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-20-02
Project name: Hatch Self Storage
Date filed: 1/03/20
Date complete: __________
Related files: ______________________

Subject Property Information

Address: 0 Middleton Rd  Parcel Number(s): R3088101100
Subdivision: __________ Block: _____ Lot: _____ Acreage: 6.165
Zoning: C-3

Prior Use of the Property: Unused

Proposed Use of the Property: Self-Storage

Applicant Information:

Applicant Name: Hatch Design Architecture, Jeff Hatch  Phone: (208)-475-3204
Address: 6126 W. State St. Suite 101  City: Boise  State: ID  Zip: 83703
Email: Jeff@HatchDA.com  Cell: __________

Owner Name: Venus Development Greg Ferney  Phone: (208)-691-6534
Address: 6126 W. State St.  City: Boise  State: ID  Zip: 83703
Email: Greg@Idaholawgroup.com  Cell: __________

Agent Name: (e.g., architect, engineer, developer, representative) Hatch Design Architecture, Jeff Hatch
Address: 6126 W. State St. Suite 101  City: Boise  State: ID  Zip: 83703
Email: Jeff@Hatchda.com  Cell: __________

Authorization

Print applicant name: Jeff Hatch/ Hatch Design Architecture
Applicant Signature: ____________________________ Date: 01/27/2020
**City of Caldwell, Idaho**

**Planning & Zoning**

**SPECIAL-USE PERMIT**

**Project Name:** Ferney Ustick  
**Applicant/Agent:** Jeff Hatch/ Hatch Design Architecture  
**File #:** SU-P-20-02

<table>
<thead>
<tr>
<th>Applicant (✓)</th>
<th>Please provide the following REQUIRED documentation:</th>
<th>Staff (✓)</th>
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<tr>
<td>✓</td>
<td>Completed &amp; signed Hearing Review Master Application</td>
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<td>✓</td>
<td>Narrative fully describing the proposed use/request</td>
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<td>Recorded warranty deed for the subject property</td>
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<td>Signed Property Owner Acknowledgement (if applicable)</td>
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<td>✓</td>
<td>Vicinity map, showing the location of the subject property</td>
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| ✓             | 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: **1/28/2020**

Received by: **LC**

Proposed Hearing Date: 

Hearing Body: 

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621 Cleveland Boulevard  •  Caldwell, Idaho 83605  •  Phone: (208) 455-3021  •  www.cityofcaldwell.com/PlanningZoning
January 11, 2020

Letter of Explanation

Planning and Development Services
City of Caldwell
621 Cleveland Blvd.
Caldwell, Idaho 83605

Re: Ustick/Middleton Storage.
0 Middleton Rd., Caldwell, ID 83605
Parcel # R3088101100

Dear Planning Staff,

The owner for the property located at Parcel # R3088101100 off 0 Middleton Road in Caldwell, is proposing the construction of a new approximately 5.4 acre self storage facility. The owner intends to have the building placed on the South portion of the parcel with parking lot and main office located at the Southwest corner at Middleton Road. The site layout will pull the structure towards the street to maintain sensitivity and separation from the surrounding neighbors. The facility will consist of 6 structures. The proposed project will include site improvements such as landscaping with vegetation around the proposed building and hardscapes and accessible routes throughout the site.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP
Hatch Design Architecture
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: 12/23/19 6:00 pm
End Time of Neighborhood Meeting: 12/23/19 7:00 pm

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

<table>
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<tr>
<th>PRINTED NAME</th>
<th>ADDRESS, CITY, STATE, ZIP</th>
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<tr>
<td>Crystal Brown</td>
<td>11011 Scism Rd Nampa ID 83686</td>
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<td>Jerry Dickerson</td>
<td>3615 S. Rain tree Dr. ID 83686</td>
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<td>Wayne Johnson</td>
<td>907 E. Linden Caldwell 83605</td>
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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: New Self Storage Facility

Date of Round Table meeting: 10/31/19

Notice sent to neighbors on: Dec. 11th, 2019

Date & time of the neighborhood meeting: 12/23/19 6:00 pm

Location of the neighborhood meeting: Caldwell Public Library

Developer/Applicant:

Name: Greg Ferney / Jeff Hatch - Hatch DESIGN ARCHITECTURE

Address, City, State, Zip: 6126 W. State St. Boise, ID 83703

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 12/23/19
WARRANTY DEED

File No.: 4101-3064280 (RR)  
Date: July 11, 2018

For Value Received, Craig Blanchard, a single person, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto Douglas C. Corsmeier and Nicole E. Corsmeier, as Trustees of The Corsmeier Family Trust, hereinafter referred to as Grantee, whose current address is 610 16th Street, Huntington Beach, CA 92648, 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:

See attached Exhibit "A"

APN: 30877000 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.
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STATE OF New Mexico )
COUNTY OF )

On this 11th day of July, 2018, before me, a Notary Public in and for said State, personally appeared Craig Blanchard, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

____________________________
Notary Public for the State of New Mexico
Residing at: , NM
My Commission Expires: 3/31/2022
EXHIBIT A

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

A parcel of land being a portion of the Northwest Quarter of Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

COMMENCING at the Northwest corner of Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, the REAL POINT OF BEGINNING of this description; thence
North 89° 53' 44" East 409.56 feet to a point on the North line of said Section 5; thence
South 00° 06' 16" East 191.65 feet to a point; thence
North 89° 53' 44" East 287.25 feet to a point on the boundary of Monarch Subdivision No. 1; along said boundary* the following; thence
South 44° 59' 46" East 56.65 feet to a point; thence
South 13° 00' 27" East 494.34 feet to a point; thence
South 19° 15' 20" West 188.23 feet to a point; thence
South 00° 11' 39" East 762.94 feet to a point; leaving said boundary; thence
South 89° 53' 44" West 785.62 feet to a point on the West line of Section 5; thence
North 00° 07' 00" West 1,654.17 feet to the REAL POINT OF BEGINNING of this description, (known as Monarch Commercial Parcel)

TOGETHER WITH that portion in Deed recorded August 27, 2004 as Instrument No. 200447937, more particularly described as follows:
A parcel of land located in the Northwest Quarter of Section 5, Township 3 North, Range 2 West, Boise-Meridian, Caldwell, Canyon County, Idaho, being more particularly described as follows:
Commencing at the Northwest corner of the Northwest Quarter of Section 5, Township 3 North, Range 2 West, Boise-Meridian; thence
North 89°53' 44" East 520.00 feet along the north line of said Northwest Quarter to a point; thence
South 00° 07' 00" East 40.00 feet to the REAL POINT OF BEGINNING of this description; thence
South 00° 07' 00" East 151.65 feet to a point; thence
South 89° 53' 44" West 110.48 feet to a point; thence
North 00° 06' 16" West 151.65 feet to a point; thence
North 89° 53' 44" East 110.45 feet to the REAL POINT OF BEGINNING of this description.

EXCEPTING THEREFROM that portion Deeded to the City of Caldwell in Deed recorded August 27, 2004 as Instrument No. 200447938, more particularly described as follows:
A parcel of land located in the Northwest Quarter of Section 5, Township 3 North, Range 2 West, Boise-Meridian, Caldwell, Canyon County, Idaho, being more particularly described as follows:
COMMENCING at the Northwest corner of the Northwest Quarter of Section, Township 3 North, Range 2 West, Boise-Meridian; thence
North 89° 53' 44" East 520.00 feet along the north line of said Northwest Quarter to a point; thence
South 00° 07' 00" East 191.65 feet to the REAL POINT OF BEGINNING of this
description; thence
North 89° 53' 44" East 176.77 feet to a point on the west boundary of Monarch
Subdivision No. 1; thence
South 44° 59' 46" East 56.65 feet to a point; thence
South 13° 00' 27" East 40.14 feet to a point; leaving said boundary; thence
South 89° 53' 44" West 225.69 feet to a point; thence
North 00° 07' 00" West 79.26 feet to the Real Point of Beginning.

ALSO EXCEPTING THEREFROM that portion deeded in Quit Claim Deed, recorded March
7, 2003 as Instrument No. 200313588, and re-recorded April 8, 2014 as Instrument
No. 2014- 012506, records of Canyon County, Idaho, more particularly described as
follows:
A parcel of land located in the Northwest Quarter of Section 5, Township 3 North,
Range 2 West, Boise-Meridian, Canyon County, Idaho, being more particularly
described as follows:* Commencing at the Northwest corner of the Northwest Quarter
of Section 5, Township 3 North, Range 2 West, Boise-Meridian; thence
North 89° 53' 44" East 409.55 feet along the north line of said Northwest Quarter to
the REAL POINT OF BEGINNING of this description; thence continuing
North 89° 53' 44" East 287.25 feet along said north line to a point; thence
South 00° 06' 16" East 40.00 feet to a point on the proposed 40-foot right of way of
Ustick Road; thence
South 89° 53' 44" West 287.25 feet along said proposed right of way to a point; thence
North 00° 06' 16" West 40.00 feet to the REAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM that portion deeded in Warranty Deed recorded June 6,
2007 as Instrument No. 2007039373, records of Canyon County, Idaho, more
particularly described as follows:
A parcel of land located in the Northwest Quarter of Section 5, Township 3 North,
Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as
follows:
COMMENCING at the Northwest corner of Section 5, Township 3 North, Range 2 West,
Boise Meridian, Canyon County, Idaho; thence
South 0° 07' 00" East along the West line of said Northwest Quarter of said Section 5,
1,039.16 feet to the REAL POINT OF BEGINNING; thence
North 89° 53' 44" East 784.78 feet to a point on the West line of Monarch Subdivision
No. 1; thence
South 00° 11' 39" East along said West line 615.00 feet to a point; thence leaving said
West line
South 89° 53' 44" West 785.62 feet to a point on the West line of said Northwest
Quarter; thence along said West line
North 00° 07' 00" West 615.00 feet to the REAL POINT OF BEGINNING.
LANDSCAPING
GENERAL NOTES
1. MATERIALS SHALL BE WATERED BY THE EXISTING
GATION SYSTEM.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO
ONE HUNDRED PERCENT (100%) COVERAGE WITH
HEAD SPACING OR TRIANGULAR SPACING AS
APPROPRIATE.
3. PRECIPITATION RATES: SPRINKLER HEADS SHALL
ACHIEVE PRECIPITATION RATES WITHIN EACH CONTROL.
ON DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN
OR HIGH WATER DEMAND AREAS SHALL BE CIRCUITTED.
THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM
IRRIGATING TREES, SHRUBS OR OTHER REDUCED
demands AREAS.
4. SPRINKLER HEADS SHALL BE ADJUSTED TO
PREVENT OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS
SIDWAYS, DRIVEWAYS AND PARKING AREAS.

PLANTING
GENERAL NOTES
1. TREATS LOCATED AND IDENTIFY UNDERGROUND
DIAGRAM UTILITIES WITHIN CONTRACT WORK AREAS.
CONSTRUCTION. CONTACT DIG LINE INC. D
1.1885. PROVIDE ADEQUATE MEANS OF PROTECTION
TIES AND SERVICES DESIGNATED TO REMAIN, REPAIR
OR DAMAGED DURING SITE WORK OPERATIONS AT
TORS' EXPENSE.
2. MATERIAL SHALL COMPLY WITH THE AMERICAN
MANUFACTURERS STANDARDS FOR TYPE AND SIZE SHOWN.
3. BEDS TO RECEIVE A MIN. 3" DEPTH ROCK MULCH.
A PERMEABLE FABRIC WEED BARRIER UNDER ROCK
PERMEABLE PLASTIC WEED BARRIERS ARE
RECOMMENDED.
4. IRRIATION WILL COME FROM EXISTING PRIVATE
REINFORCED RUBBER
Hose Tree Ties
Double #10 GA. Galv.
Gushes (3 per Tree)
Burlap Wrap
3" Mulch
3" Saucer Rim
Fertilizer Tablets

2" X 30" Wood Stakes

TREE AND SHRUB PLANTING DETAIL
SCALE: 1" = 40'-0"

PROPOSED SITE PLAN
SCALE: 1" = 40'-0'
Property Owner Acknowledgement

Sandra Taggart
10472 Bowmont Road
Nampa, Idaho

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

Legal description: 06-3N-2W NE S 859.16' OF TX 41 LT 1

and I grant my permission to:

Hatch Design Architecture, PLLC
6126 W. State St. Suite 107
Boise, ID

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 __________ day of ____________ , 20__

[Signature]

Sandra M. Taggart