CITY OF
Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

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

RECEIVED
JUL 16 2019

STAFF USE ONLY:
File number(s): Ann-19-07
Project name: Wolf Anney
Date filed: 7/16/19 Date complete: _____
Related files: _____

Subject Property Information

Address: 0 S. 10th Parcel Number(s): R3566400000
Subdivision: Higer Subdivision Block: 1 Lot: 8 Acreage: 2.54 Zoning: County to R3
Prior Use of the Property: Ag County
Proposed Use of the Property: R3- 34 plex development

Applicant Information:

Applicant Name: Blake Wolf - Wolf Building Co Phone: 208-941-7700
Address: 843 W. Horizon Wy City: Nampa State: ID Zip: 83686
Email: Wolfbuildingco@gmail.com Cell: 208-941-7700

Owner Name: A. John Tietsort Phone: 208-250-3029
Address: 2622 Aspen Falls Ave City: Caldwell State: ID Zip: 83605
Email: johnttbm@gmail.com Cell: same

Agent Name: (e.g., architect, engineer, developer, representative) same as applicant
Address: _____ City: _____ State: _____ Zip: _____
Email: _____ Cell: _____

Authorization

Print applicant name: Blake Wolf
Applicant Signature: [signature] Date: 7/15/19

CITY OF
Caldwell, Idaho

Planning & Zoning

ANNEXATION

Project Name: 10th & Amber	**File #:** ANN-19-07
Applicant/Agent: Blake Wolf Wolf Building Co	

Applicant (√)	Please provide the following REQUIRED documentation:	Staff (√)
✓	Completed & signed Hearing Review Master Application	
✓	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	
✓	Recorded warranty deed for the subject property	
✓	Signed Property Owner Acknowledgement (if applicable)	
✓	Vicinity map, showing the location of the subject property	
✓	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	
N/A	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: 7-16-19

Received by: JW

Proposed Hearing Date: 9-10-19

Hearing Body: PZ

AH

July 15, 2019

Narrative for Annexation/Rezone Application to City of Caldwell

Project: 10th and Amber St Multi-Family

To whom it may concern,

I am applying to annex and rezone approximately 2.5 acres, currently owned by Mr. Tietsort, just south of where Amber Street intersects with 10th Ave to a R3 zoning. The subject property is currently in the County and appears cattle have been grassing on it for a number of years. The property is accessible by a granted ingress/egress utility easement from the northern neighbor's owners off of Amber street and another access off of 10th Ave at the South East corner lining up with Easy St.

The reason I am seeking an annexation and rezone is because I would like to develop the subject property into a subdivision containing tri plexes and four plexes. Each building would be on its own taxable parcel and the subdivision would be under the control of an HOA. The current conceptual design shows 12 buildings containing a total of 40 units. The design also reflects a total of 73 parking stalls or 1.8 stalls per unit. My desire is to following this conceptual design as close as possible but until the property is surveyed (and civil engineering employed) the design may slightly change.

This property can be serviced with city water coming in off of Amber St looping into the proposed development and back into the main line in 10th Ave. The city sewer is also available in Amber St just East of 10th Ave and has sufficient depth to service the western most part of the proposed development. The sewer main work in Amber St may be a collaborative effort with the new Daycare facility at the South West corner of the intersection. (The owner of the Daycare, Mr Draper, is in need of sewer to his property)

The subject property is contiguous to a parcel to the north that is already R3 zoned. The subject property lies within the designation of High Density/Residential according to the City's Comp Plan dated March 2019.

If the annexation/rezone would be granted my intentions would be to immediately move into platting the subdivision then follow that by building all the tri & four plexes right after.

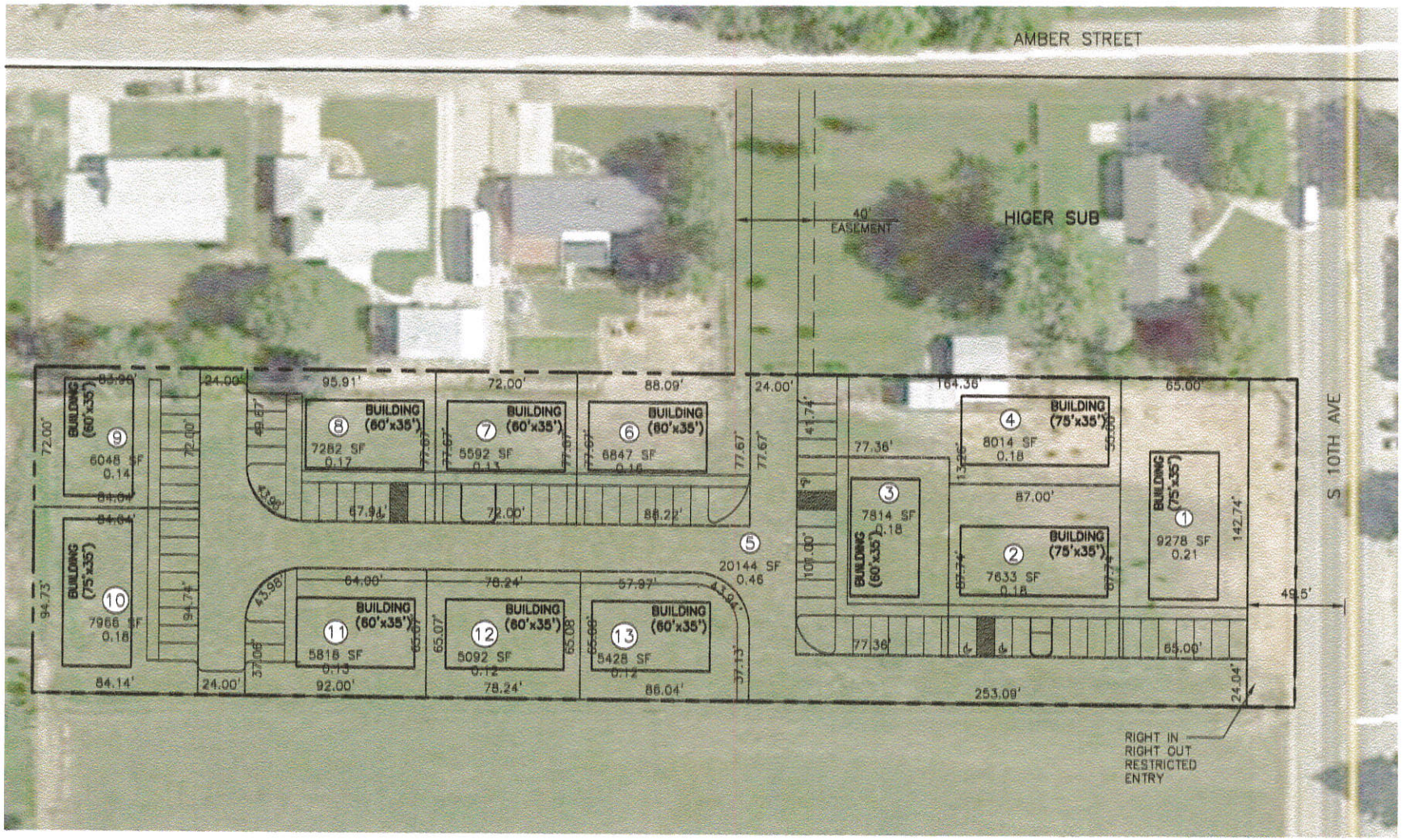
Thank you for your time.

Blake Wolf

Wolf Building Company

Wolfbuildingco@gmail.com

208.941.7700



SITE SUMMARY

TOTAL ACRES- 2.5 AC
CURRENT ZONING- OUTSIDE OF CITY LIMITS
PROPOSED ZONING- R-3
NUMBER OF DWELLINGS- 40
DENSITY (DW/AC)- 15.2/AC
PARKING = 69 STALLS + 4 HC

Title: **CONCEPTUAL LAYOUT**

Owner: BLAKE WOLF
STREET ADDRESS
CITY, STATE ZIP
(208) 000-0000

Project: PROJECT NAME
Job Number:
Scale: 1" = 50'
Designed by:
Drawn by:
Checked by:

LEAVITT & ASSOCIATES ENGINEERS, INC.
STRUCTURAL * CIVIL
SURVEYING
1324 FIRST STREET SOUTH, NAMPA, IDAHO 83651
PHONE (208)463-0333/463-7670 FAX (208)463-9040

W:\Projects\2019 Projects\Wolf\R_Blake\Conceptual Layout-2

Google Maps

N

Imagery ©2019 Google, Map data ©2019 50 ft

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: 5:30 PM

End Time of Neighborhood Meeting: 6:21 pm

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.	George Slane	3816 So 10th Caldwell, ID 83605
2.	Ryan McKinnon	216 Kurt Lane
3.	Darrell Sibert	316 Amber St.
4.	Viki Sibert	316 Amber St.
5.	Allen E Carter	300 Amber St
6.	BRIAN D CARTER	300 AMBER ST.
7.	Dean Hawley	312 Amber St
8.	Judy Hawley	312 Amber St
9.	Teresa Draper	3618 S. 10th
10.	Eq Lynn Draper	〃 〃
11.	Janice Ertl	504 E. Easy St.
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: Annex/rezone to R3 to develop into 3 & 4 plexes

Date of Round Table meeting: _____

Notice sent to neighbors on: 6/29/19

Date & time of the neighborhood meeting: 7/11/19 - 5:30pm

Location of the neighborhood meeting: Onsite

Developer/Applicant:

Name: Blake Wolf - Wolf Building Co

Address, City, State, Zip: 843 W. Horizon Wy Nampa ID 83686

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 7/11/19

A

INSTRUMENT NO. 200134338

PC40036

WARRANTY DEED

FOR VALUE RECEIVED **Hiram E. Higer and Mildred I. Higer, husband and wife**

the Grantors, do hereby grant, bargain, sell and convey unto **A. John Tietsort and Peggy L. Tietsort, husband and wife**

the Grantees, whose address is **3618 S. 10th Ave., Caldwell, ID, 83605**

the following described premises, to-wit:

See attached Exhibit "A", which by this reference is made a part hereof and is comprised of one (1) page.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 2001 and subsequent years, covenants, conditions, restrictions and easements of record; and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: August 21, 2001

Hiram E. Higer — Mildred I. Higer

STATE OF IDAHO

COUNTY OF CANYON

On this 22nd day of August in the year 2001, before me, a Notary Public, personally appeared Hiram E. Higer and Mildred I. Higer known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public
Residing at Nampa
My commission expires 9/28/02

TAMMY K. SHIELDS NOTARY PUBLIC STATE OF IDAHO

PIONEER TITLE COMPANY
OF CANYON COUNTY

100 10TH AVE SOUTH
NAMPA, IDAHO 83651

610 SOUTH KIMBALL
CALDWELL, ID 83605

05/30/2019 9:21 AM

Form No. 1343(1982)
ALTA Plain Language Commitment

PC 40036

Exhibit "A"

PARCEL I

Lot 8 in Block 1 of HIGER SUBDIVISION, Caldwell, Canyon County, Idaho, according to the Plat of said Subdivision of record in the office of the County Recorder of Canyon County, Idaho.

PARCEL II

BEGINNING at the Northeast corner of the East One-Half of the Southeast Quarter of the Southeast Quarter of Section 33, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence

165 feet South along the East boundary of said Section, thence

West 664.6 feet on a line parallel to the North boundary of the said East Half of the Southeast Quarter of the Southeast Quarter of said Section 33 to the West boundary of said tract, thence

North 165 feet along the West boundary of said tract to the Northwest corner of said tract, thence

East 664.6 feet along the North boundary line of said tract to the REAL POINT OF BEGINNING.

EXCEPTING THEREFROM THE East 25 feet as a right of way.

2001 AUG 22 PM 4 28

G NOEL HALES
CANYON CNTY RECORDER
BY

REQUEST PIONEER - CALDWELL
TYPE
FEE

RECORDED

200134338

PioneerTitleCo.
GOING BEYOND

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

File No. 659860 CH/JT

WARRANTY DEED

For Value Received A. John Tietsort and Peggy L. Tietsort, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Jeanette L. Miller, a single woman

hereinafter referred to as Grantee, whose current address is 3618 South 10th Avenue Caldwell, ID 83605

The following described premises, to-wit:

Lot 8, Block 1, Higer Subdivision, according to the plat thereof, filed in Book 5 of Plats at page(s) 40, records of Canyon County, Idaho.

SUBJECT TO an easement for ingress, egress and utilities over, under and across the West 40 feet for the benefit of the grantors adjoining property to the South.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: August 27, 2018

A. John Tietsort

Peggy L. Tietsort

P4

State of IDAHO, County of CANYON

This record was acknowledged before me on August 27, 2018 by A. John Tietsort and Peggy L. Tietsort

Signature of notary public

Commission Expires: 5-27-2023

KATHY McDONALD NOTARY PUBLIC STATE OF IDAHO

KM

DocuSign Envelope ID: CA788128-103B-4709-8C2 AE8238A357

Property Owner Acknowledgement

I, A. John Tietsort (Name), 2622 Aspen Falls Ave (Address)

Caldwell (City), Idaho (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

TBD S. 10th Ave, Caldwell, ID 83605 (R3566400000) Parcel # (Address)

and I grant my permission to:

Blake Wolf, Wolf Building Co (Name) 843 W. Horizon Way (Address)

Nampa (City), Idaho 83686 (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 1st day of July, 2019

DocuSigned by:
A. John Tietsort
(Signature) E474...

AM