



CITY OF WILDER
P O BOX 687
WILDER ID 83676
(208) 482-6204 Fax (208) 482-7890

Special use Permit
\$ 300 - Paid WBS

Osborn Park Phase I

SPECIAL USE PERMIT APPLICATION Planning & Zoning Commission

Fee: \$300.00

PRIME IDAHO, INC
Name of Applicant
99 E STATE ST, STE 200 EAGLE ID 83616
Address City State Zip
(208) 559-3359 Telephone Number
pjohnson.prime@gmail.com E-mail Address

Address and/or Legal Description of Property:
SOUTH 5th STREET, WILDER, ID; 23-4N-5W NW TK 9635D IN NWND
(IMMEDIATELY EAST OF JACKSON'S TRUCK STOP)
Description of existing use: PARCEL NO. R371 0501300

AG
Designate zoning district: R2-MULTI-FAMILY AND/OR MOBILE HOME
Description of proposed special use:
MANUFACTURED HOME PARK

Attach a concept plan of the proposed site for the special use showing the location of all buildings, parking and loading areas, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs and yards.

Attach a narrative statement evaluating the effects on adjoining property, which evaluation shall include the following elements: noise, glare, odor, fumes, and vibration; and a general statement of the compatibility with adjacent and other properties in the district of the proposed use. (If the special use is granted and the property is used as proposed, how will this affect neighboring properties?)

I DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT.
5-18-2022 Date
[Signature] Applicant Signature

Note: Please plan to attend the meeting, or have a representative present, so you may be fully apprised of the action taken on your application.



June 20, 2022

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



ANTONIO CONTI, PE, PLS
Senior Civil Engineer

7661 West Riverside Drive, Suite 102, Garden City, ID 83714
Phone: 208.853.6470 Cell: 208.509.2759
antonio.conti@ackerman-estvold.com
www.ackerman-estvold.com

RE: Detailed Letter for Osborn Park Land Use Application

To whom it may concern,

Attached to this letter are application documents for a land use application for Osborn Park, located at 0 South 5th Street on the property directly east of Jacksons Food Store and south of Amalgamated Sugar in Wilder, Idaho. This application pertains to Phase I of Osborn Park, consisting of 2 parcels for a total of 25.6 acres. The parcels and corresponding owners are listed below.

<u>Parcel #</u>	<u>Owner</u>	
R37105012	Prime Idaho, Inc	99 E State St, Ste 200, Eagle, ID 83616
R37105013	Prime Idaho, Inc	99 E State St, Ste 200, Eagle, ID 83616

Parcel R37105012 is approximately 24.0 acres and Parcel R37105013 is approximately 1.6 acres. The parcels are surrounded by a convenience store and gas station to the west, Amalgamated Sugar to the north, agricultural land to the east, and a residential subdivision to the south. We propose to rezone this parcel to R-2 Multi-Family and/or Mobile Home zoning with the intention of developing it into a 189-unit mobile home park.

The existing property is currently used for agricultural purposes and contains no structures. The proposed zoning change would be in compliment to the surrounding parcels, which are used for commercial and residential purposes.

This project proposes the development of the 25.6 acres into 189 mobile home lots and 8 common lots. The common lots are to be used for open space and a stormwater pond. Water and sewer services will be provided by the City of Wilder. Future connections will be in accordance with all city codes. Access to Osborn Park will be from an approach off of US95 on the southeast corner of the property. 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.

HEADQUARTERS
1907 17TH ST SE
MINOT, ND 58701
701.837.8737

4165 30TH AVE S
SUITE 100
FARGO, ND 58104
701.551.1250

3210 27TH ST W
SUITE 200
WILLISTON, ND 58801
701.577.4127

7661 W RIVERSIDE DR
SUITE 102
GARDEN CITY, ID 83714
208.853.6470

PARCEL 1
EXHIBIT A
LEGAL DESCRIPTION

Being a portion of Parcel 1 as described in Record of Survey 1996024001, Records of Canyon County, and located in the NW Quarter of 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 northwest corner of Section 23, thence along the northerly boundary of said Section 23 North $89^{\circ}32'49''$ East a distance of 1329.08 feet to a brass cap on said northerly boundary of Section 23, thence leaving said northerly boundary of Section 23 South $00^{\circ}16'32''$ East a distance of 333.77 feet to an iron pin on the northerly boundary of said Parcel 1 as described in Record of Survey 1996024001, thus marking the POINT OF BEGINNING, thence along northerly boundary of said parcel South $89^{\circ}31'18''$ West a distance of 1120.30 feet to an iron pin on the westerly boundary of said parcel, thence along said westerly boundary South $00^{\circ}14'16''$ East a distance of 884.98 feet to an iron pin on the southerly boundary of said parcel, thence along the southerly boundary of said parcel North $89^{\circ}30'00''$ East a distance of 387.99 feet to an iron pin, thence South $56^{\circ}21'16''$ East a distance of 70.64 feet to an iron pin, thence along the arc of a non-tangent curve to the left having a radius of 92.59, an arc length of 36.62 feet, and a delta angle of $22^{\circ}39'29''$ (chord bears South $67^{\circ}41'01''$ East) to an iron pin, thence along the arc of a non-tangent curve to the left having a radius of 218.77 feet, an arc length of 52.13 feet, and a delta angle of $13^{\circ}39'09''$ (chord bears South $85^{\circ}50'20''$ East) to an iron pin, thence North $89^{\circ}48'19''$ East a distance of 600.84 feet to an iron pin on the easterly boundary of said parcel, thence along said easterly boundary North $00^{\circ}16'32''$ West a distance of 1035.06 feet to an iron pin on said easterly boundary, thence leaving said easterly boundary South $89^{\circ}31'18''$ West a distance of 12 feet to the POINT OF BEGINNING.

Containing 24.0 acres, more or less.

See Exhibit B, attached hereto and made part thereof.



PARCEL 2
EXHIBIT B
LEGAL DESCRIPTION

Being Parcel 2 as described in Record of Survey 1996024001, Records of Canyon County, and located in the NW Quarter of 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 northwest corner of Section 23, thence along the westerly boundary of said Section 23 South $00^{\circ}14'16''$ East a distance of 1337.42 feet to a brass cap on the westerly boundary of said Section 23, thence leaving said westerly boundary North $89^{\circ}26'46''$ East a distance of 765.48 feet, thus marking the POINT OF BEGINNING, thence North $89^{\circ}26'46''$ East a distance of 564.49 feet to a 5/8" iron pin on the southerly boundary of said Parcel 2 as described in Record of Survey 1996024001, thence along said southerly boundary North $89^{\circ}26'46''$ East a distance of 12 feet to an iron pin on the easterly boundary of said Parcel 2, thence along said easterly boundary North $00^{\circ}16'32''$ West a distance of 55.56 feet to an iron pin on the northerly boundary of said Parcel 2, thence along said northerly boundary South $89^{\circ}48'19''$ West a distance of 600.84 feet to an iron pin, thence along the arc of a non-tangent curve to the right having a radius of 218.77 feet, an arc length of 52.13 feet, and a delta angle of $13^{\circ}39'09''$ (chord bears South $85^{\circ}50'20''$ East) to an iron pin, thence along the arc of a non-tangent curve to the right having a radius of 92.59, an arc length of 36.62 feet, and a delta angle of $22^{\circ}39'29''$ (chord bears South $67^{\circ}41'01''$ East) to an iron pin, thence North $56^{\circ}21'16''$ West a distance of 70.64 feet to an iron pin, thence South $89^{\circ}30'00''$ West a distance of 129.47 feet to an iron pin, thence leaving said northerly boundary of Parcel 2 along the arc of a non-tangent curve to the right having a radius of 369.84 feet, an arc length of 145.26 feet, and a delta angle of $22^{\circ}30'13''$ (chord bears North $75^{\circ}10'40''$ West) to an iron pin, thence South $63^{\circ}55'33''$ East a distance of 176.91 feet to the POINT OF BEGINNING.

Containing 1.60 acres, more or less.



