



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): SUP-20-01

Fence Supply & Sales

Project name: _____

Date filed: 1/23/20 Date complete: _____

Related files: _____

Subject Property Information

Address: 5615 Aviation way Parcel Number(s): R0307050200

Subdivision: Longview Place Block: 1 Lot: _____ Acreage: 1.31 Zoning: m-1

Prior Use of the Property: Treasure valley Pipe & Global Tractor Sales

Proposed Use of the Property: Fence supply & sales

Applicant Information:

Applicant Name: Jake Connors Phone: _____

Address: 9296 W. Tillamook dr. City: Boise State: ID Zip: 83709

Email: jake@economyfencesupply.com Cell: _____

Owner Name: Fifth Avenue Arch, LLC Phone: (208) 573-3173

Address: PO Box 454 City: Caldwell State: ID Zip: 83606

Email: brett@umrecycling.us Cell: (208) 573-3173

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

Address: 755 W. Front St, Ste 300 City: Boise State: ID Zip: 83702

Email: jake.tucker@colliers.com Cell: (208) 850-6891

Authorization

Print applicant name: Jake Connors

Applicant Signature: _____ Date: 12/5/19

AI



CITY OF
Caldwell, Idaho

Planning & Zoning
SPECIAL-USE PERMIT

Project Name: <u>Economy Fence Supply</u>	File #: <u>SUP-20-01</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: 1/23/20

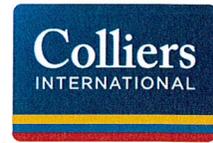
Received by: LC

Proposed Hearing Date: _____

Hearing Body: _____

Colliers International
755 W. Front Street
Suite 300
Boise, ID 83702
Main 208.345.9000
Fax 208.343.3124
www.colliers.com

Nampa Office
5660 Franklin
Suite 110
Nampa, ID 83687
Main 208.472.1660
Fax 208.472.1661



December 16, 2019

City of Caldwell
Planning & Zoning
621 Cleveland Blvd.
Caldwell, Idaho 83605

RE: Special Use Application – Narrative Fully Describing Proposed
Use/Request for 5615 Aviation Way, Caldwell, Idaho, Further Described
as Canyon County Parcel Number: R0307050200

Planning & Zoning,

The purpose of this letter is to fully describe the proposed special use request being submitted by Jake Conners with Economy Fence Supply (“EFS”) for 5615 Aviation Way, Caldwell, Idaho, currently vacant, but formally utilized by Treasure Valley Pipe Company and Global Tractor Sale and Supply. The current zoning is M-1, with a special use revision to allow the Airport to maintain some say in what M-1 uses are allowed at this location. The applicant is requesting a special use within the M-1 zone, allowing for his business EFS to sell fence supplies, parts, and services out of this location.

You can find more information on EFS on their website:

www.economyfencesupply.com, currently their located in Nampa at 132 N. Broadmore Way, Nampa, ID 83687, and are being forced to relocate by the City of Nampa into an industrial zoned property due to zoning compliance, of which EFS was unaware of they were out of compliance until recently.

Minor improvements to the property include fixing the secured fence around the property currently and possibly installing another gate to allow for better flow of their equipment through the yard area.

The special use application is being submitted based on our previous discussions with Rob Oates at the Caldwell Airport, and obtaining his consent to proceed forward with a formal application, knowing that Mr. Oates has no objections to the request being made by EFS.

Respectfully,

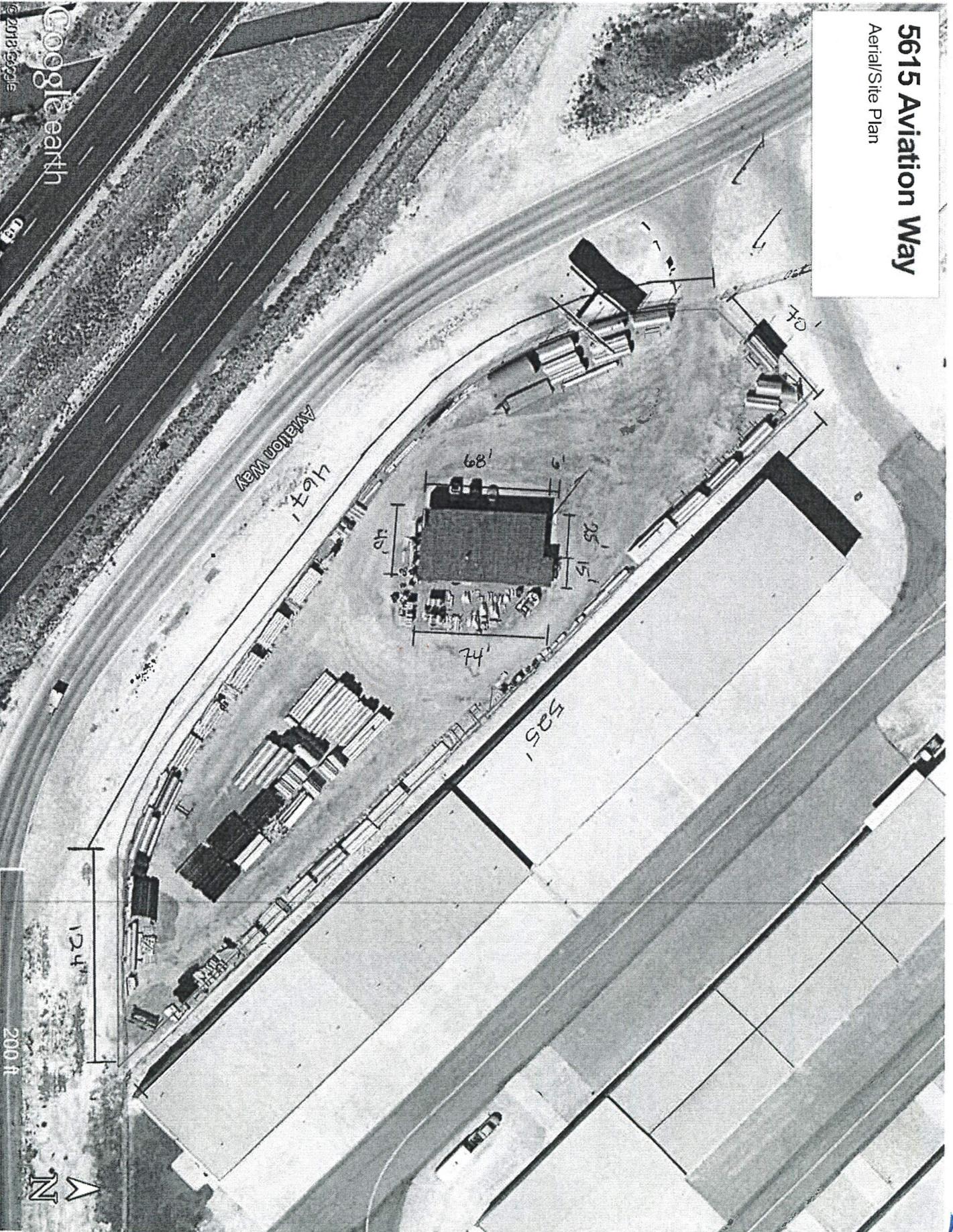
A handwritten signature in blue ink that reads "Jake Tucker".

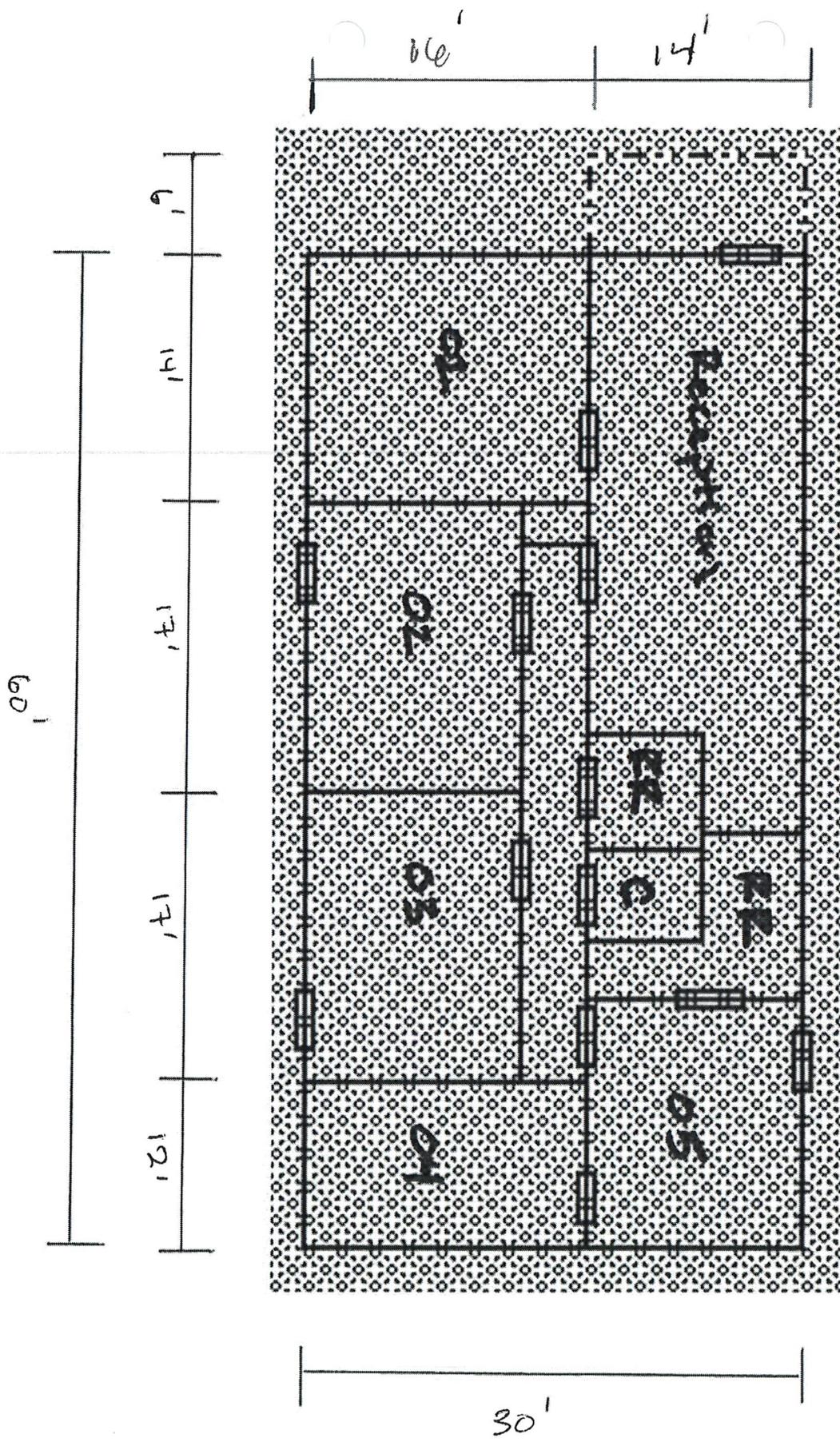
Jake Tucker
Representative of Economy Fence Supply
Colliers International Idaho

A2

5615 Aviation Way

Aerial/Site Plan





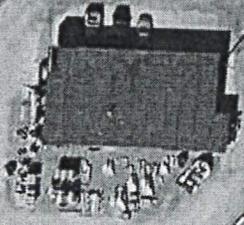
A3

Aviation Way

84

Google earth

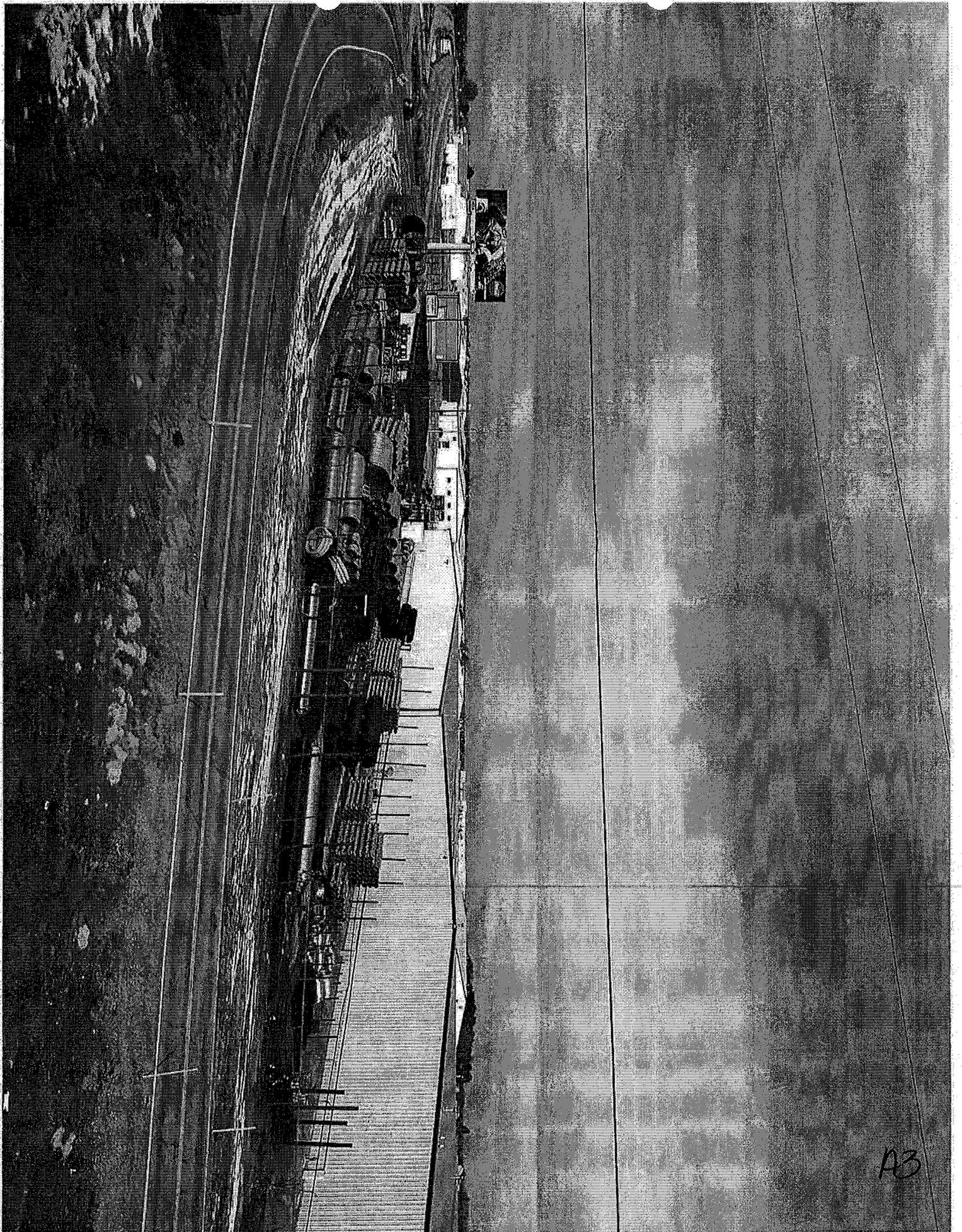
© 2018 Google



200 ft

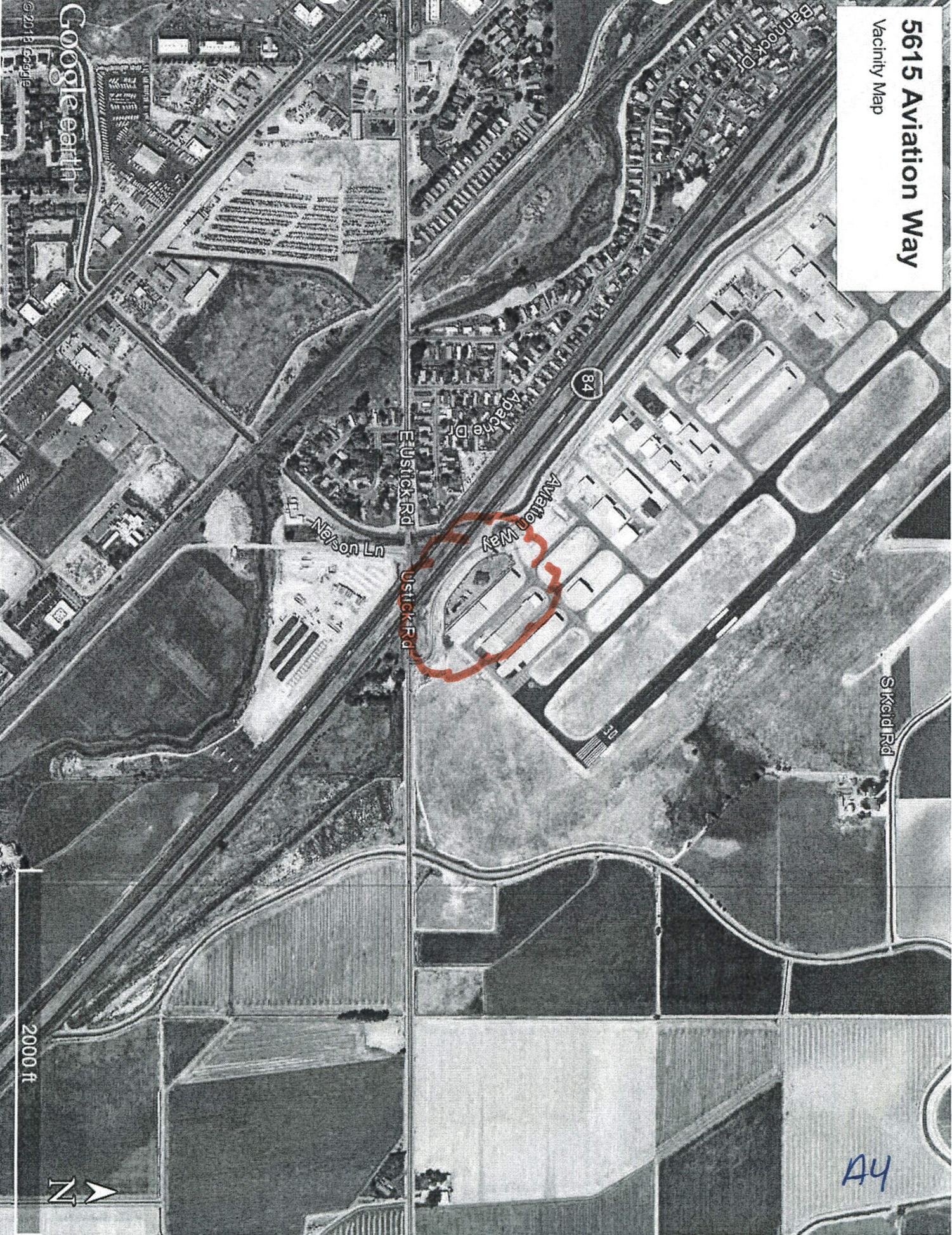


A3



AB

5615 Aviation Way
Vicinity Map



A4

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: 1/21/2020 @ 2:00 pm MST

End Time of Neighborhood Meeting: 1/21/2020 @ 2:30 pm MST

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. _____

No one attended

A5

- 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: Economy Fence Supply

Date of Round Table meeting: 1/21/2020

Notice sent to neighbors on: 1/9/2020

Date & time of the neighborhood meeting: 1/21/2020 @ 2:00 pm MST

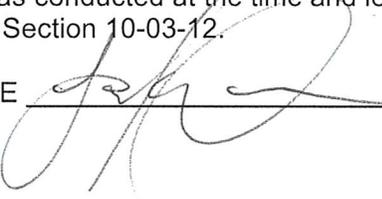
Location of the neighborhood meeting: on-site

Developer/Applicant:

Name: Jack Connors

Address, City, State, Zip: 9296 W Tillamook Dr Boise ID 83709

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 1/21/2020

A5

AFTER RECORDING, RETURN TO:

First American Title Insurance Company
181 East 5600 S, #330
Murray, Utah 84107
Reference Number: 100145302 Fifth Avenue Arch



2015-050213
RECORDED
12/24/2015 10:36 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 EHOWELL \$13.00
TYPE: SAT MTG
FIRST AMERICAN TITLE
ELECTRONICALLY RECORDED

FULL RECONVEYANCE

First American Title Insurance Company, authorized to conduct business in the State of Idaho, pursuant to a written request of the Beneficiary thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, the trust property now held by it as Trustee under said Trust Deed, which Trust Deed covers real property situated in Canyon County, State of Idaho, described as follows:

Trustor(s): Fifth Avenue Arch, L.L.C.
Beneficiary: Columbia State Bank fka Panhandle State Bank fka Intermountain Community Bank fka Magic Valley Bank
Recording Date: 12/5/2005 Entry #: 200581012 Book:n/a Page: n/a

Legal Description:

See Attached Exhibit "A"

Tax ID Number: 0

In Witness Whereof, First American Title Insurance Company, as Trustee, has caused its Company name to be hereto affixed this 12/24/2015.

First American Title Insurance Company

By Lori Whitehead
Lori Whitehead, Authorized Agent

State of UT)
County of Salt Lake)

On this 12/24/2015, personally appeared before me Lori Whitehead, who being duly sworn, did say that he is an Authorized Agent, and that said instrument was signed in behalf of said Company.

Danielle Schetselaar

Danielle Schetselaar - Notary Public
Commission Number: 658365
Commission Expires: 8/27/2016



Exhibit "A"

A parcel of land situated in the Southwest Quarter of Section 31, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being a portion of Lots 1 and 2 of LONGVIEW PLACE SUBDIVISION according to the official plat thereof recorded in Book 1 of Plats, Page 26, Canyon County Records, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 31; thence, along the tie lines as described in Instrument No. 9702484, through the following courses:

North 89° 30' 46" East, 784.75 feet along the South boundary of said Southwest Quarter to a point on the centerline of the Caldwell Drain; thence, along said centerline,

North 23° 07' 02" West, 47.40 feet to a point on the right-of-way line of Interstate 80 North (84 North); thence, leaving said tie line, along the Southerly line of the Parcel of land as described in said Instrument, through the following courses:

North 87° 24' 13" West, 61.97 feet to the Southwesterly line of that certain 35.00 foot wide Permanent Easement as shown on improvement plans of FAP No. I-80N-I-(42)28, sheet 31 of 49, on file in the office of the Idaho Transportation Department, Boise, Idaho, lying adjacent to and Northeasterly of FRONTAGE ROAD NO.2 (Aviation Way); thence, continuing along said Southerly line and the above-described Southwesterly easement line through the following courses:

North 00° 29' 14" West, 15.92 feet to the beginning of a tangent curve; thence, Northwesterly along said curve to the left having a radius of 102.00 feet, an arc length of 160.22 feet, through a central angle of 90° 00' 00", a chord bearing and distance of

North 45° 29' 14" West, 144.25 feet; thence, tangent from said curve,

South 89° 30' 46" West, 85.58 feet; thence, leaving said Southerly line and easement line,

North 44° 13' 35" West, 46.44 feet to the Northeasterly line of the above described 35.00 foot wide Permanent Easement, and the POINT OF BEGINNING; thence along said Northeasterly line through the following courses:

South 89° 30' 46" West, 119.89 feet to a point on a non-tangent curve; thence, Northwesterly along said curve to the right having a radius of 235.00 feet, an arch length of 88.11 feet, through a central angle of 21° 28' 57", and a chord bearing and distance of North 52° 58' 13" West, 87.60 feet; thence, tangent from said curve,

North 52° 13' 44" West, 165.28 feet to the beginning of a tangent curve; thence, Northwesterly along said curve to the right having a radius of 235.00 feet an arc length of 214.92 feet through a central angle of 52° 23' 56", and a chord bearing and distance of North 25° 01' 48" West, 207.50 feet; thence, leaving said Northeasterly line,

North 45° 46' 25" East, 72.98 feet; thence

South 44° 13' 35" East, 526.63 feet to the POINT OF BEGINNING.

Ab

2012-053651

RECORDED

11/30/2012 12:17 PM

THIS FORM FURNISHED COURTESY OF:

TITLEONE CORPORATION



00012630201200536510010016

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=1 DWLSON

\$10.00

SAT MTG

TITLEONE

SPACE ABOVE THIS LINE FOR RECORDING

DEED OF RECONVEYANCE

IDAHO TITLE AND TRUST, as Trustee in the deed of trust executed by John P. Taberna, a Married Man, recorded April 4, 2008 as Instrument No. 2008018531 mortgage records of Canyon County, Idaho, pursuant to the written request of the beneficiary, does hereby GRANT and RECONVEY unto the PARTIES ENTITLED THERETO, without warranty, all the estate and interest derived to it by or through said Deed of Trust.

The corporate name subscribed by its authorized signatory, is pursuant to a resolution authorizing the execution of this reconveyance duly adopted by its Board of Directors.

Dated: November 28, 2012

TITLEONE CORPORATION

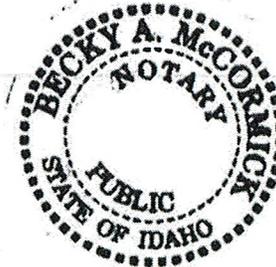
By: [Signature]
Doug Brigham, VP

State of Idaho }
) ss.
County of Ada)

On November 28, 2012, before me, the undersigned, a notary public in and for said state, personally appeared Doug Brigham, known or proven to me on the basis of satisfactory evidence to be an authorized signatory of the corporation that executed the instrument or the person(s) who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

[Signature: Becky A. McCormick]

Notary Public State of Idaho
Name: Becky A. McCormick
Residing at: Meridian, Idaho
Comm. Exp: 11/15/2018



Ab

3

THIS FORM FURNISHED COURTESY OF:

TITLEONE CORPORATION

C0821722

SPACE ABOVE THIS LINE FOR RECORDING DATA

REQUEST TYPE
FEE \$30

TITLEONE

WILLIAM H. HURST
CANYON COUNTY RECORDER
BY

2008 JUN 9 PM 4 43

RECORDED

2008031200

DEED OF RECONVEYANCE

TITLEONE CORPORATION, as Trustee in the deed of trust executed by John P. Taberna, a married man, recorded March 6, 2008, as Instrument No. 2008012632 mortgage records of Canyon County, Idaho, pursuant to the written request of the beneficiary, does hereby GRANT and RECONVEY unto the PARTIES ENTITLED THERETO, without warranty, all the estate and interest derived to it by or through said Deed of Trust.

The corporate name subscribed by its authorized signatory, is pursuant to a resolution authorizing the execution of this reconveyance duly adopted by its Board of Directors.

Dated: June 5, 2008

TITLEONE CORPORATION

By: Heidi Emery
Heidi Emery, Authorized Signatory

State of Idaho }
County of Ada } ss.
}

On this 5th day of June, 2008 before me, the undersigned, a notary public in and for said state, personally appeared Heidi Emery, known or proven to me on the basis of satisfactory evidence to be an authorized signatory of the corporation that executed the instrument or the person(s) who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Kristine Schenk
Notary Public State of Idaho
Name: ~~Cheryl Ruddell~~ Kristine Schenk
Residing at: Meridian, Idaho
Comm. Exp: ~~07/07/2010~~ 12/18/2012



Ab

INSTRUMENT NO. 200581444

PC69465

WARRANTY DEED

(CORPORATE FORM) 6860 SW Winding Way, Corvallis OR

Peak Resources, L.L.C., an Oregon limited liability company, a corporation organized and existing under the laws of the State of Idaho, with its principal office at _____ of County of Benton State of OR grantor, hereby CONVEYS or GRANTS and WARRANTS TO Fifth Avenue Arch, LLC, an Idaho limited liability company grantee, whose address is 119 N 5th Caldwell, Idaho 83605

for the sum of TEN AND NO/100 DOLLARS the following described tract(s) of land in Canyon County, State of Idaho:

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

Location of above described property is 5615 Aviation Way, Caldwell, ID 83605

The officers who sign this Deed hereby certify that this Deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 2nd day of December, A.D. 2005.

Peak Resources, L.L.C., an Oregon limited liability company

By Eric C. Thompson, Member Manager

Attest: Diane Thomas
Diane Thomas

STATE OF Oregon
COUNTY OF Benton

On this 5th day of December in the year 2005, before me, a Notary Public, personally appeared Eric C. Thompson, Member Manager of Peak Resources LLC, known or identified to me to be the Manager(s), Member(s) of the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

Diane Thomas

Notary Public
Residing at 2939 NW Mulkey Avenue, Corvallis OR 97330
My Commission Expires July 5, 2006



REQUEST
TYPE WARRANTY DEED
PIONEER-CALDWELL

CANYON COUNTY RECORDER
BY [Signature]

2005 DEC 6 PM 4 18

RECORDED

200581444

AK

Form No. 1342 (1982)
ALTA Plain Language Commitment
Order No. PC 69465

PC 69465

Exhibit "A"

A parcel of land situated in the Southwest Quarter of Section 31, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being a portion of Lots 1 and 2 of LONGVIEW PLACE SUBDIVISION according to the official plat thereof recorded in Book 1 of Plats, Page 26, Canyon County Records, more particularly described as follows;

COMMENCING at the Southwest corner of said Section 31; thence, along the tie lines as described in Instrument No. 9702484, through the following courses:

North 89° 30' 46" East, 784.75 feet along the South boundary of said Southwest Quarter to a point on the centerline of the Caldwell Drain; thence, along said centerline,

North 23° 07' 02" West, 47.40 feet to a point on the right-of-way line of Interstate 80 North (84 North); thence, leaving said tie line, along the Southerly line of the Parcel of land as described in said Instrument, through the following courses:

North 87° 24' 13" West, 61.97 feet to the Southwesterly line of that certain 35.00 foot wide Permanent Easement as shown on improvement plans of FAP No. I-80N-I-(42)28, sheet 31 of 49, on file in the office of the Idaho Transportation Department, Boise, Idaho, lying adjacent to and Northeasterly of FRONTAGE ROAD NO.2 (Aviation Way); thence, continuing along said Southerly line and the above-described Southwesterly easement line through the following courses:

North 00° 29' 14" West, 16.92 feet to the beginning of a tangent curve; thence, Northwesterly along said curve to the left having a radius of 102.00 feet, an arc length of 160.22 feet, through a central angle of 90° 00' 00", a chord bearing and distance of

North 45° 29' 14" West, 144.25 feet; thence, tangent from said curve,

South 89° 30' 46" West, 85.58 feet; thence, leaving said Southerly line and easement line,

North 44° 13' 35" West, 48.44 feet to the Northeasterly line of the above described 35.00 foot wide Permanent Easement, and the POINT OF BEGINNING; thence along said Northeasterly line through the following courses:

South 89° 30' 46" West, 119.89 feet to a point on a non-tangent curve; thence, Northwesterly along said curve to the right having a radius of 235.00 feet, an arch length of 88.11 feet, through a central angle of 21° 28' 57", and a chord bearing and distance of North 62° 58' 13" West, 87.60 feet; thence, tangent from said curve,

North 52° 13' 44" West, 165.28 feet to the beginning of a tangent curve; thence, Northwesterly along said curve to the right having a radius of 235.00 feet an arc length of 214.92 feet through a central angle of 52° 23' 56", and a chord bearing and distance of North 26° 01' 48" West, 207.50 feet; thence, leaving said Northeasterly line,

North 45° 46' 25" East, 72.98 feet; thence

South 44° 13' 35" East, 526.63 feet to the POINT OF BEGINNING.

Property Owner Acknowledgement

Brett EKart PO BOX 454
(Name) (Address)

Caldwell Idaho
(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

5615 Aviation Way, Caldwell, Idaho
(Address)

and I grant my permission to:

Jake Connors 9296 W. Tillamook Dr.
(Name) (Address)

Boise 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 13th day of DECEMBER, 20 19


(Signature)

All

ROUND TABLE INFORMATION FORM

1. Please list the following information for ALL PERSONS WHO WILL BE IN ATTENDANCE:

NAME	EMAIL ADDRESS	PHONE NUMBER	RELATIONSHIP TO PROJECT
1. Jake Conners	jake@economyfencesupply.com	208-995-6468	Prospective Tenant
2. Jake Tucker	jake.tucker@colliers.com	208-850-6891	Property Representative
3.			
4.			

2. Address of the Property: 5615 Aviation Way

3. Current use of property:

Vacant, formerly Treasure Valley Pipe & Global Tractor Sales and Supply

4. Proposed use of property:

Contractors shop/storage yard and some retail sales of materials related to the fencing industry

5. Are you changing an existing house to an office or a business: Yes No

6. Are you changing an existing single-family dwelling to a duplex or a triplex: Yes No

7. If "yes" to Question #6, please state which: Duplex Triplex

FOR NEW CONSTRUCTION:

8. What are you building:

N/A

Total square feet: N/A

of stories: N/A

Basement: Yes No

9. Will the new building have any paint booths: Yes No

10. Will the new building(s) have a complete fire sprinkler system: Yes No

11. Will the new building be used to store any flammable or hazardous liquids or materials: Yes No

FOR EXISTING BUILDINGS OR STRUCTURES:

12. Please list the following information for all stories and basements.

	1 st STORY	2 nd STORY	BASEMENT
Current Use (or most recent use)	Vacant		
Proposed Use	Supply and sales of materials related to the fencing industry		
Square Footage	2600		

13. Will you be constructing any additions: Yes No If "yes" how many square feet:

14. Is the building hooked to city sewer: Yes No

15. Is the building hooked to city water: Yes No

16. Will the building be used for any storage of flammable or hazardous liquids or materials? Yes No
17. Does the building contain any paint booths: Yes No
18. Will you be installing any paint booths as part of this application: Yes No
19. Does the site currently have an installed underground grease interceptor: Yes No Don't Know
20. Is the building currently fire sprinkled: Yes No **Please see note below regarding fire sprinklers
21. Is the building currently fire alarm monitored: Yes No
22. Existing number of bathrooms: 2
23. Are the bathrooms ADA compliant: Yes No Don't Know
24. Is the main entrance ADA compliant: Yes No Don't Know
25. Is the building currently heated: Yes No If "yes", type of heating system: Gas

GENERAL INFORMATION TO BE COMPLETED FOR ALL REQUESTS:

26. How many estimated employees will you have: 3
27. List all foods/beverages that will be prepared and/or served:
N/A
28. List all forms of cooking/baking/frying/freezing methods and/or appliances that will be used:
N/A
29. Estimated number meals to be served daily: N/A
30. If a care facility/group home, how many beds/residents: N/A
31. Will there be 24-hour in-home managers: Yes No
32. Are you adding any paved parking: Yes No If "yes", how many spots:

Additional Information:

We are asking for an addendum to the special use permit in place for Global Tractor to include the supply and sales of materials related to the fencing industry. Global Tractor was unable to make the site work, and it now sits vacant.

Round Table Meetings are held on Thursday mornings at: 9:00; 10:00; or 11:00. Please contact Jarom Wagoner at 455-4662 or jwagoner@cityofcaldwell.org to schedule a Round Table Meeting. The information gathered at the Round Table Meeting is based upon the completeness and accuracy of the information given on this form.

Caldwell City Policy requires all structures larger than 5,000 square feet to typically be fire sprinkled. Please contact the City Fire Marshal at 250-4945 prior to the meeting if you have questions regarding this Policy. Thank you.

A12