



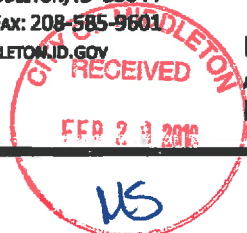
CITY OF MIDDLETON

P O BOX 487, MIDDLETON, ID 83644
208-585-3133, Fax: 208-585-9601
WWW.MIDDLETON.ID.GOV

Planning Department

Master Planning and Zoning Application

Rev: 9/13/2017



Date of acceptance: 2/20/18

Accepted by: [Signature]

Fee paid: \$ 675 \$3,08115 118

Property Owner:

Bill, Robin, Terry Gilbert

Name: Bill, Robin, Terry Gilbert; Phone: ; Email: ; Address: 22071 Middleton Rd; City, State: Caldwell, ID; Zip: 83605

Representative:

Name: JUB Engineers; Phone: 208.376.7330; Email: wshriefe.jub.com; Address: 250 S. Beechwood Ave. Ste. 201 Boise, ID; City, State: Boise, ID; Zip: 83709

Application Type:

- Annexation and Zoning (checked), Preliminary Plat, Conditional Use Permit, Comprehensive Plan Map or Text Amendment, Amend or Terminate a Recorded Development Agreement, Rezone, Final Plat, Variance, Development Agreement, Vacate Right-of-Way, Ordinance Amendment, Design Review, Waiver

Site Information:

Address: 4 N 2 W Lot 10, Section 7; Crossroads: Middleton Rd.; Assessor's Tax Parcel No(s): R33 90 700000; Total Acres: 16.70; Next to City limits? Yes; Existing Zoning: County; Proposed Zoning: mLight Industrial; Floodplain Zone: Yes; Hillside (grades exceeding 10%): No

Gilbert

Property Owner's Printed Name

Date

See attached

Property Owner's Signature

City Official Accepting Application



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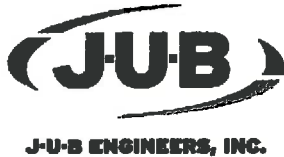
Date of acceptance: _____

Accepted by: _____

Fee paid: \$ _____

Checklist - A complete Planning and Zoning Application must include the following.

- Complete Application** (incomplete applications will not be accepted)
- Application Fee** (see Fee Schedule). Note: Any city engineering and attorney expenses throughout the approval process that are related to an application are billed to the applicant in addition to the application fee.
- Proof of Ownership:** attach a copy of the recorded deed or purchase agreement.
- Property Boundary Description** including reference to adjoining road and waterway names that is signed and stamped by a land surveyor registered in the State of Idaho. If more than one zoning designation is being requested, separate legal descriptions are required for each zoning designation.
- Vicinity Map:** attach an 8 ½" x 11" map showing the subject property in relation to land around it that includes the nearest public roads.
- Neighborhood Meeting:** If applicable, attach original sign-up sheet.
- Narrative:** attach a brief statement describing the reason for the application and desired outcome, including the following:
 - Existing and proposed zoning and land use(s)
 - How the proposal is harmonious with the city's comprehensive plan
 - Anticipated adverse impacts on neighbors
 - Proposed buffers types and locations, if any
 - Information helpful to decision-makers:
 - If a **Conditional Use Permit application**, see Middleton City Code 5-3-4
 - If a **Variance application**, see Middleton City Code 5-3-5
 - If a **Waiver application**, see Middleton City Code 6-7-1.
- If applicable, attach proposed **Development Agreement**.
- If applicable, attach proposed **Preliminary Plat**
- If applicable, attach proposed **Final Plat**
- If applicable, attach required "Materials and Information" for **Design Review** (see Middleton City Code 5-5-5)
- Mailing Labels:** Adhesive mailing labels containing the names and addresses of property owners within 300 feet of the external boundaries of the subject property (available at Canyon County Assessor's office).
- Complete Application (Staff check this box and initial when complete):** RF



J-U-B COMPANIES



February 20, 2018

City of Middleton
P.O. Box 487
Middleton, Idaho 83644

**RE: MIDDLETON ROAD 16.70 AC
Annexation and Zoning**

To Whom It May Concern:

Attached is an application for the annexation and zoning of a 16.70 acre property located on Middleton Road directly south of the Boise River. Our client is requesting M-1 (Light Industrial) zoning for the subject property. The requested zoning is compatible with the underlying Comprehensive Plan designation for the area. The subject property is currently vacant – an RV Park is planned for the subject property.

A Neighborhood Meeting was held on February 13, 2018. Further coordination will take place with adjoining property owners prior to submittal of building permits for the subject property to ensure that the proposed future land uses will be compatible with surrounding properties.

We believe that the proposed annexation and zoning and future development will be an asset to the City of Middleton and we thank you for your consideration of this application.

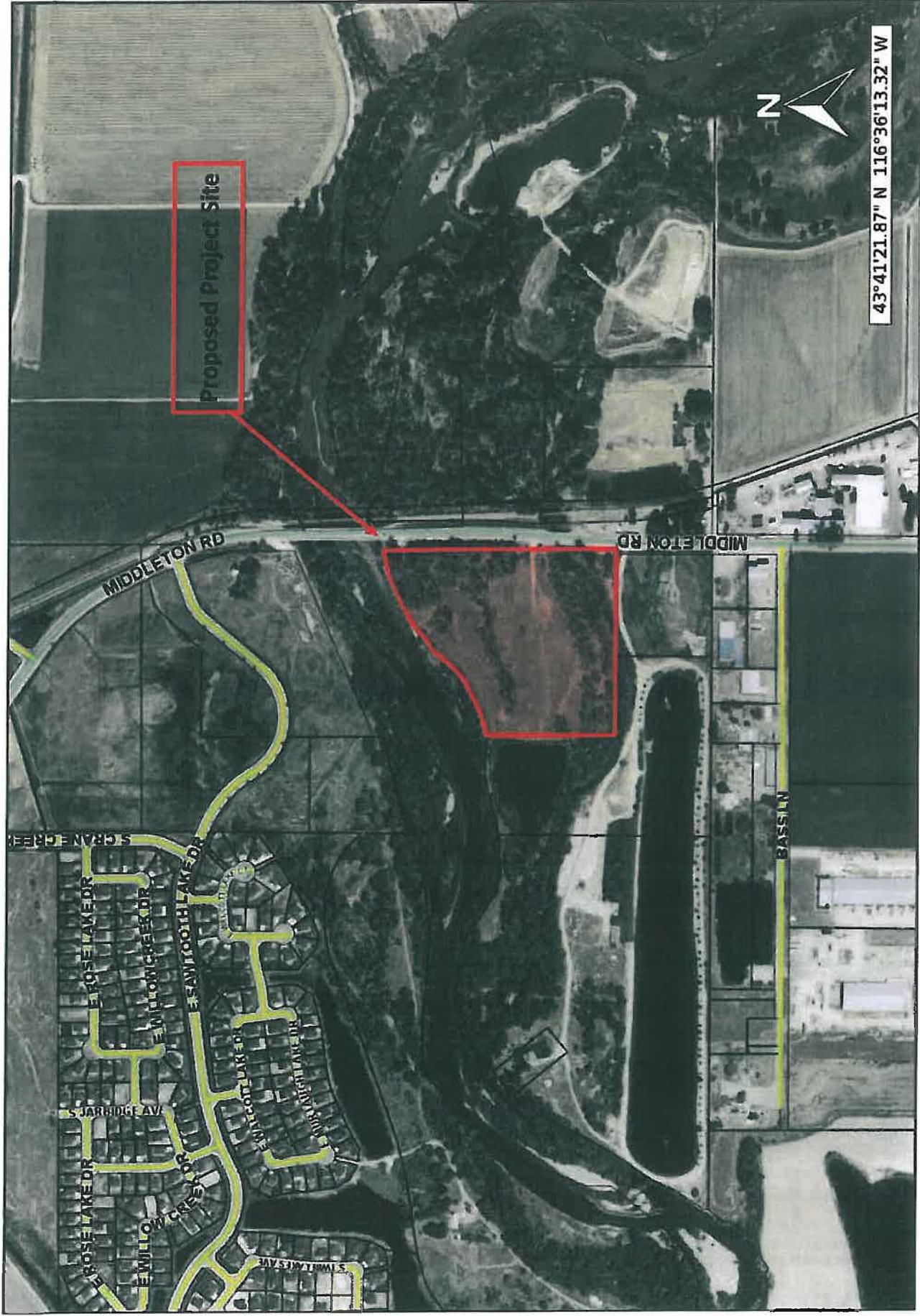
Please feel free to contact me at 208.376.7330 if you have any questions.

Sincerely,

J-U-B ENGINEERS, Inc.

Wendy Shrief, AICP

MIDDLETON RV PARK



VICINITY MAP

2



REQUEST TYPE: Warranty Fee

TRANSACTION TITLE

BY: CNOEL MALES
CANYON COUNTY RECORDER

2006 MAY 10 PM 4 22

RECORDED

200635997

Escrow No. 0600044447 - GR

WARRANTY DEED

FOR VALUE RECEIVED

Madeline Marshall, an unmarried woman

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto: Billy Tim Gilbert and Robin Renee Gilbert, husband and wife, and Terry Scott Gilbert, an unmarried man

GRANTEES(s), whose current address is: 22071 Middleton Rd, Caldwell, ID83605
the following described real property in Canyon County, State of Idaho,
more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED
(continued)

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that 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 reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Date: May 9, 2006

Madeline Marshall by Kathleen J. Ziler A/E
Madeline Marshall

Notary Acknowledgment - see page 2

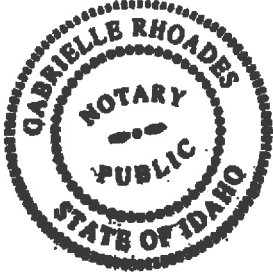
WARRANTY DEED - NOTARY ACKNOWLEDGMENT(S):

State of Idaho, County of Canyon, ss.

On this 9th day of May in the year of 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Katherine J. Zehr known or identified to me to be the person(s) whose names(s) is are subscribed to the within instrument, as the attorney in fact of Madeline Marshall thereto as principal, and his her own name as attorney in fact.



Gabrielle Rhoades
Residing at: Caldwell, ID
My commission expires: 06/14/10



(continued)

EXHIBIT "A"

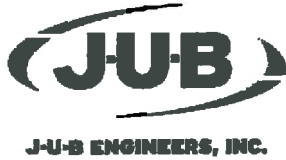
That part of Lot 10 of Section 7, Township 4 North, Range 2 West, Boise Meridian, Middleton, Canyon County, Idaho, being more particularly described as follows:

Beginning at a point 445 feet North of the Southeast corner of said Lot 10; thence West and parallel with the South boundary line of said Lot 10, 844 feet; thence North on a line parallel with the East boundary line of said Lot 10, a distance of 710 feet, more or less, to a point in the North boundary line of said Lot 10; thence East along said North line 844 feet to the Northeast corner of said Lot 10; thence South on the East boundary line of said Lot 10, a distance of 710 feet to the POINT OF BEGINNING.

EXCEPT that portion deeded to Canyon Highway District and recorded June 16, 1999, as Instrument No. 8923545, of Official Records, described as follows:

A parcel of land situated on the Westerly side of the centerline of Middleton Road, Project BRS-3750(101), highway survey as shown on the plans thereof now on file in the Office of the Idaho Transportation Department, and being a portion of the Southeast quarter of the Southeast quarter of Section 7, Township 4 North, Range 2 West, Boise Meridian, described to wit:

Beginning at the Southeast corner of Section 7, Township 4 North, Range 2 West, Boise Meridian; thence North 00°39'27" East, 135.636 meters (445.00 feet) along the East line of Section 7 to a point; said point being 3.541 meters (11.82 feet) left of new Middleton Road Centerline Station 10+95.322; thence North 89°26'08" West, 6.398 meters (20.99 feet) to a point on the existing Westerly right-of-way of Middleton Road Project S-3750(1) being the REAL POINT OF BEGINNING; said point being 9.923 meters (32.56 feet) left of new Middleton Road Centerline Station 10+94.869; thence North 89°26'08" West, 1.646 meters (5.40 feet) to a point; said point being 11.567 meters (37.95 feet) left of new Middleton Road Centerline Station 10+94.804; thence parallel to the East line of Section 7, North 00°39'27" East, 39.442 meters (129.40 feet) to a point; said point being 14.682 meters (48.17 feet) left of new Middleton Road Centerline Station 11+33.884; thence along the existing right-of-way line, South 89°26'08" East, 1.439 meters (4.72 feet) to a point; said point being 13.248 meters (43.46 feet) left of new Middleton Road Centerline Station 11+34.010; thence South 00°21'27" West, 39.447 meters (129.42 feet) along the existing Westerly right-of-way line of Middleton Road Project S-3750(1) to the REAL POINT OF BEGINNING.



**PARCEL DESCRIPTION
16.70 ACRE PARCEL**

A parcel of land being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and a portion of Government Lot 10, Section 7, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows;

COMMENCING at the southwest corner of said Section 7, from which the east $\frac{1}{4}$ corner of said Section 7 bears North $00^{\circ}39'17''$ East – 2640.20 feet;

THENCE North $00^{\circ}39'16''$ East along the easterly boundary of said Section 7, a distance of 445.00 feet;
THENCE North $89^{\circ}26'18''$ West, a distance of 26.39 feet to a point on the westerly Right-of-Way of Middleton Road and being the **POINT OF BEGINNING**;

THENCE North $89^{\circ}26'18''$ West, a distance of 857.61 feet;
THENCE North $00^{\circ}39'17''$ East, a distance of 597.23 feet to a point on the Ordinary High Water Line of the South Bank of the Boise River, and the northerly boundary of Disclaimer of Interest #210 to the State of Idaho, recorded as Instrument 200672517;
THENCE along said Ordinary High Water Line and Disclaimer of Interest boundary the following seventeen courses;

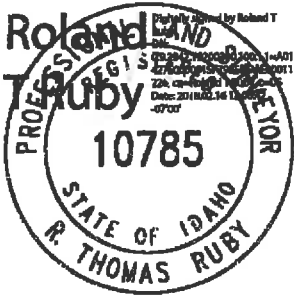
North $75^{\circ}04'50''$ East, a distance of 56.75 feet;
North $72^{\circ}37'50''$ East, a distance of 50.36 feet;
North $67^{\circ}37'50''$ East, a distance of 54.63 feet;
North $63^{\circ}26'50''$ East, a distance of 105.38 feet;
North $54^{\circ}19'50''$ East, a distance of 23.35 feet;
North $54^{\circ}19'50''$ East along said line, a distance of 25.17 feet;
North $43^{\circ}45'50''$ East, a distance of 68.69 feet;
North $41^{\circ}09'50''$ East, a distance of 28.61 feet;
North $37^{\circ}32'50''$ East, a distance of 39.58 feet;
North $49^{\circ}52'50''$ East, a distance of 40.35 feet;
North $63^{\circ}10'50''$ East, a distance of 25.81 feet;
North $50^{\circ}50'50''$ East, a distance of 85.12 feet;
North $47^{\circ}27'50''$ East, a distance of 29.93 feet;
North $63^{\circ}23'50''$ East, a distance of 38.72 feet;
North $61^{\circ}25'50''$ East, a distance of 48.84 feet;
North $65^{\circ}24'50''$ East, a distance of 149.98 feet;
North $77^{\circ}27'50''$ East, a distance of 130.65 feet to a point on the westerly Right-of-Way of Middleton Road;

THENCE along said westerly Right-of-Way the following six courses;

South $00^{\circ}03'51''$ West, a distance of 367.07 feet;
South $00^{\circ}21'17''$ West, a distance of 280.62 feet;

North 89°26'18" West, a distance of 10.00 feet;
South 00°21'17" West, a distance of 300.02 feet;
South 89°26'18" East, a distance of 5.28 feet;
South 00°39'17" West, a distance of 129.40 feet to the POINT OF BEGINNING.

The above described parcel contains 16.70 acres, more or less, and is subject to easements, covenants and restrictions of record.





**MEHOLCHICK GEORGE J
22000 MIDDLETON RD
CALDWELL, ID 83605**

**GALVIN MARTIN C
PO BOX 115
MIDDLETON, ID 83644**

**GILBERT BILLY TIM
22075 MIDDLETON RD
CALDWELL, ID 83605**

**CENTRAL PAVING INC
PO BOX 15010
BOISE, ID 83715**

**GILBERT BILLY TIM
22071 MIDDLETON RD
CALDWELL, ID 83605**

**GILBERT FAMILY LTD PARTNERSHIP
PO BOX 919
WASHINGTON, UT 84780**

**DEXTER DWIGHT A
22008 MIDDLETON RD
CALDWELL, ID 83605**



CITY OF MIDDLETON

P.O. Box 487, 1103 W. Main St., Middleton, ID 83644
208-585-3133 Fax (208) 585-9601
citmid@middletoncity.com
www.middleton.id.gov

February 22, 2018

Re: Annexation and rezone

To Landowners and Occupants:

The Middleton Planning and Zoning Commission is scheduled to hold a public hearing on **Monday, March 12, 2018, 7:00 p.m.**, and City Council is scheduled to hold a public hearing on **Wednesday, March 21, 2018, 6:30 p.m.**, both meetings will be held in the public hearing room, 6 N. Dewey Ave., Middleton, Idaho, to consider the following:

A request by Bill, Robin and Terry Gilbert to annex and rezone to M-1 (Light Industrial) approximately 16.7 acres of vacant land located on the west side of S. Middleton Rd. south of the Boise River and north of Bass Lane, Middleton, Idaho.

The full application is available for review at City Hall, 1103 W. Main St., Middleton, Idaho. Everyone is invited to attend the hearing and offer comments. Written comments may be submitted in person or by mail prior to or at a public hearing. Please call the City Clerk at (208) 585-3133 at least five days prior to a hearing to arrange assistance with language translation or physical challenges. Please contact me if you have questions.

Sincerely,

Randall Falkner
Planning and Zoning Official



CITY OF MIDDLETON

P.O. Box 487, 1103 W. Main St., Middleton, ID 83644
208-585-3133 Fax (208) 585-9601
citmid@middletoncity.com
www.middleton.id.gov

February 22, 2018

Middleton School District #134
5 S. 3rd Ave. West
Middleton ID 83644

Canyon County Paramedics
6116 Graye Ln
Caldwell ID 83607

Middleton Rural Fire District
302 E. Main Street
Middleton ID 83644

Greater Middleton Parks & Rec District
PO Box 265
Middleton ID 83644

Canyon County Water Company
PO Box 11
Star ID 83669

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Sincerely,

Randall Falkner
Planning and Zoning Official

NOTICE OF PUBLIC HEARING
CITY OF MIDDLETON, IDAHO

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All are invited to attend the hearing and offer comments. Written comments may be submitted to Middleton City Clerk, P.O. Box 487, Middleton, ID 83644, and may be submitted prior to or at the hearing.

Please Publish: Sunday, February 25, 2018

Please send Affidavit of Publication to:

Becky Crofts, City Clerk
City of Middleton
P.O. Box 487
Middleton ID 83644

Thank you.