

# Osborn Park Phase II



<i>Office Use Only:</i>	
CASE NUMBER	<u>A 2022-02</u>
APPLICANT	<u>Paul Johnson for</u> <u>Prime Idaho, Inc.</u>

## LAND USE APPLICATION FORM

### Information to Applicant:

1. All applications to the City of Wilder for land use and development, and/or zoning ordinance, and/or comprehensive plan text amendments, must complete this form.
2. All relevant information and attachments must be supplied. Please mark non- applicable portions of the application form "N.A." The information on the application for completeness shall be determined by the City Clerk's office, which shall include a determination of the application/s fee/s. No application shall be considered filed by the City unless the application form is completed, and the application/s fee/s have been received by the Clerk's Office.
3. Relevant proportions of the application requirements of the Wilder City Code are attached to this form for ease of reference by applicants.
4. This form includes relevant initial routing information which is completed by city staff.
5. All applications provided in this form are filed with the City Clerk's office.
6. Most applications for land use are first considered by the City of Wilder Planning and Zoning Commission. The Commission meets regularly on the fourth Tuesday of each month at 6:00 P.M. at the Wilder City Hall. Please submit completed applications to the City Clerk at least two (2) weeks BEFORE the Planning and Zoning Commission meeting at which the application is to be presented. The time is needed for all city staff (Clerk, Public Works, Engineer) to complete review tasks prior to the applicable meeting.

*Thank you for your time and patience in completing the required paperwork for your application. If you need further information or otherwise have questions, please contact the Wilder City Clerk. Phone: 482-6204 Fax: 482-7890 e-mail: wsevery@cityofwilder.org*

**APPLICANT'S NAME:** Paul Johnson

**REPRESENTING:** Prime Idaho, Inc

### APPLICANT'S ADDRESS AND CONTACT INFORMATION:

Mailing Address: 99 E State Street, Ste 200, Eagle, ID 83616

Phone: 208-559-3359 Fax: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

E-mail: pjohnson.prime@gmail.com

**1. Application Request:** [Please marks only the appropriate application/s being made]

- |   |  |
|---|--|
| <input type="checkbox"/> Comprehensive Plan Amendment                   | <input type="checkbox"/> Planned Unit Development                      |
| <input checked="" type="checkbox"/> Annexation and Zoning Designation   | <input type="checkbox"/> Variance                                      |
| <input type="checkbox"/> Zoning Boundary Change                         | <input type="checkbox"/> Zoning Permit                                 |
| <input type="checkbox"/> Zoning Ordinance Text Amendment                | <input checked="" type="checkbox"/> Special Use Permit                 |
| <input type="checkbox"/> Preliminary Plat                               | <input type="checkbox"/> Rezone Designation                            |
| <input type="checkbox"/> Lot Split/Lot Line Adjustment (Administrative) |  |
| <input type="checkbox"/> Preliminary/Final Minor Plat Combined          | <input checked="" type="checkbox"/> Other Mobile Home Park Application |

**2. Attach the Legal Description of the Real Property that is the Subject of this Application:**

Description Attached:  OK'd By \_\_\_\_\_ Date: \_\_\_\_\_

**3. Attach Certificate of Secretary of State if the Applicant is a Legal Entity (Company or Business):**

Certificate from Secretary of State: N/A OK'd By \_\_\_\_\_ Date: \_\_\_\_\_

**4. If the Applicant Plans to Develop the Real Property Described in this Application, please Attach a Description of the Proposed Development Plans and Intended Uses of the Property:**

Description Attached:  OK'd By: \_\_\_\_\_ Date: \_\_\_\_\_

**5. In the Event the Application is for an Amendment of the Text of the City of Wilder Zoning Ordinance and/or Comprehensive Plan, Please provide the Text if the Requested Amendment that Identifies the Appropriate Section(s) to be Amended:**

Description Attached: N/A OK'd By: \_\_\_\_\_ Date: \_\_\_\_\_

**6. If the Application includes an Annexation and/or Zoning Designation or Zoning Re-designation or Special Use Permit. Please provide the following:**

- Proof of Applicant's Ownership of Subject Real Property:  
 OK'd By: \_\_\_\_\_ Date: \_\_\_\_\_
- Legal Description that has been Reviewed and Approved by Applicant's Engineer and/or Surveyor.  
 OK'd By: \_\_\_\_\_ Date: \_\_\_\_\_
- Approved Legal Description Attached:  
 OK'd By: \_\_\_\_\_ Date: \_\_\_\_\_

**7. If the Application includes Annexation and/or a Zoning Designation or Zoning Change, please include a vicinity map at a scale approved by the City Engineer showing parcel boundaries, highways and roadways.**

Map Attached:  OK'd By: \_\_\_\_\_ Date: \_\_\_\_\_

**8. If the Application is for a Special Use Permit this application packet must also include all information required as set forth in Section 9-8-2 of the Wilder City Code.**

Information Attached:  OK'd By: \_\_\_\_\_ Date: \_\_\_\_\_

**9. If the Application is for a Planned Unit Development this application must include all information set forth in Section 9-10-9 of the Wilder City Code.**

Information Attached:  N/A  OK'd By: \_\_\_\_\_ Date: \_\_\_\_\_

**10. If the Application is for or includes a Variance this Application must also include all information required as set forth in Section 9-11-2 of the Wilder City Code.**

Information Attached:  N/A  OK'd By: \_\_\_\_\_ Date: \_\_\_\_\_

**11. If the Application is for or includes a Zoning Permit this Application must also include all information required as set forth in Section 9-12-2 of the Wilder City Code.**

Information Attached:  N/A  OK'd By: \_\_\_\_\_ Date: \_\_\_\_\_

**12. If the Application is for or includes a Zoning Ordinance Amendment, whether it involves new zoning upon annexation or amendment of zoning boundary designation or zoning ordinance test amendment, this Application must also include all information required as set forth in Section 9-13-3 of the Wilder City Code.**

Information Attached:  N/A  OK'd By: \_\_\_\_\_ Date: \_\_\_\_\_

**13. If the Application includes Development and/or use that will require additional city services, please attach a document outlining the need for the services:**

- Sewer Needed
- Domestic Water Needed
- Irrigation Water Needed
- Highway Access or Improvements Needed
- Police Protection Needed
- Other \_\_\_\_\_



**14. If the Application is for an Administrative Lot Split/Lot Line Adjustment this Application must also include all information required as set forth in Section 10-3-5 of the Wilder City Code.**

Information Attached:   N/A   OK'd By: \_\_\_\_\_ Date: \_\_\_\_\_

**15. If the Application includes a Minor Subdivision (Preliminary Plat/Final Plat Combined) it must include all the information required and adhere to section 10-3-3B of the Wilder City Code.**

Information Attached:   N/A   OK'd By: \_\_\_\_\_ Date: \_\_\_\_\_

**16. Please attach this application to a Letter of Explanation or Description addressed to:**

✓  
City of Wilder  
City Clerk  
107 4<sup>th</sup> Street  
P.O. Box 687  
Wilder, Idaho 83676  
wsevery@cityofwilder.org





June 23, 2022

City of Wilder  
City Clerk  
107 4<sup>th</sup> Street  
P.O. Box 687  
Wilder, ID 83676  
wsevery@cityofwilder.org

**RE: Detailed Letter for Osborn Park Phase II Annexation & Zoning, Special Use Permit, and Mobile Home Park Application**

To whom it may concern,

Attached to this letter are application documents for a land use application for Osborn Park, located at 25322 Simplot Boulevard in Wilder, Idaho. This application pertains to Phase II of Osborn Park, consisting of 1 parcel for a total of 26.8 acres. The parcel and corresponding owner are listed below.

<u>Parcel #</u>	<u>Owner</u>
R37083000	MFRE River Jordan Mink Ranch North SLLC 907 E 1300 N, Mapleton, UT 84664

Parcel R37083000 is surrounded by residential neighborhoods to the west and south and agriculture to the east and north. We propose to rezone this parcel to R-2 Multi-Family and/or Mobile Home zoning with the intention of developing it into a 186-unit mobile home park.

The existing property is currently used for agricultural purposes and contains one residence in the southeast corner. The residence will be removed upon development. The proposed zoning change would be in compliment to the surrounding parcels.

This project proposes the development of the 26.8 acres into 186 mobile home lots and 4 common lots. The common lots are to be used for open space, stormwater collection, and a sewer lift station. Water and sewer services will be provided by the City of Wilder. Each lot will have an irrigation service as well. Future connections will be in accordance with all city codes. Access to Phase II of Osborn Park will be from an approach off of Simplot Boulevard on the south boundary of the property as well as through Phase I of Osborn Park to the north. All extensions of existing public roads will be consistent with Canyon County and Wilder standards, including streets, curbs, gutters, sidewalks, and streetlights.

Thank you in advance for your consideration and support. We look forward to working with the city staff.

Respectfully submitted,

Antonio M Conti, P.E., P.L.S.



PARCEL 1  
EXHIBIT A  
LEGAL DESCRIPTION

Being a portion of land located in the NW Quarter of Section 23, Township 4 North, Range 5 West, Boise Meridian, City of Wilder, Canyon County, Idaho more particularly described as follows:

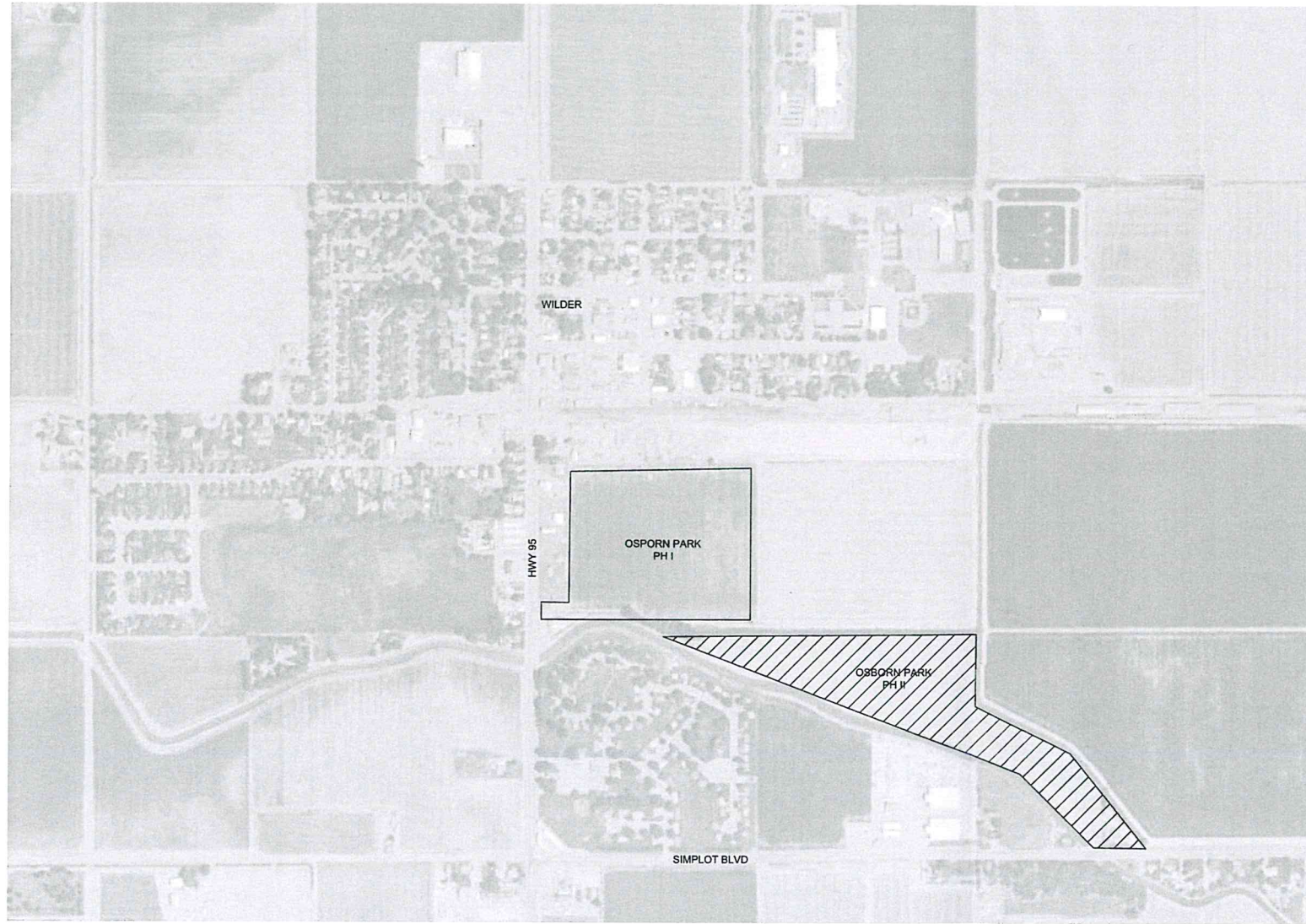
Commencing at a brass cap marking the southwest corner of the NW Quarter of Section 23, thence North 00°14'16" West a distance of 1337.30 feet to the southwest corner of the NW Quarter of the NW Quarter of Section 23, thence leaving said southwest corner North 89°26'46" East a distance of 250.0 feet to the POINT OF BEGINNING, thence South 89°41'40" East a distance of 2016.76 feet, thence South 00°27'38" West a distance of 411.86 feet, thence along the arc of a non-tangent curve to the left having a radius of 45.00 feet, an arc length of 49.62 feet, and a delta angle of 63°10'19" (chord bears South 31°07'33" East), thence South 62°42'45" East a distance of 500.16 feet, thence along the arc of a non-tangent curve to the right having a radius of 328.00 feet, an arc length of 138.27 feet, and a delta angle of 24°09'13" (chord bears North 50°38'08" West), thence South 38°33'31" East a distance of 668.95 feet, thence South 89°25'28" West a distance of 339.21 feet, thence North 00°12'14" East a distance of 25.02 feet, thence North 89°34'53" West a distance of 40.00 feet, thence North 44°08'50" West a distance of 447.48 feet, thence along the arc of a non-tangent curve to the left having a radius of 500.00 feet, an arc length of 222.13 feet, and a delta angle of 25°27'16" (chord bears North 56°43'45" West), thence North 69°27'24" West a distance of 116.21 feet, thence North 65°36'41" West a distance of 265.12 feet, thence along the arc of a non-tangent curve to the left having a radius of 716.20 feet, an arc length of 107.80 feet, and a delta angle of 08°37'27" (chord bears North 69°52'25" West), thence North 74°11'09" West a distance of 86.14 feet, thence North 75°07'20" West a distance of 319.31 feet, thence along the arc of a non-tangent curve to the right having a radius of 480.00 feet, an arc length of 105.09 feet, and a delta angle of 12°32'39" (chord bears South 68°51'01" East), thence North 62°34'42" West a distance of 184.85 feet, thence along the arc of a non-tangent curve to the left having a radius of 730.00 feet, an arc length of 232.63 feet, and a delta angle of 18°15'32" (chord bears North 71°42'27" West), thence North 80°50'12" West a distance of 56.64 feet, thence North 77°00'35" West a distance of 166.03 feet, thence along the arc of a non-tangent curve to the right having a radius of 150.00 feet, an arc length of 38.16 feet, and a delta angle of 14°34'38" (chord bears South 69°32'57" East), thence North 62°15'39" West a distance of 624.02 feet to THE POINT OF BEGINNING.

Containing 26.8 acres, more or less.





# OSBORN PARK PHASE II WILDER, IDAHO



VICINITY MAP  
NOT TO SCALE

No.	Revisions	By	Date	Appr.

**ACKERMAN  
ESTVOLD**  
7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714  
208.853.6470 · www.ackerman-estvold.com  
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

SCALE (H): NTS  
SCALE (V): NTS  
DRAWN BY: KES  
DESIGNED BY: KES  
CHECKED BY: AMC  
DATE: 06/23/2022

**OSBORN PARK  
PHASE II  
WILDER, IDAHO  
VICINITY MAP**

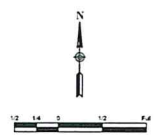


PROJECT NO.  
R21193  
DRAWING NAME  
REVIEW SET

Tuesday, November 30, 2021 12:52:05 PM  
G:\Projects\R21193\_OsbornPark\Clk\Drawn\Plans\R21193\_PL\_TitleSheet.dwg



Friday, February 25, 2022 3:08:45 PM  
 G:\Projects\193\OsbornPark\193\_OsbornPark\193\_OsbornPark.dwg



**Graphic Scale:**  
 Attention is Drawn to the Fact That Drawing Scales May Be Altered During  
 Reproduction Processes. Scales Shown Herein are Based on a Full Scale  
 Sheet Size of 24" x 36".  
 Scale 1" = 100'

No.	Revisions	By	Date	Appr.

**ACKERMAN  
ESTVOLD**  
 1907 17th St SE · Minot, ND 58701  
 701.837.8737 · www.ackerman-estvold.com  
 Minot, ND | Fargo, ND | Williston, ND | Boise, ID

SCALE (H): 1" = 100'
SCALE (V): N/A
DRAWN BY: KES
DESIGNED BY: KES
CHECKED BY: AHC
DATE: 06/20/2022

**OSBORN PARK  
PHASE II  
SITE LAYOUT**

PROJECT NO. R211936
DRAWING NAME SITE LAYOUT