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):

STAFF USE ONLY:

Project name:

Date filed: 8-7-19 Date complete:

Related files:

Subject Property Information

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


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@superiorsignsida.com

Cell: 208-412-8257

Authorization

Print applicant name: STEVE HARMSSEN

Applicant Signature: Date: 8-5-2019
Project Name: Harmsen - Dalton Hydrolic
Applicant/Agent: Superiorergy

<table>
<thead>
<tr>
<th>Applicant ()</th>
<th>Please provide the following $\checkmark$ recommended documentation:</th>
<th>Staff ()</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>Completed $\checkmark$ signed $\checkmark$ hearing Review Master Application</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td>Narrative fully describing the proposed use/instance</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>
<tr>
<td>Site Plan</td>
<td>The following are suggested items that may be shown on the site plan:</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td>Property boundaries of the site</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td>Existing buildings on the site</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td>Parking stalls and drive aisles</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sidewalks or pathways (proposed and existing)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Fencing (proposed and existing)</td>
<td></td>
</tr>
<tr>
<td>Floor Plan</td>
<td>Landscape Plan (if applicable)</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td>Neighborhood Meeting sign-in sheet</td>
<td></td>
</tr>
</tbody>
</table>

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: UC

Provisional Hearing Date: 9/10/19
Hearing Body: 02
8-5-2019

ADVANCE ENTERPRISES, INC. DBA SUPERIOR SIGNS
ON BEHALF OF STEVE HARMSEN & 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
8-5-2019

ADVANCE ENTERPRISES, INC. DBA SUPERIOR SIGNS
ON BEHALF OF STEVE HARMSEN & 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 - 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
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."

<table>
<thead>
<tr>
<th>PRINTED NAME</th>
<th>ADDRESS, CITY, STATE, ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td></td>
</tr>
<tr>
<td>8.</td>
<td></td>
</tr>
<tr>
<td>9.</td>
<td></td>
</tr>
<tr>
<td>10.</td>
<td></td>
</tr>
<tr>
<td>11.</td>
<td></td>
</tr>
<tr>
<td>12.</td>
<td></td>
</tr>
<tr>
<td>13.</td>
<td></td>
</tr>
<tr>
<td>14.</td>
<td></td>
</tr>
<tr>
<td>15.</td>
<td></td>
</tr>
<tr>
<td>16.</td>
<td></td>
</tr>
<tr>
<td>17.</td>
<td></td>
</tr>
<tr>
<td>18.</td>
<td></td>
</tr>
<tr>
<td>19.</td>
<td></td>
</tr>
</tbody>
</table>
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.

Annexation into Caldwell with Rezone to Commercial & Special Use for a Billboard

Description of the proposed project: 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

West American Finance Co., a Utah Corporation, grantor
H & R Gallery Ltd., a Utah Limited Partnership, grantor
HELP. LC, a Utah Corporation Limited Liability Company, 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

[Signatures and dates]

State of Utah, Salt Lake County:

On the 24th 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., HELP. LC Limited Liability Corporation, H & R Gallery Ltd., a Utah Limited Partnership

And he did sign the above document in my presence,

[Signature]

Notary Public, my commission expires 4/24/2018
Exhibit A

This Parcel is a portion of West ½, West ¼, Southwest ¼ 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°24'16" East 663.89 feet to a point on the East Boundary of the w1/2, w1/2, sw1/4 which lies North of the Southeast corner of the w1/2, w1/2, sw1/4. Thence

South along the East Boundary of the w1/2, w1/2, sw1/4. 283.33 feet. Thence

South 89°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
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

[Signatures]

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 LLC, H & R Gallery LTD.

And he did sign the above document in my presence,

[Signature]

Notary Public, my commission expires 4/24/2018

[Notary Seal]
This parcel is a portion of the W ½ W ½ SW ¼ 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 ½ W ½ SW ¼ (SW Section Corner, Section 24);

thence North 89° 12' 11" East along the south boundary of the W ½ W ½ SW ¼ a distance of 664.44 feet to the southeast corner of the W ½ W ½ SW ¼, the TRUE POINT OF BEGINNING;

thence South 89° 12' 11" West along the south boundary of the W ½ W ½ SW ¼ a distance of 40.00 feet;

thence North 00° 04' 23" West parallel with the east boundary of the W ½ W ½ SW ¼ a distance of 437.70 feet;

thence South 89° 12' 11" West a distance of 521.16 feet to a point on the centerline of an existing drain ditch;

thence North 20° 10' 49" West along said centerline a distance of 299.23 feet to a point on the west boundary of the W ½ W ½ SW ¼ that lies 720.00 feet north of the southwest corner of the W ½ W ½ SW ¼;

thence North 89° 12' 09" East a distance of 664.04 feet to a point on the east boundary of the W ½ W ½ SW ¼ which lies 720.00 feet north of the southeast corner of the W ½ W ½ SW ¼;

thence South 00° 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

Dalton Hydro

Steve Harmsen

20 N State Street

SLC UT 84103

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:

   O Highway 20/26 Caldwell, ID

   and I grant my permission to:

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

   (Name) (Address)

   CALD威尔, 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, 2020

(Signature)

DALTON HYDRO
<table>
<thead>
<tr>
<th><strong>Property Info</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Parcel Number</strong></td>
<td>3527010 0</td>
</tr>
<tr>
<td><strong>Site Address</strong></td>
<td>HWY 20 26, CALDWELL</td>
</tr>
<tr>
<td><strong>Current Total Assessed Value</strong></td>
<td>$53,840</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Owner Information</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Owner Name</strong></td>
<td>DALTON HYDRO LLC @@</td>
</tr>
</tbody>
</table>
| **Mailing Address** | 28 N STATE ST  
SALT LAKE CITY UT 84103 |
| **Transfer Date** | 07/01/2014 |
| **Document #** | 2014023509 |

<table>
<thead>
<tr>
<th><strong>Function</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location / Description</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Tax District</strong></td>
<td>220-00</td>
</tr>
<tr>
<td><strong>Canyon County</strong></td>
<td>001,</td>
</tr>
<tr>
<td><strong>Parcel Address</strong></td>
<td>HWY 20 26, CALDWELL</td>
</tr>
<tr>
<td><strong>Deeded Acreage</strong></td>
<td>4.3100</td>
</tr>
</tbody>
</table>
| **Section & Plat** | 24-4N-3W SW TX 05567 IN SWSW LS RD ON W &  
HWY ON S PER 2012050546 |

<table>
<thead>
<tr>
<th><strong>Parcel Type</strong></th>
<th><strong>Topography</strong></th>
<th><strong>Services</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Class Code</strong></td>
<td>413 Rural commercial tracts</td>
<td>Level Ground</td>
</tr>
<tr>
<td><strong>Neighborhood Code</strong></td>
<td>210000</td>
<td>High</td>
</tr>
<tr>
<td><strong>Neighborhood Factor</strong></td>
<td>.00</td>
<td>Low</td>
</tr>
<tr>
<td><strong>Street / Road Code</strong></td>
<td>A</td>
<td>Rolling</td>
</tr>
<tr>
<td><strong>Swampy</strong></td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Assessment Information</strong></th>
<th></th>
</tr>
</thead>
</table>
| **Current Land Value** | $53,840  
Residential Land |
| **Current Imp. Value** | $0  
Residential Imp. |
| **Current Total Assessed Value** | $53,840  
Residential Total |
| **Adjustment Factor** | 0.00 |
| **Average Value / Acre** | $0 |
| **Appraisal Date** | 8/27/2016 |
Canyon County, Idaho  

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Site Address</th>
<th>Current Total Assessed Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>35277011 0</td>
<td>HWY 20 26, CALDWELL</td>
<td>$8,690</td>
</tr>
</tbody>
</table>

**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

**Location / Description**

- **Tax District**: 220-00
- **Canyon County**: 001
- **Parcel Address**: HWY 20 26, CALDWELL
- **Deeded Acreage**: 4,1500

**Legal Desc.**: 24-4N-3W SW W 1/2 W 1/2 SW LS TX 4,04172,04173 & 05557 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

<table>
<thead>
<tr>
<th>Parcel Type</th>
<th>Topography</th>
<th>Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Class Code</td>
<td></td>
<td>Water</td>
</tr>
<tr>
<td>Neighborhood Code</td>
<td></td>
<td>Sewer</td>
</tr>
<tr>
<td>Neighborhood Factor</td>
<td></td>
<td>Natural Gas</td>
</tr>
<tr>
<td>Street / Road Code</td>
<td></td>
<td>Electricity</td>
</tr>
<tr>
<td></td>
<td>Level Ground</td>
<td>Sidewalk</td>
</tr>
<tr>
<td></td>
<td>High</td>
<td>N</td>
</tr>
<tr>
<td></td>
<td>Low</td>
<td>N</td>
</tr>
<tr>
<td></td>
<td>Rolling</td>
<td>N</td>
</tr>
<tr>
<td></td>
<td>Swampy</td>
<td>N</td>
</tr>
</tbody>
</table>

**Assessment Information**

- **Current Land Value**: $6,690  
  Residential Land
- **Commercial Land**: $0  
  Non-Res Land
- **Commercial Imp.**: $0  
  Non-Res Imp.
- **Commercial Total**: $0  
  Non-Res Total

- **Current Imp. Value**: $0  
  Residential Imp.
- **Current Total Assessed Value**: $6,690  
  Residential Total

- **Commercial Total**: $0  
  Non-Res Total

- **Adjustment Factor**: 0.00
- **Average Value / Acre**: $0
- **Appraisal Date**: 8/22/2016
- **Reason For Change**: 02
- **Prior Land Value**: $8,800
- **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 HARMSEN
Registered Agent Address:
1616 TOMAHANK DR
Salt Lake City, UT 84103

Status: Expired

Status: Expired ● as of 11/29/2018
Status Description: Failure to File Renewal
Employment Verification: Not Registered with Verify Utah

History

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 Number Executive Name Search Hints

Business Name: