



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-19-16/SUP-19-22

Project name: Gibson Annex + Sup

Date filed: 11/19/19 Date complete: _____

Related files: _____

Subject Property Information

Address: 19933 Midland Blvd, Caldwell, ID 83607 Parcel Number(s): R3429500000

Subdivision: Midland & 20/26-30 Acres Block: _____ Lot: _____ Acreage: 30.42 Zoning: AG-Canyon County

Prior Use of the Property: Agriculture

Proposed Use of the Property: Commercial

Applicant Information:

Applicant Name: James Gibson Phone: _____

Address: 3067 E Shadowview City: Eagle State: ID Zip: 83616

Email: james.gibson@sagerev.com Cell: 208-954-3093

Owner Name: GGI Madden LLC Phone: 208-954-3093

Address: PO Box 520 City: Eagle State: ID Zip: 83616

Email: james.gibson@sagerev.com Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) Mathew Graham/T-O Engineers

Address: 332 N. Broadmore Way City: Nampa State: ID Zip: 83616

Email: mgraham@to-engineers.com Cell: 208-442-6300

Authorization

Print applicant name: James Gibson

Applicant Signature: _____ Date: 11-19-19

AI



CITY OF
Caldwell, Idaho

Planning & Zoning

ANNEXATION

Project Name: GGI Madden	File #: Ann-19-16
Applicant/Agent: James Gibson / Mathew Graham	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
X	Completed & signed Hearing Review Master Application	✓
X	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	✓
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	✓
X	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)	
X	Metes and bounds legal description for the site to be annexed in WORD format	✓
X	Landscape Plan (if applicable)	✓
X	Neighborhood Meeting sign-in sheet	✓
X	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.	✓
X	Fee	✓

STAFF USE ONLY:

Date Application Received: 11/19/19

Received by: LC

Proposed Hearing Date: 1/14/2020

Hearing Body: HE

AI



CITY OF
Caldwell, Idaho

Planning & Zoning

SPECIAL-USE PERMIT

Project Name: GGI Madden	File #: <i>Sup-19-22</i>
Applicant/Agent: James Gibson / Mathew Graham	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
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	✓
X	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	
X	Landscape Plan (if applicable)	✓
X	Neighborhood Meeting sign-in sheet	✓
X	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	✓
X	Fee	✓

STAFF USE ONLY:	
Date Application Received:	<i>11/19/19</i>
Received by:	<i>LC</i>
Proposed Hearing Date:	<i>11/14/2020</i>
Hearing Body:	<i>HE</i>

AL



T·O ENGINEERS

Annexation Narrative

Midland & 20/26- 30 Acres
GGI Madden/T-O Engineers

Property Description:

Address-19933 Midland Blvd, Caldwell, ID 83607
Parcel ID-R3429500000
Canyon County/Property City-Caldwell
Acres-30.42/Currently Zoned agriculture

Narrative: City of Caldwell/Planning and Zoning

Dear City of Caldwell Planning and Zoning,

We are requesting that the 30.42 acre parcel, located off 19933 Midland Boulevard, be annexed into the City of Caldwell. The property is listed as Commercial on the Future Comprehensive Plan Map and it's situated in the City of Caldwell Impact area. The parcel is currently bordered by Caldwell City Limits. The proposed annexation of the parcel off Midland Blvd would further expand the Highway 20/26 Expressway corridor and lead to new opportunities for business growth to occur within Caldwell, as the parcel is subject to a proposed Commercial/Storage project.

The parcel currently is zoned as agriculture in Canyon County but is surrounded by City of Caldwell land that is zoned residential and commercial. The proposed project that is accompanying this annexation request, will include commercial uses and storage, which will fit in with the general theme of the surrounding commercial zones and with the parcel's future land use designation of Commercial.

Sewer is currently unavailable at the project site and when it will become available still remains an uncertainty. There will be a temporary septic used for the proposed storage element apart of this project until sewer is readily available. The project will be phased and storage will make up the first phase, with other commercial uses following in the later phases, not associated with storage.

Thank you for taking the time to review this request for annexation of the 30.42 acres off 19933 Midland Boulevard, into the City of Caldwell. Based on our findings we feel this is a reasonable request and believe that the annexation will only serve to benefit the City of Caldwell.

If there are any questions, please feel free to contact me at mgraham@to-engineers.com /208-442-6300

Sincerely,

Mathew Graham
T-O Engineers

Development Narrative

The gross site area totals 30.4-acres. The net usable site area is reduced by approximately 6.7-acres due to setback and public road widening requirements. As proposed, the net usable site area will total 23.7-acres, consisting of four tax parcels. The proposed development plan will require rezoning to "C-3", and approval of a Special Use Permit, which we request be granted. A floor plan will be provided once the site is annexed. The proposed development plan is as follows:

Phase 1 will consist of the southern 8.9-acre parcel 1, which is slated to be developed as a self-storage – RV storage facility. The development of phase-1 is slated to start in mid-2020. The development of the 8.9-acre site (parcel-1) will be phased over a 3 to 5-year period, based upon market demand. The first phase is slated to consist of approximately 50,000-SF of building area, open storage yard area, a small office building and caretaker living quarters.

Based upon our "Roundtable" meeting with the City of Caldwell, the first phase will be allowed to utilize a small on-site septic system until public sewer service becomes available. We would like to place the septic drain fields within landscaping buffer areas.

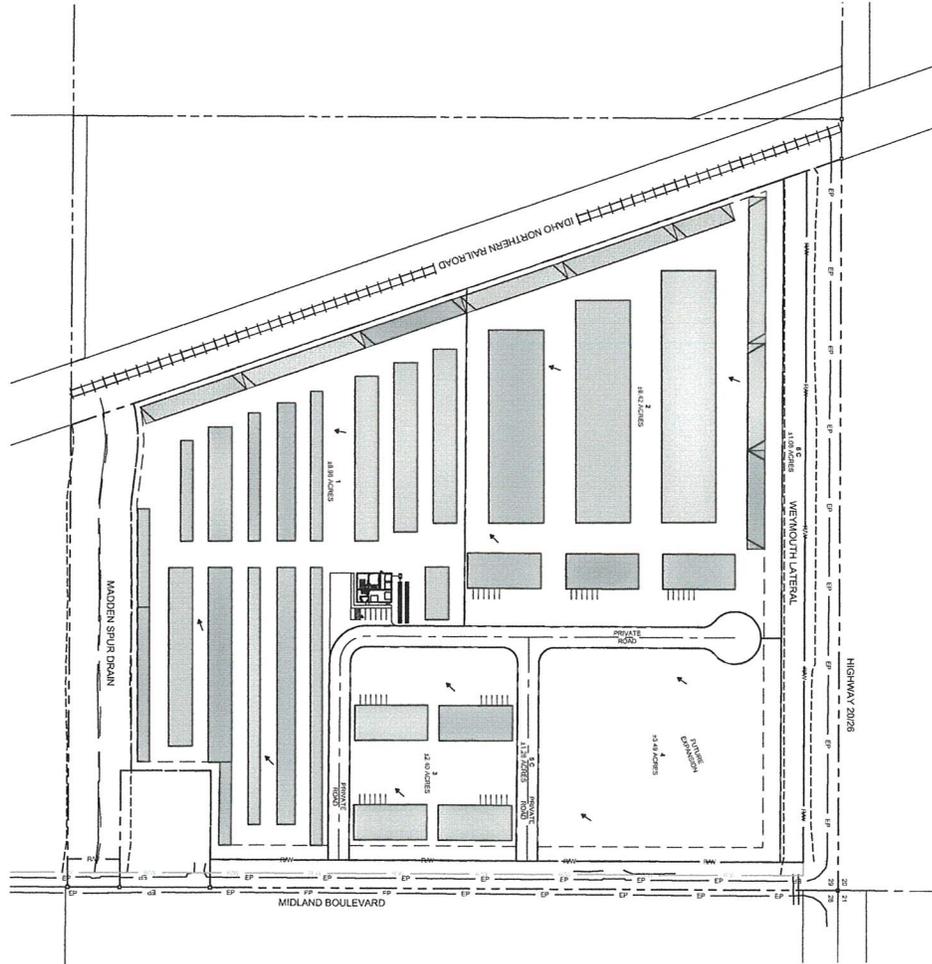
Parcel 3 (2.4-acres) will be developed as "contractor yard" facilities which will include small flex commercial-light industrial buildings and a small secured storage yard area. Development of Parcel 3 is slated to consist of 6 to 8 (+/-0.5-acre) individual lots. The typical office-shop building will average approximately 3,000-SF of gross building area.

Phase 2 is slated for future expansion of the storage facility north of parcel 1. The timing of development for phase 2 will be impacted by several factors. First, demand for storage space associated with the southern abutting RV-storage facility. The second factor affecting the northern parcel will be ITD plans and timing for widening Chinden (SR-20-26).

For the next 4 to 5 years, development of the northern portion will be limited. Idaho Transportation Department has plans to widen Chinden (SR-20/26) which will impact development of the northern portion of parcel 2 and parcel 4. As currently proposed, the road widening project will require extending the public right-of-way to 100-FT from the center line of the highway. The ITD project will also impact the 100 Lateral Canal. We have included the road setback requirements along both Chinden (SR-20-26) and Midland Blvd. Based upon plans provided by ITD, they intend to install a traffic light at the intersection of Chinden and Midland as part of the road widening project. Midland Blvd is classified as principal arterial.

Public utilities – Currently, we are working with the City of Caldwell Public Works Department to extend and provide public water service to the immediate area. We have been discussing a development agreement for water service with the City Public Works Department. As reported by the Public Works Dept, a water well is in the budget for 2020 for somewhere in the Madden area. We have offered the city a well site on our larger development parcel. As reported by the Public Works Department, they are currently reviewing plans for extending sewer service to the greater area.

We have included a proposed 36-FT wide shared access loop roadway. The shared access loop road configuration gives consideration to emergency vehicle access and limits the number of access driveways off of Midland Blvd. to two shared access driveways points. The northern shared access driveway is proposed to be located over 400-FT south of the intersection of Midland Blvd and Chinden (SR-20-26). The shared loop access design aims to limit traffic congestion along Midland Blvd.



LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- OVERLAND FLOW AREA
- PROPOSED LOT NUMBER
- PROPOSED COMMON LOT NUMBER



DATE: 11/19/19
 PROJECT: 20001
 SHEET: 1 of 1

**GGI MADDEN
 SITE PLAN**

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 502 33RD STREET
 CODY, WY 82414
 PHONE: (307) 547-3411 WWW.T-OENGINEERS.COM
 BOISE • CODY • COLORADO SPRINGS • HELEN CITY
 MERIDIAN • Nampa • SPOKANE

NO.	REVISIONS DESCRIPTION	DATE	BORDER SIZE
			DESIGNED
			DRAWN
			CHECKED
			APPROVED

A3

19933 Midland Blvd (30.42 acres) Caldwell, ID 83607



Proposed Project site/
19933 Midland Blvd, Caldwell, ID 83607
(30.42 acres)

Highway 20/26 Expressway

Midland Blvd

43°39'17.71" N 116°35'15.36" W

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

End Time of Neighborhood Meeting: ~~6:30~~ 6:00

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

	<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1.	Patty Gibson	255 S Wooddale Ave Eagle 83616
2.	James Gibson	" " " " " "
3.	Abbey Storer	332 N. Broadmore Way, Nampa ID 83687
4.	Taylor Cook	332 N. Broadmore Way, Nampa, ID 83687
5.	Kevin & Andrea Chester	19757 MIDLAND BLVD CARMEL, IN 46035
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: Proposed Commercial/Storage project that will include an annexation, special use permit and a rezone to C-3 Commercial.

Date of Round Table meeting: February 21st, 2019

Notice sent to neighbors on: June 5th, 2019

Date & time of the neighborhood meeting: June 17th, 2019

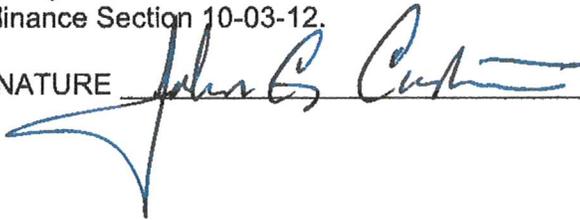
Location of the neighborhood meeting: 19933 Midland Blvd, Caldwell, ID 83607

Developer/Applicant:

Name: John Carpenter/T-O Engineers

Address, City, State, Zip: 332 N. Broadmore Way, Nampa, ID 83687

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 07-18-19

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

2018-058145

RECORDED

12/28/2018 08:39 AM

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 MBROWN

\$15.00

TYPE: DEED

FIRST AMERICAN TITLE AND ESCROW

ELECTRONICALLY RECORDED

AFTER RECORDING MAIL TO:

GGI Madden LLC
2234 Parkforest Way
Eagle, ID 83616

WARRANTY DEED

File No.: **4101-3076286 (TD)**

Date: **December 18, 2018**

For Value Received, **Howard A. Nau, as trustee of Trust A of The Nau Family irrevocable Trust, U/T/A dated April 17, 1998, as reformed and restated**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **GGI Madden LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **2234 Parkforest Way, Eagle, ID 83616**, the following described premises, situated in **Canyon County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

The East Half of the Northeast Quarter of Section 29, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, lying East of the Railroad;

EXCEPTING THEREFROM: All that part thereof lying South of the High Line Canal of the Pioneer Irrigation District;

ALSO EXCEPTING, Beginning at a point of intersection of the Southwesterly boundary line of the right of way of the Oregon Short Line Railroad Company with the West boundary line of the Northeast Quarter of the Northeast Quarter of said Section 29, and running thence South on said West boundary line 1192 feet; thence East 417 feet to the West boundary line of said Railroad right of way; thence Northwest along said right of way line 1262 feet to the Point of Beginning;

ALSO EXCEPTING, COMMENCING at the Northeast corner of said Section 29, and running thence South along the East boundary line thereof 1082 feet to the Real Point of Beginning; Thence South along the Section line 154 feet; thence West 200 feet; thence North 154 feet; thence East 200 feet to the Real Point of Beginning.

ALSO EXCEPTING, a parcel of land located in the Southeast Quarter of the Northeast Quarter of Section 29, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho and being described as follows:

Basis of Bearing being the East line of said Southeast Quarter of the Northeast Quarter derived from found monuments and taken as South 00°12'45" East.

BEGINNING at a 5/8 inch rebar marking the Northeast corner of said Southeast Quarter of the Northeast Quarter thence South 00°12'45" East along the East line of said Southeast Quarter of the Northeast Quarter a distance of 1,185.39 feet to a point on the centerline of the High Line Canal;

Thence leaving said East line and along said centerline the following courses:

North 88°37'44" West a distance of 135.58 feet to a point;

thence North 83°26'04" West a distance of 308.87 feet to a point;

thence North 88°07'35" West a distance of 167.06 feet to a point;

thence North 83°37'48" West a distance of 165.38 feet to a point;

thence North 85°53'57" West a distance of 427.80 feet to a point;

thence North 88°45'23" West a distance of 120.82 feet to a point on the West line of said Southeast Quarter of the Northeast Quarter;

thence leaving said centerline and along said West line

North 00°13'14" West a distance of 1,083.52 feet to a 5/8 inch rebar marking the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence leaving said West line and along the North line of said Southeast Quarter of the Northeast Quarter North 89°43'39" East a distance of 1,321.00 feet to the POINT OF BEGINNING.

APN: 34295000 0

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

AG



T-O ENGINEERS

Project No: 190061
Date: October 30, 2019
Page 1 of 1

DESCRIPTION OF LAND
City of Caldwell
For Annexation Purposes

A parcel of land located in the NE1/4 of the NE1/4 of Section 29, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the northeast corner of said Section 29; thence, along the east boundary of said NE1/4 of the NE1/4,

- 1) S.00°26'14"W., 1082.03 feet; thence, leaving said east boundary,
- 2) N.89°33'45"W., 200.01 feet; thence,
- 3) S.00°26'14"W., 154.00 feet; thence,
- 4) S.89°33'45"E., 200.01 feet to said east boundary; thence, along said boundary,
- 5) S.00°26'14"W., 89.72 feet to the southeast corner of said NE1/4 of the NE1/4; thence, along the south boundary thereof,
- 6) N.89°37'20"W., 791.07 feet to the northeasterly right-of-way line of the Oregon Short Line Railroad Company; thence, along said right-of-way line,
- 7) N.18°46'54"W., 1403.81 feet to the north boundary of said NE1/4 of the NE1/4; thence along said boundary,
- 8) S.89°36'30"E., 1253.17 feet to the **POINT OF BEGINNING**.

CONTAINING: 30.404 acres.

SUBJECT TO: all Record Documents.



Property Owner Acknowledgement

I, James Gibson 46 Wadden GGI PO Box 520
(Name) (Address)

Engle ID
(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

19933 Midland BLVD, Caldwell, ID 83607
(Address)

and I grant my permission to:

John Carpenter 332 N. Broadmore Way
(Name) (Address)

Nampa 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 12th day of June, 20 19

[Signature]
(Signature)

Ake

