICE OF  
COUNTY OF IDAHO  
Maurice Masar

FILED  
200

Paul P. Masar  
of us

to  
Maurice F P Masar

at  
Right Book  
of Counter

12/7

2018-053745

RECORDED

11/29/2018 10:46 AM

REBECCA J. VAAGE, ISB # 6910  
VAAGE LAW OFFICE PLLC  
320 Michigan Ave., Room #206  
P. O. Box 722  
Orofino, ID 83544  
Tel /Fax 208-476-9300



CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=4 DLSTEPHENS \$19.00  
PROBATE  
REBECCA VAAGE

**IN THE DISTRICT COURT OF THE SECOND JUDICIAL DISTRICT OF THE  
STATE OF IDAHO, IN AND FOR THE COUNTY OF CLEARWATER**

<b>IN THE MATTER OF THE ESTATE OF</b>	)	<b>CASE NO. CV18-18-0368</b>
	)	
	)	<b>AMENDED</b>
<b>MAURICE F. P. MASAR,</b>	)	<b>DECREE VESTING ESTATE</b>
	)	<b>IN SOLE SURVIVING SPOUSE</b>
<b>Deceased.</b>	)	<b>(I.C. § 15-3-1205)</b>
	)	
	)	

Upon consideration of the Petition for Summary Administration of Estate of Which Surviving Spouse is Sole Beneficiary filed by MARGARET M. MASAR, the Court finds that:

1. The facts set forth in the petition are true.
2. The required notice has been given.
3. The decedent, Maurice F. P. Masar, died on September 9, 2018.
4. Venue is proper because at the time of death the decedent owned real property in this county.
5. The decedent and Margaret M. Masar were married August 29, 1959, and they remained married until the date of decedent's death.
6. The surviving spouse, Margaret M. Masar, is the sole heir or devisee of the decedent.
7. The decedent died testate leaving a will in which the surviving spouse is named as the sole devisee. The original of the decedent's will, date July 15, 2014, is in the possession of the court.
8. The schedule of property attached to this Decree is a full and complete inventory of the

**AMENDED DECREE VESTING ESTATE IN SOLE SURVIVING SPOUSE**

*AKO*

property owned by the decedent and properly characterizes the property as community property.

THEREFORE, it is ordered, adjudged and decreed as follows:

1. MARGARET M. MASAR is the surviving spouse of the decedent and is the sole heir or devisee of the decedent.
2. The property of the decedent described on the schedule attached to this Decree is hereby vested in and distributed to MARGARET M. MASAR free and clear of all right, title, claim or demand of any person or persons claiming or attempting to claim under the estate of the decedent as heir, devisee, or otherwise, except as a proper creditor.
3. The surviving spouse shall assume and be liable for any and all indebtedness that might be a claim against the estate of the decedent.
4. There shall be no administration of the estate of the decedent.

Dated:                     Signed: 11/2/2018 08:39 AM                    

  
MAGISTRATE

**AMENDED DECREE VESTING ESTATE IN SOLE SURVIVING SPOUSE**

2

*He*

**SCHEDULE "A"**

<u>DESCRIPTION</u>	<u>COMMUNITY/SEPARATE</u>
--------------------	---------------------------

**REAL PROPERTY:**

**Community**

PARCEL ONE: CLEARWATER COUNTY, IDAHO

County of Clearwater, State of Idaho, to-wit:

Situate in the County of Clearwater, State of Idaho, to-wit:

A portion of the Northwest Quarter of the Northeast quarter (NW ¼ NE ¼) of Section 19, Township 36 North, Range 2 East, Boise Meridian, Sate of Idaho, described as:

Beginning at the Northwest corner of the NW¼ NE¼ of said Section 19; thence South along the West line of said NW¼ NE¼ to a point, a distance of 524 feet, which is the True Point of Beginning; thence South along the West line of said NW¼ NE¼ to the point of intersection of said West line with the Northerly boundary line of the right of way State Highway No. 7; thence Southeasterly along the North right of way line of said Highway, a distance of 538 feet; thence North 17°20' West 363 feet; thence North 62°0' West 518 feet; to the True Point of Beginning.

PARCEL TWO: CLEARWATER COUNTY, IDAHO:

County of Clearwater, State of Idaho, to-wit:

Section 19 36N 2E  
NENW, N1/2 SENW

PARCEL THREE: CANYON COUNTY, IDAHO: 1802 S. Kimball Ave, Caldwell, Idaho

County of Canyon, State of Idaho, bounded and particularly described as follows:

Commencing at the northeast corner of the Northwest Quarter of the Southeast Quarter of Section 28, in Township 4 North, Range 3 West of the Boise, Meridian, and running thence South along the East boundary line thereof 305 feet to the real point of beginning; thence West on a line parallel with the North boundary line of the Northwest Quarter of the Southeast Quarter of said Section 28, a distance of 512.21 feet; thence North on a line parallel with said East boundary line 305 feet, more or less, to a point in the North boundary line of said Northwest Quarter of Southeast Quarter; thence West along said North line 152 feet, more or less, to the Northwest corner of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of said Section 28; thence South 661.5 feet to the Southwest corner of said Northeast Quarter of Northwest Quarter of Southeast Quarter; thence East along the South boundary line of said Northeast Quarter of the Northwest Quarter of the Southeast Quarter 25 feet; thence North

**AMENDED DECREE VESTING ESTATE IN SOLE SURVIVING SPOUSE**

*AK*

parallel with the West boundary line of said Northeast Quarter of the Northwest Quarter of the Southeast Quarter 145 feet; thence East on a line parallel with said boundary line 370.145 feet; thence North 21.91 feet; thence east on a line parallel with said south boundary line 266.23 feet to a point in the East boundary line of said Northwest Quarter of Southeast Quarter; thence North along said East boundary line 188.69 feet, more or less, to the real point of beginning.

**PERSONAL PROPERTY:**

**Community**

All other personal property, including bank accounts

STATE OF IDAHO }  
COUNTY OF CLEARWATER } ss

I hereby certify that the foregoing is a full, true and correct copy of an instrument as the same now remains on file and of record in my office. WITNESS my hand and official seal hereto affixed.

DATED

**Carrie Bird**  
CARRIE BIRD, Clerk of the District Court

By *Stewart*  
Deputy



**AMENDED DECREE VESTING ESTATE IN SOLE SURVIVING SPOUSE**

*At*

# Property Owner Acknowledgement

I, Margaret Masar, Box 2506  
(Name) (Address)

Orfino, Idaho 83544  
(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

1802 S. Kimball Ave. Caldwell, Idaho 83605

(Address)

and I grant my permission to:

Brian Rallens, Member, 6604 Ventures, LLC 902 N. 21st Street

(Name)

(Address)

Boise

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 17 day of April, 2019

Margaret M. Masar  
(Signature)

# Property Owner Acknowledgement

I, Margaret Masar, Box 2506  
(Name) (Address)

Orfino, Idaho 83844  
(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 Sunset Ave. Caldwell, Idaho 83605

(Address)

and I grant my permission to:

Brian Rallens, Member, 6604 Ventures, LLC 902 N. 21st Street

(Name)

(Address)

Boise

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 17 day of April, 2019

Margaret M. Masar  
(Signature)

126