



CITY OF Caldwell, Idaho

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-19-09

Project name: *Harmsen + Dalton Hydro Ann*

Date filed: *8-7-19* Date complete: _____

Related files: _____

Subject Property Information

Address: 0 Hwy 20/26, Caldwell, Idaho Parcel Number(s): R3527701000 & R3527701100

Subdivision: SEE ATTACHED Block: _____ Lot: _____ Acreage: 4.31 + 4.22 = 8.53 Zoning: AG *C-3*

Prior Use of the Property: FARM LAND

Proposed Use of the Property: USE OF PROPERTY WILL REMAIN THE SAME OR DEVELOPED IN THE FUTURE

Applicant Information:

Applicant Name: STEVE HARMSSEN, KELLY HARMSSEN & DALTON HYDRO, LLC Phone: 801-550-2300

Address: 26 N STATE ST City: SALT LAKE CITY State: UT Zip: 84103

Email: smh@att.net - Steve Harmsen Owner Steve Regan Co. Cell: 801-550-2300

Owner Name: STEVE HARMSSEN HFLP LC Phone: _____

Address: 26 N STATE ST City: SALT LAKE CITY State: UT Zip: 84103

Email: smh@att.net - Steve Harmsen Owner Steve Regan Co. Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) DANA VANCE ADVANCE ENT. INC. DBA SUPERIOR SIGNS

Address: 120 N. 21ST AVE. City: CALDWELL State: ID Zip: 83605

Email: dana@superiorsignsidaho.com Cell: 208-412-8257

Authorization

Print applicant name: STEVE HARMSSEN DALTON HYDRO

Applicant Signature: _____ Date: 8-5-2019

AL



CITY OF
Caldwell, Idaho

Planning & Zoning

SPECIAL-USE PERMIT

Project Name: <u>Harrison + Dutton Hydrolic</u>	File #: <u>Ann 19-09</u>
Applicant/Agent: <u>Superior Signs</u> <u>Arney</u>	

Applicant ()	Please provide the following RZIR documentation:	Staff ()
X	• Completed & signed Hearing Review Master Application	
X	• Narrative fully describing the proposed use/request	
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	
	Site Plan The following are suggested items that may be shown on the site plan:	
X	• Property boundaries of the site	
X	• Existing buildings on the site	
X	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
	Floor Plan	
	Landscape Plan (if applicable)	
X	Neighborhood Meeting sign-in sheet	
	All of the above items shall be submitted in 8 1/2 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: 8/7/19

Received by: LC

Proposed Hearing Date: 9-10-19

Hearing Body: PZ

AL

8-5-2019

ADVANCE ENTERPRISES, INC. DBA SUPERIOR SIGNS
ON BEHALF OF STEVE HARMSSEN & DALTON HYDRO, LLC

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
- 2) Rezone from Agricultural to Commercial.

Location: 0 Hwy 20/26 Caldwell, Idaho
North & East of 3801 Hwy/20/26 - Caldwell
Parcel # R3527701000 4.31 acres & R3527701100 4.22 acres

This application is being made to in order to re-zone the property
necessary to allow for a billboard for off site advertising on the east end of the property.
A Special Use permit was granted in July to install the billboard.
This annexation will allow for a better location on the side parcel,
helping to preserve storage space for the adjacent store.

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.

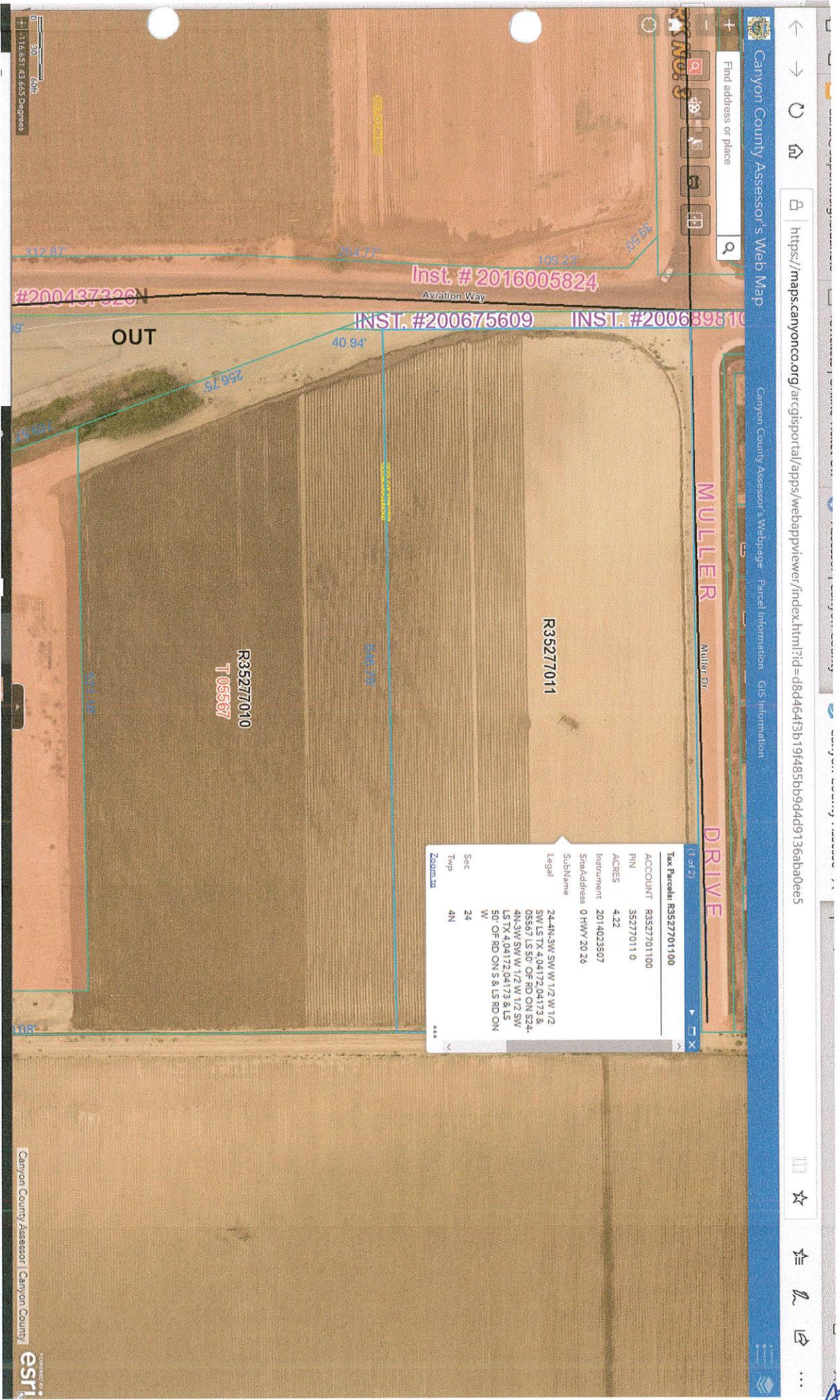
The property is in the city's area of impact and is bordered by other properties within the city limits.

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

Thank You,

Dana Vance
Superior Signs
208-454-0860

AJ



(1 of 2)
Tax Parcel: R3527701100
 ACCOUNT R3527701100
 PIN 35277011 0
 ACRES 4.22
 Instrument 2014023507
 SiteAddress 0 HWY 20 26
 SubName
 Legal 24-4N-3W SW 1/2 W 1/2 SW LS TX 4.04172, 04173 & 05567 LS 50' OF RD ON S24-4N-3W SW 1/2 W 1/2 SW LS TX 4.04172, 04173 & LS 50' OF RD ON S & LS RD ON W
 Sec 24
 Twp 4N
 ZoomIn

PARCEL R35277011



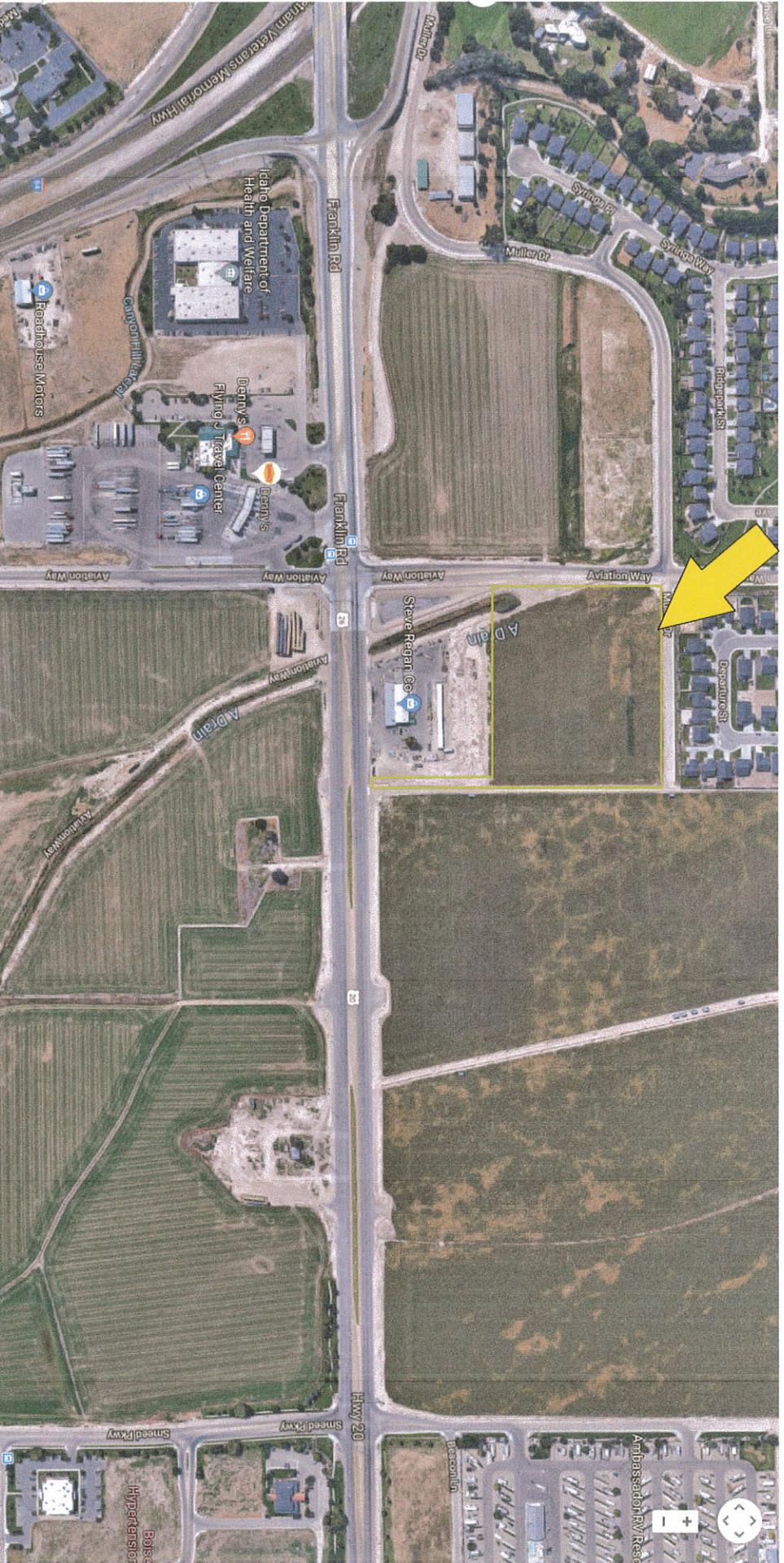
Project Name: WILLOW FALLS SUB
 SURVEILLANCE SIGNS
 Location:
 Customer:

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Sales rep. Dana Vance Phone: 208-454-0860
 Email: dana@superiorsignsidaho.com
PERMIT DOCUMENTS

AB

Subject Property



Vicinity Map



Project Name: WILLOW FALLS SUB
SURVEILLANCE SIGNS
Location:
Customer:

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Sales rep. Dana Vance Phone: 208-454-0860
Email: dana@superiorsignsidaho.com
PERMIT DOCUMENTS

AY

8-5-2019

ADVANCE ENTERPRISES, INC. DBA SUPERIOR SIGNS
ON BEHALF OF STEVE HARMSSEN & DALTON HYDRO LLC

Dear Neighbors of Steve Harmsen & Dalton Hydro Agriculture Property
0/ Hwy 20/26 North & East of 3801 Hwy/20/26 - Caldwell
Parcel # R3527701000 4.31 acres & R3527701100 4.22 acres

We would like to invite you to a NEIGHBORHOOD MEETING

DATE: Tuesday ^{Aug.}~~Sept.~~ 20th, 2019

TIME: 3:30 PM*

LOCATION: The meeting will be held at the site
EAST of the Steve Regan Store 3801 Hwy 20/26 - Caldwell

*Someone from our staff will be available at the meeting until 4:00 pm
...If we still have attendees, we will remain until all questions are answered

We will be discussing the Annexation of the property into the Caldwell City Limits

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. If you can't come to the meeting
please feel free to call the phone number below with any questions.

Thank You,

Dana & Aaron Vance
120 N. 21st Ave.
Superior Signs/Caldwell, Id
208-454-0860
on behalf of Steve Harmsen & Daltron Hydro LLC

AS

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: _____

End Time of Neighborhood Meeting: _____

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. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 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: Annexation into Caldwell with Rezone to Commercial & Special Use for a Billboard
The Billboard will be used for outdoor advertising

Date of Round Table meeting: _____

Notice sent to neighbors on: _____

Date & time of the neighborhood meeting: _____

Location of the neighborhood meeting: _____

Developer/Applicant:

Name: _____

Address, City, State, Zip: _____

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 _____

QUIT CLAIM DEED

2014-023507

RECORDED

07/01/2014 12:23 PM



00115607201400235070020021

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 DWILSON

\$13.00

DEED

HFLP LC

West American Finance Co. a Utah Corporation, grantor

H & R Gallery LTD. a Utah Limited Partnership, grantor

H.F.L.P. LC a Utah Corporation LLC, grantor

Of Salt Lake County, State of Utah, HEREBY Quit Claims to:

Steve and Kelly Harmsen, 26 North State St., Salt Lake City, Utah 84103

The Following Described Property in Canyon County, State of Idaho:

See exhibit A attached

[Signature] Pres West American Finance Co date 6/24/14
[Signature] Gen H & R Gallery Ltd date 6/24/14
[Signature] Mgr. H.F.L.P. LC date 6/24/14

State of Utah, Salt Lake County:

On the 24 day of June, 2014, Personally, appeared before me STEPHEN M. HARMSEN Representing himself as President, Manager and or General Partner of

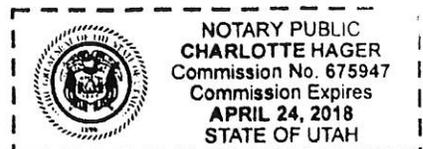
West American Finance Co, H.F.L.P. LC Limited Liability Corporation,

H & R Gallery LTD. a Utah Limited Partnership

And he did sign the above document in my presence,

Charlotte Hager

Notary Public, my commission expires 4/24/2018



AK

Exhibit A

This Parcel is a portion of West $\frac{1}{2}$, West $\frac{1}{2}$, Southwest $\frac{1}{4}$ of Section 24 in Township 4 North Range 3 West, Boise Meridian , Canyon County, Idaho .
Described as follows:

Commencing at the Southwest corner of section 24 Thence North along said section line 720 feet to the TRUE POINT OF BEGINNING,

Running thence 285.67 feet North along said Section line, **Thence**

North $89^{\circ}24' 16''$ East 663.89 feet to a point on the East Boundary of the $w\frac{1}{2}.w\frac{1}{2}.sw\frac{1}{4}$ which lies North of the Southeast corner of the $w\frac{1}{2},w\frac{1}{2},sw\frac{1}{4}$. **Thence**

South along the East Boundary of the $w\frac{1}{2},w\frac{1}{2},sw\frac{1}{4}$. 283.33 feet. **Thence**

South $89^{\circ},12',11''$ West a distance of 664.04 feet to the POINT of TRUE BEGINNING.

Subject to all easements and rights of way of record or implied

2014-023509

RECORDED

07/01/2014 12:23 PM



00115609201400235090020025

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 DWILSON

\$13.00

DEED

HFLP LC

QUIT CLAIM DEED

West American Finance Co. a Utah Corporation, grantor

H+R Gallery LTD, a Utah Limited Partnership, grantor

HFLP LC a Utah Corporation LLC .grantor

Of Salt Lake County, State of Utah, HEREBY Quit Claims to:

Dalton Hydro LLC, a Hawaii LLC, 26 North State Street, Salt Lake City, Utah, 84103

The Following Described Property in Canyon County, State of Idaho:

See exhibit A attached

[Signature] As West American Finance date 6/24/14
[Signature] As H+R LTD, Utah LLC date 6/24/14
[Signature] As HFLP LC Utah LLC date 6/24/14

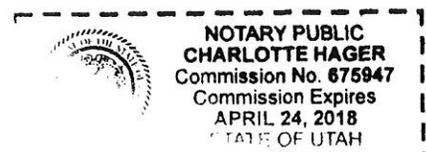
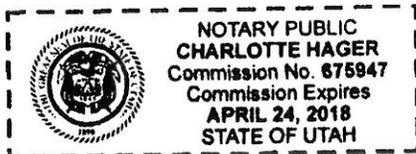
State of Utah, Salt Lake County:

On the ___ day of ___, 20___, Personally, appeared before me STEPHEN M. HARMSEN Representing himself as President, Manager and or General Partner of West American Finance Co., HFLP LC, H+R Gallery LTD.

And he did sign the above document in my presence,

Charlotte Hager

Notary Public, my commission expires 4/24/2018



*Skinner Land
Survey Co. Inc.*
312 W. South Street
Grangeville, Idaho 83530
(208)983-2517 Grangeville
(208)454-0933 Nampa/Caldwell
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com



Greg L. Skinner, PLS
Thomas J. Wellard, PLS
Rodney Clark, PE

May 28, 2014

Legal Description for
Steve Harmsen
Job No. MY1414

Exhibit A

Parcel B

This parcel is a portion of the $W \frac{1}{2} W \frac{1}{2} SW \frac{1}{4}$ of Section 24 in Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the southwest corner of the $W \frac{1}{2} W \frac{1}{2} SW \frac{1}{4}$ (SW Section Corner, Section 24);

thence North $89^{\circ} 12' 11''$ East along the south boundary of the $W \frac{1}{2} W \frac{1}{2} SW \frac{1}{4}$ a distance of 664.44 feet to the southeast corner of the $W \frac{1}{2} W \frac{1}{2} SW \frac{1}{4}$, the **TRUE POINT OF BEGINNING**;

thence South $89^{\circ} 12' 11''$ West along the south boundary of the $W \frac{1}{2} W \frac{1}{2} SW \frac{1}{4}$ a distance of 40.00 feet;

thence North $00^{\circ} 04' 23''$ West parallel with the east boundary of the $W \frac{1}{2} W \frac{1}{2} SW \frac{1}{4}$ a distance of 437.70 feet;

thence South $89^{\circ} 12' 11''$ West a distance of 521.16 feet to a point on the centerline of an existing drain ditch;

thence North $20^{\circ} 10' 49''$ West along said centerline a distance of 299.23 feet to a point on the west boundary of the $W \frac{1}{2} W \frac{1}{2} SW \frac{1}{4}$ that lies 720.00 feet north of the southwest corner of the $W \frac{1}{2} W \frac{1}{2} SW \frac{1}{4}$;

thence North $89^{\circ} 12' 09''$ East a distance of 664.04 feet to a point on the east boundary of the $W \frac{1}{2} W \frac{1}{2} SW \frac{1}{4}$ which lies 720.00 feet north of the southeast corner of the $W \frac{1}{2} W \frac{1}{2} SW \frac{1}{4}$;

thence South $00^{\circ} 04' 23''$ East along the said east boundary a distance of 720.00 feet to the **TRUE POINT OF BEGINNING**, containing 4.37 acres, more or less, and being subject to any and all easements and rights-of-way of record or implied.

EXCEPTING THEREFROM:

RIGHT-OF-WAY FOR HIGHWAY 20/26 ALONG THE SOUTH BOUNDARY.

Property Owner Acknowledgement

I, Dalton Hydro
Steve Harmesen, 26 N State Street
(Name) (Address)

SLC, UT 84103
(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 Highway 20/26 Caldwell, ID
(Address)

and I grant my permission to:

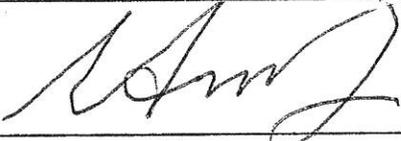
ADVANCE ENT. INC., DBA SUPERIOR SIGNS 120 N. 21ST AVE.
(Name) (Address)

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 7th day of AUGUST, 2019


(Signature)
DALTON HYDRO



Canyon County, Assessor
Brian Stender, Assessor

Site Provided by...
 governmax.com 1.13



Property Info
 Parcel

Parcel Number	Site Address	Current Total Assessed Value
35277010 0	HWY 20 26, CALDWELL	\$53,840

Searches

Owner Information

Owner Name	DALTON HYDRO LLC @@
Mailing Address	26 N STATE ST SALT LAKE CITY UT 84103
Transfer Date	07/01/2014
Document #	2014023509
Deed Book/Page	

Parcel Number

Functions

Property Search
 →

Location / Description

Tax District	220-00	Section & Plat	
Canyon County	001,	Routing #	
Parcel Address	HWY 20 26, CALDWELL	Legal Desc.	24-4N-3W SWTX 05567 IN SWSW LS RD ON W & HWY ON S PER 2012050546
Deeded Acreage	4.3100		

Parcel Type		Topography		Services	
Property Class Code	413 Rural commercial tracts	Level Ground	N	Water	
Neighborhood Code	210000	High	N	Sewer	
Neighborhood Factor	.00	Low	N	Natural Gas	
Street / Road Code	A	Rolling	N	Electricity	N
		Swampy	N	Sidewalk	
				Alley	N

Assessment Information

Current Land Value	\$53,840	Residential Land	\$0	Adjustment Factor	0.00
Current Imp. Value	\$0	Residential Imp.	\$0	Average Value / Acre	\$0
Current Total Assessed Value	\$53,840	Residential Total	\$0	Appraisal Date	8/22/2016

Canyon County, Idaho

generated on 8/7/2019 7:25:30 AM EST

Parcel Number	Site Address	Current Total Assessed Value
35277011 0	HWY 20 26, CALDWELL	\$8,690

Owner Information

Owner Name	HARMSEN STEVE @@ HARMSEN KELLY @@
Mailing Address	26 N STATE ST SALT LAKE CITY UT 84103
Transfer Date	07/01/2014
Document #	2014023507
Deed Book/Page	

Location / Description

Tax District	220-00	Section & Plat	
Canyon County	001,	Routing #	
Parcel Address	HWY 20 26, CALDWELL	Legal Desc.	24-4N-3W SW W 1/2 W 1/2 SW LS TX 4,04172,04173 & 05567 LS 50' OF RD ON S24-4N-3W SW W 1/2 W 1/2 SW LS TX 4,04172,04173 & LS 50' OF RD ON S & LS RD ON W
Deeded Acreage	4.1500		

Parcel Type

Topography

Services

Property Class Code	101 Irrigated Ag Land Vacant	Level Ground	N	Water	
Neighborhood Code	210000	High	N	Sewer	
Neighborhood Factor	.00	Low	N	Natural Gas	
Street / Road Code	A	Rolling	N	Electricity	N
		Swampy	N	Sidewalk	
				Alley	N

Assessment Information

Current Land Value	\$8,690	Residential Land	\$0	Adjustment Factor	0.00
Current Imp. Value	\$0	Residential Imp.	\$0	Average Value / Acre	\$0
Current Total Assessed Value	\$8,690	Residential Total	\$0	Appraisal Date	8/22/2016
Commercial Land	\$0	Non-Res Land	\$0	Reason For Change	02
Commercial Imp.	\$0	Non-Res Imp.	\$0	Prior Land Value	\$8,800
Commercial Total	\$0	Non-Res Total	\$0	Prior Imp. Value	\$0

DALTON HYDRO LLC

Entity Number: 7493913-0161

Company Type: LLC - Foreign

Address: 26 N STATE ST Salt Lake City, UT 84103

State of Origin: VT

Registered Agent: STEPHEN M HARMSSEN

Registered Agent Address:

1616 TOMAHANK DR

Salt Lake City, UT 84103

[View Management Team](#)

Status: Expired

Status: Expired ● *as of 11/29/2018*

Status Description: Failure to File Renewal

Employment Verification: Not Registered with Verify Utah

[History](#)

[View Filed Documents](#)

Registration Date: 08/26/2009

Last Renewed: 06/27/2017

[Additional Information](#)

NAICS Code: 5313 **NAICS Title:** 5313-Activities Related to Real Estate

[<< Back to Search Results](#)

Search by:

Business Name: