



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-19-12

SUP-19-21

Project name: Kraemer Annex & SUP

Date filed: 9/12/19 Date complete: _____

Related files: _____

Subject Property Information

Address: 11809 Ustick Rd. Parcel Number(s): R30931

Subdivision: _____ Block: _____ Lot: _____ Acreage: 5.29 Zoning: County to MI

Prior Use of the Property: Residential / Ag

Proposed Use of the Property: tactical sports park

Applicant Information:

Applicant Name: Scott Kraemer Phone: 208 880 9012

Address: 225 S. Buttercup Ct City: Nampa State: ID Zip: 83687

Email: Scott07@cebleone.net Cell: 208 880 9012

Owner Name: Wallace Olson Phone: _____

Address: 3204 S Indiana Ave City: Caldwell State: ID Zip: 83605

Email: _____ Cell: _____

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

Address: _____ City: _____ State: _____ Zip: _____

Email: _____ Cell: _____

Authorization

Print applicant name: Scott Kraemer

Applicant Signature: Scott Kraemer Date: 9/4/19

MI



CITY OF
Caldwell, Idaho

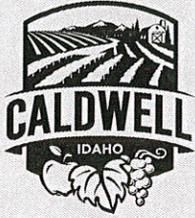
Planning & Zoning

ANNEXATION

Project Name: <u>Kraemer Annexation</u>	File #: <u>ann-19-12</u>
Applicant/Agent: <u>Scott Kraemer</u>	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
	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	✓
	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: <u>9-12-19</u>
Received by: <u>LC</u>
Proposed Hearing Date: <u>10-14-19</u>
Hearing Body: <u>PZ</u>



CITY OF
Caldwell, Idaho

Planning & Zoning

SPECIAL-USE PERMIT

Project Name: <u>Kraemer Sup</u>	File #: <u>Sup-19-21</u>
Applicant/Agent:	

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	✓
	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)	
	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	✓

STAFF USE ONLY:
Date Application Received: <u>9-12-19</u>
Received by: <u>CC</u>
Proposed Hearing Date: <u>10-14-19</u>
Hearing Body: <u>PZ</u>

A1

Proposed Tactical Sports Park

11809 Ustick Rd.

We currently operate this type of facility at 7365 Airport Rd. in Nampa under a Conditional Use Permit. As we move our operation to this new location, we plan to work with Caldwell Development Service to ensure all aspects of our operation to stay in compliance with county building codes etc. This property will allow us to continue our business in a commercial / Industrial area that is compatible with our use.

Use – Tactical sports park. This sports park will offer family friendly outdoor sport of paintball for ages 8 and up. All games are supervised by referees. Our patrons include Nampa Parks & Rec, Boys & Girls club, Boy Scouts, School clubs, Church Groups, Military and National Guard, and many local businesses and families. Alcohol is forbidden on the property at all times. This is a family run and family friendly business that promotes sportsmanship and team building. We will utilize portable restrooms until Permanent restrooms are built within 6 months of opening. These restrooms will be two unisex ADA compliant restrooms. This will be coordinated with Southwest District Health for any and all permits. Property currently has a well and septic system with 1000 gallon tank. Plan “A” is to utilize one of the mobile homes that are on the property to store our equipment and check in guests. If this doesn’t work then plan “B” is to construct a steel “horse barn” style building 42’W x 21’L x 13’H. There will be no “conditioning” of this space, just electrical service (permit through Caldwell). Landscaping of 30’ width along I84 frontage and 25’ width along Ustick to be installed no later than 12 months from opening. This will be in accordance with City requirements. A walk through with city planning to determine what additions to current trees will be needed so we can be in compliance. A paved parking lot including 1 ADA Van accessible space will be built within 12 months of opening. This parking lot will be sized and stripped according to Caldwell requirements for our use. Patrons will utilize tables along the side of this shop to “stage” in between games along with picnic benches under the trees. Multiple outdoor playing fields with wood constructed barriers and forts not exceeding 7’ tall, along with barrels, plastic totes, and culvert pipe. These materials and construction requirements have already been discussed with Caldwell Building Department. Netting will be installed along all sides of the playing fields where any person or vehicle can come within 100’ of field boundary. This is required by our insurance to keep all stray paintballs on our property. There will be no sound impact due to the low sound impact of the sport along with I84 as our Southern boundary. The freeway is much louder than any activities on our property. Some lighting will be installed on poles on the playing fields for safety and game play. These lights will all be down facing only so as to not interfere with road or air traffic. Electrical and building permits will be acquired before installation. A sign by the road access entrance on Ustick Rd., 4’ H x 8’ W, 7’ above ground. There will also be signage along our I84 frontage not to exceed 1 sq. ft per linear ft. of frontage. Patrons will access the property via existing entrance to the property from Ustick Rd. There will be 1 delivery per week. Patrons to average 100 per Saturday, 50 Sunday-Friday.

Hours of operation

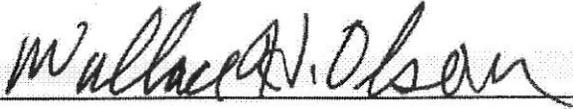
Monday – Saturday 9A – 9P, Sunday 10A – 6P

Sunday – Friday reservation only

As

To whom it may Concern:

Olson & Olson LLC allows Scott Kraemer, Sandra Kraemer and or David Ferdinand to make application for annexation and zoning change to 11809 Ustick Road Caldwell, Idaho 83605 with the City of Caldwell, Idaho. The subject parcel of land is 5.29 acres more or less. The parcel number is 03N02W063110 and the account number is R3092400000. Olson & Olson LLC will not be responsible for any cost related to annexation or zoning change.



Date 9-12-19

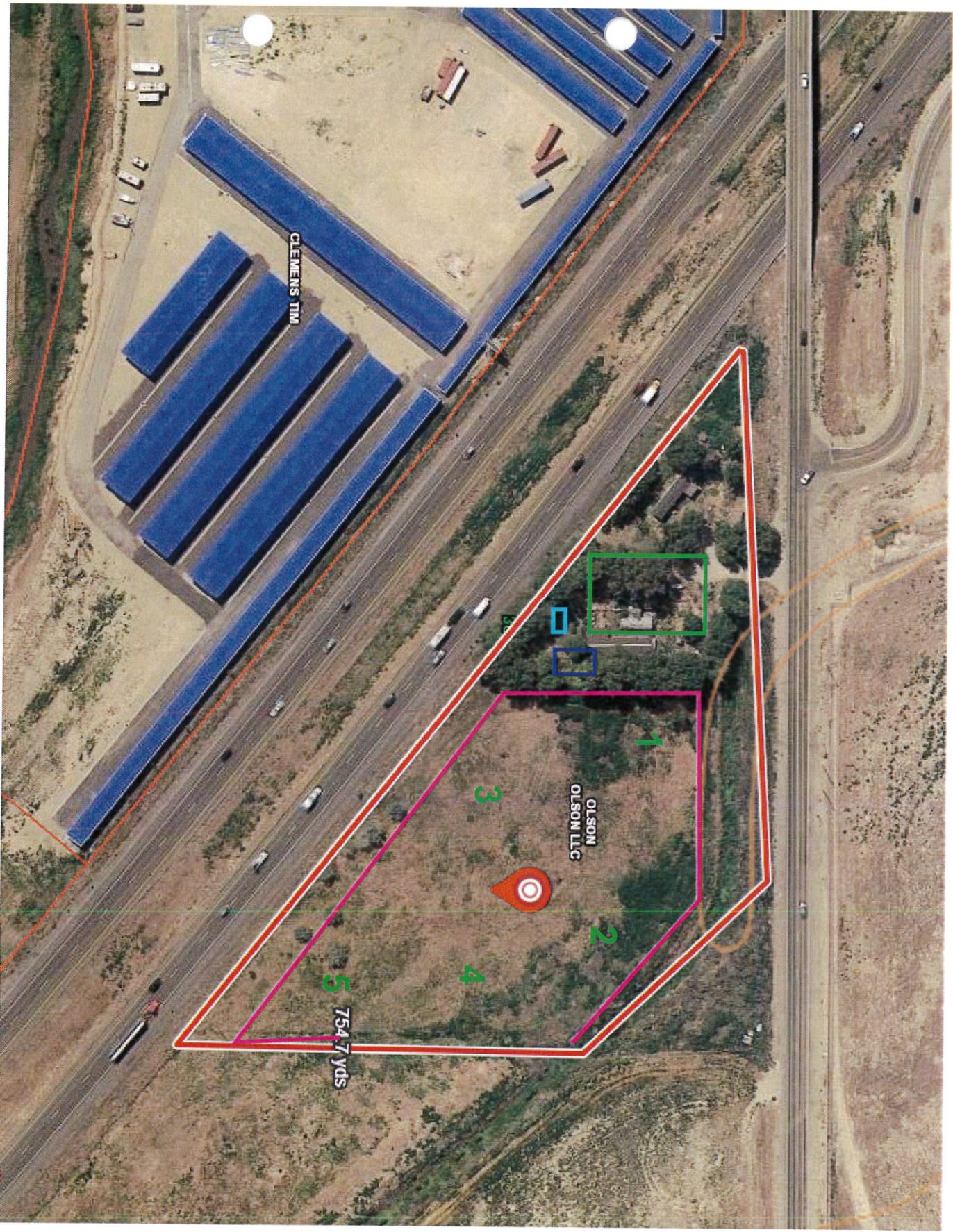
Wallace Olson – Olson & Olson LLC

POLES 21' ABOVE
GROUND. SCHD 80
2" RIGID PIPE, 20' APART

GUY WIRES ARE 1/8" BRAIDED CABLE W/
TURNBUCKLES. ATTACH POINTS ARE 1' AND 12'
ABOVE GROUND.

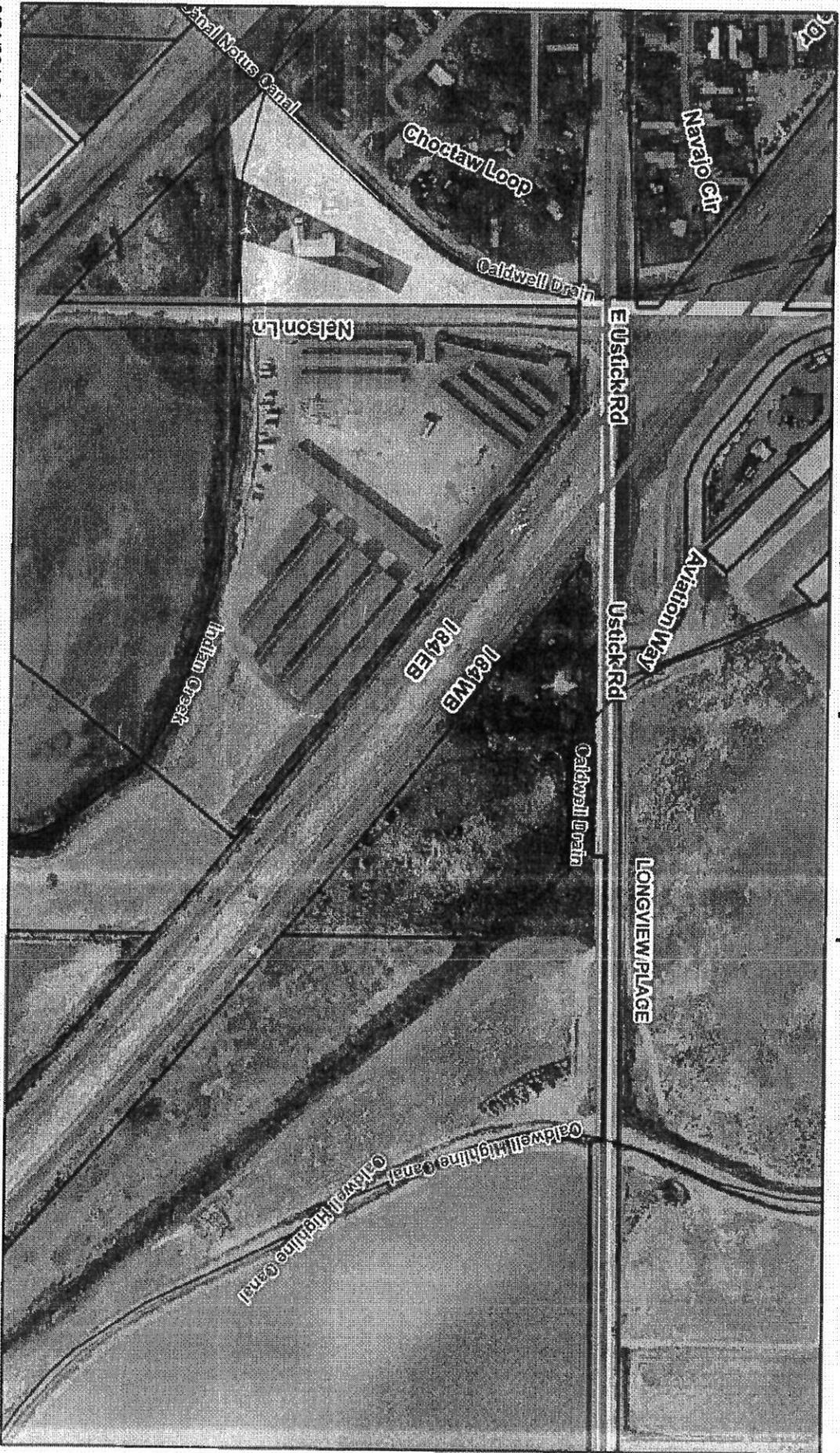
POLES 4' IN GROUND. 12"
CEMENT FILLED POST HOLES

GAME NET 20'. TOP OF EACH NET IS
ATTACHED TO 1/8" CABLE RUNNER.
CABLE IS THREADED THROUGH TOP &
BOTTOM GROMETS AND MADE
TAUGHT VIA TURNBUCKLE.



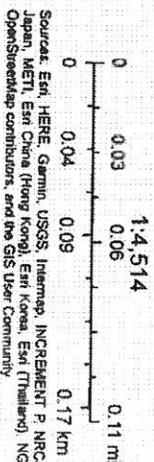
-
- PARKING
- BUILDING
- RESTROOMS
- NETTING
- PROPERTY BOUNDARY

Canyon County DSD Web Map



8/21/2019 3:32:50 PM

- City Limits
- Canyon County Roads
- Ordinances
- Canyon County Boundary
- Green: Band_2
- Caldwell
- Hydro
- Current Impact Areas
- Canyon County Imagery 2018
- Blue: Band_3
- Parcel Tool
- Subdivisions
- Sections
- Red: Band_1



Source: Esri, HERE, Garmin, USGS, Inmap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, etc. OpenStreetMap contributors, and the GIS User Community

A.Y

REGISTERED No. 983433
WARRANTY DEED

For Value Received JUNE E. POLLOCK, VEE EM TAYLOR and JUNE E. POLLOCK,
as Trustee for TRACY LYNN KING,

the grantors, do hereby grant, bargain, sell and convey unto WILLIAM H. OLSON and JOANN
OLSON, husband and wife,

of: 3204 So. Indiana, Caldwell, Idaho, 83605
the grantees, the following described premises, situated in Canyon
County, State of Idaho, to-wit:

All that part of Lot 4 of Section 6, Township 3
North, Range 2 West of the Boise Meridian, lying
North and East of United States Interstate Highway
80 North, Canyon County, Idaho.

REQUEST
TYPE *Deed* REGISTRY FEE *2.00*
GIGRAY-MILLER-D-W ATTYS

BY *U. Olson*
BILL A. STANLEY
CANYON COUNTY CLERK

AUG 12 3 44 PM '83

983433

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
and with the said Grantees, that they are the owners in fee simple of said premises; that said
premises are free from all incumbrances

and that they will warrant and defend the same from all lawful claims whatsoever.
Dated: July 28, 1983

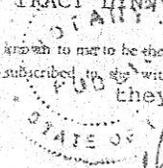
June E. Pollock
Lee Ann Taylor

June E. Pollock Trustee
for Tracy Lynn King

STATE OF IDAHO, COUNTY OF CANYON) ss.

On this 4 day of Aug, 1983,
before me, a notary public in and for said State, personally appeared
JUNE E. POLLOCK, VEE EM TAYLOR and
JUNE E. POLLOCK, as trustee for
TRACY LYNN KING,

known to me to be the persons whose names are
subscribed to the within instrument, and acknowledged to me that
they executed the same.



Harold Helton
Notary Public,
Residing at Caldwell, Idaho

STATE OF IDAHO, COUNTY OF

I hereby certify that this instrument was filed for record at the
request of _____
at _____ minutes past _____ o'clock m., this
_____ day of _____ 19____
in my office, and duly recorded in Book _____ of Deeds at
page _____

By _____
Notary Public

By _____
Deputy

Fees \$
Mail to:

11809 USTICK RD. CALDWELL

5.29 ACRES

METES AND BOUNDS:

A PORTION OF GOVERNMENT LOT 4 LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER OF SAID SECTION 6;

THENCE SOUTH $89^{\circ}30'57''$ WEST (FORMERLY SOUTH $89^{\circ}30'46''$ WEST AS FILED FOR RECORD IN THE OFFICE OF THE CANYON COUNTY RECORDER, CALDWELL, IDAHO AS INSTRUMENT NO. 927189) 1,333.77 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4, SAID CORNER BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH $0^{\circ}40'46''$ EAST 205.94 FEET ON SAID EASTERLY BOUNDARY OF GOVERNMENT LOT 4 TO A POINT;

THENCE NORTH $44^{\circ}54'48''$ WEST 288.38 FEET TO A POINT ON THE NORTHERLY 30 FEET OF THE ABOVE DESCRIBED PARCEL WHICH IS DEDICATED FOR PUBLIC RIGHT OF WAY;

THENCE NORTH $89^{\circ}30'57''$ EAST (FORMERLY NORTH $89^{\circ}30'46''$ EAST, INSTRUMENT NO. 927189) 201.17 FEET TO THE POINT OF BEGINNING;

EXEMPTING THEREFROM:

PUBLIC RIGHT OF WAY FOR USTICK ROAD WHICH FOLLOWS THE NORTHERLY BOUNDARY OF THE ABOVE DESCRIBED PARCEL.

EXHIBIT 'A'
11809 USTICK RD
5.29 ACRES MORE OR LESS

THE GRANTOR is B. JoAnn Olson, a widow dealing with her sole and separate property, (herein called grantor).

THE GRANTEE is Olson & Olson, L.L.C., an Idaho limited liability company (herein called grantee) whose current address is 102 Summers Street, Caldwell, ID 83605.

FOR VALUE RECEIVED, the grantor hereby releases, remises and forever quitclaims unto the grantee those premises situated in Canyon County, Idaho, and described as follows:

A portion of Government Lot 4 located in the Northwest Quarter of Section 6, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 6; thence
South 89°30'57" West (formerly South 89°30'46" West as filed for record in the office of the Canyon County Recorder, Caldwell, Idaho as Instrument No. 927189) 1,333.77 feet to the Northeast corner of said Government Lot 4, said corner being the **TRUE POINT OF BEGINNING**; thence
South 0°40'46" East 205.94 feet on said Easterly boundary of Government Lot 4 to a point; thence
North 44°54'48" West 288.38 feet to a point on the Northerly 30 feet of the above described parcel which is dedicated for public right of way; thence
North 89°30'57" East (formerly North 89°30'46" East, Instrument No. 927189) 201.17 feet to the **POINT OF BEGINNING**;

EXCEPTING THEREFROM:

Public right of way for Ustick Road which follows the Northerly boundary of the above described parcel.

TOGETHER with all water rights, ditch rights, rights of way, improvements, fixtures, tenements, hereditaments and appurtenances thereto belonging or used in connection therewith.



02/20/2019

Ag