

## THE CITY OF WEISER, IDAHO

55 WEST IDAHO 83672 • (208)549-1965

OFFICE OF THE CLERK

### APPLICATION FOR REZONE (Not a business license or building permit)

NAME: Troy Halberg

(Owner or Holder of Valid Option)

PHONE (H) 208 718 0913

(B) \_\_\_\_\_

ADDRESS: 204 W Idaho

GENERAL LOCATION: Corner of W/2nd & W IDAHO ST.

LEGAL DESCRIPTION OF PROPERTY (ATTACH IF NECESSARY): \_\_\_\_\_

ZONING CLASSIFICATION: PRESENT A PROPOSED B1

FEE: A \$200.00 fee must accompany this completed application.

NARRATIVE: Attach a brief statement concerning the following:

1. How the land uses in the requested zone are related to the Comprehensive Plan;
2. Availability of public facilities such as streets, sewage, water, etc., to support the allowable uses; and
3. Compatibility of the allowable uses with the surrounding area.

VICINITY SKETCH: A vicinity map which is drawn to scale must be attached showing the location of the property under consideration.

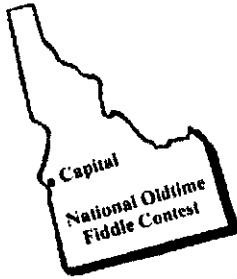
PROOF OF OWNERSHIP OR VALID OPTION HOLDER: A copy of your property deed or option agreement should be attached.

Signature Troy Halberg

The Administrator reserves the right to not officially accept this application until total review is accomplished and all required information is submitted. The date of the public hearing will be established by the Administrator upon the acceptance of a complete application.

**-FOR OFFICE USE ONLY-**

DATE RECEIVED: 7/20/20 ACCEPTED BY: S.B.  
RECEIPT NO: 286500  
P&Z PUBLIC HEARING DATE: Aug 17th 2020



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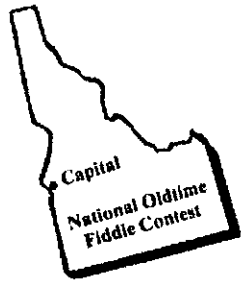
OFFICE OF THE CLERK

Fees and regulations of the City as established by City Code are not negotiable and may not be waived by any City Official. The City has declared policy that City revenues are not to be used to subsidize private development and no City employee may commit municipal funds for private development.

SIGNED: \_\_\_\_\_

DATED: \_\_\_\_\_

W. M. Daniel  
7/20/20



## **THE CITY OF WEISER, IDAHO**

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*OFFICE OF THE CLERK*

### **REZONE PROCESS**

1. APPLICANT HISTORY
2. COMPLETED APPLICATION FILED WITH ADMINISTRATOR.
3. APPLICATION PRESENTED TO P&Z COMMISSION TO BE ACCEPTED OR DENIED AND SET PUBLIC HEARING AT NEXT REGULAR MEETING.
4. ADVERTISEMENT 15 DAYS PRIOR TO PUBLIC HEARING AND NOTIFICATION TO PROPERTY OWNERS WITHIN 300 FT. BY MAIL.
5. PUBLIC HEARING AT REGULAR P&Z MEETING WITH PRESENTATION BY APPLICANT AND TESTIMONY BY PERSONS IN FAVOR AND AGAINST.
6. RECOMMENDATION BY P&Z COMMISSION TO CITY COUNCIL.
7. SET PUBLIC HEARING FOR CITY COUNCIL MEETING BY ADMINISTRATOR.
8. ADVERTISEMENT 15 DAYS PRIOR TO PUBLIC HEARING AND NOTIFICATION TO PROPERTY OWNERS WITHIN 300 FT. BY MAIL.
9. PUBLIC HEARING AT REGULAR CITY COUNCIL MEETING WITH PRESENTATION BY APPLICANT AND TESTIMONY BY PERSONS IN FAVOR AND AGAINST.
10. FINAL DECISION BOTED ON BY CITY COUNCIL.
11. APPEAL PROCESS FOLLOWING CITY CODE 10-14-2 BY APPLICANT IF NOT SATISFIED WITH DECISION.
12. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT THE P&Z ADMINISTRATOR, DAVID TATE @ 208-414-1965.

**204 W Idaho Street – Weiser, Idaho**  
**Request to Construct a 4-Unit Residential Building**

This application requests approval to construct a four-unit residential building at 204 W Idaho Street in place of a single-family residence.

The proposed four-plex is compatible with the surrounding area. Multi-family buildings, including four-plex structures, are located directly across the street and adjacent to this property. The project continues an existing residential pattern rather than introducing a new or incompatible land use.

The site is served by existing streets, utilities, and municipal services capable of supporting this level of development. Constructing a four-plex makes efficient use of existing infrastructure without requiring expansion of services.

The project will provide additional housing within city limits at a scale consistent with neighboring properties. Weiser continues to experience demand for moderate-cost rental housing, and this development will help meet that need while maintaining the residential character of the area.

The building will meet all setback, parking, and landscaping requirements and will be designed to complement surrounding properties.

Given the presence of similar multi-family developments in the immediate vicinity and the availability of adequate infrastructure, approval of this Conditional Use Permit is a reasonable and appropriate use of the property.

Thanks,  
Riverbend Contractor



Instrument # 265894  
STATE OF IDAHO, COUNTY OF WASHINGTON  
2026-01-30 03:27:16 PM No. of Pages: 3  
Recorded for: AMERITITLE - WEISER  
DONNA WHITE Fee: \$15.00  
Ex-Officio Recorder Deputy DLaird  
Index To: DEED  
Electronically Recorded by Simplifile

## **WARRANTY DEED**

Escrow No.: 1049953

### **FOR VALUE RECEIVED**

**Esther Cross, an unmarried woman**

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Riverbend Contractor LLC, an Idaho Limited Liability Company**

whose current address is:

826 Haas Rd  
Weiser, ID 83672

the grantee(s), the following described premises, in Washington County, Idaho,  
TO WIT:

**See Attached Exhibit 'A'**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated:

1-29-26

Esther Cross  
 Esther Cross

State of Nebraska } ss  
 County of Adams }

On this 29 day of January, 2026, before me,  
Elaine L. Steinbeck, a Notary Public in and for said state, personally appeared  
 Esther Cross, known or identified to me to be the person(s) whose name(s) is/are subscribed to  
 the within instrument and acknowledged 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.

Elaine L. Steinbeck  
 Notary Public for the State of Nebraska  
 Residing at: Star Island  
 Commission Expires: 8-16-29

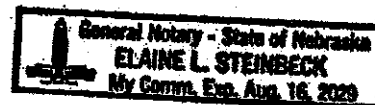


**EXHIBIT 'A'****File No. 1049953**

**Lots 11 and 12, and the East one-half of Lot 13, Block 21 of WATLINGTON ADDITION to the City of Weiser, Idaho, as the same appears on the official plat thereof on file in the office of the County Recorder of Washington County, Idaho.**

**10-9-1: USES PERMITTED:**

The following uses are hereby permitted in the B-1 residence district:

Accessory buildings and uses permitted in the A residence district, and those uses incidental to the permitted uses of this district except accessory living quarters, servant's quarters and stables.

All uses permitted in the A residence district.

City of Weiser public utilities and public service uses or structures.

Two-family dwellings (duplexes).

Two-family dwellings (townhouses), minimum lot size twenty percent (20%) larger than minimum area regulations (see subsection 10-9-3A of this chapter). (Ord. 1183, 12-12-2005)

**10-9-2: CONDITIONAL USES:**

The planning commission may, after notice and public hearing, permit the following uses where such uses are deemed essential or desirable to the public convenience or welfare. The commission shall have the authority to impose such conditions and safeguards as it deems necessary to protect the best interests of the surrounding property or neighborhood from damage, hazard, nuisance or other detriment:

The following conditional uses may be permitted in the B zone:

- A. All conditional uses permitted in an A residential district.
- B. Multi-family dwellings or multi-family dwelling groups.
- C. Auditoriums, stadiums, arenas and similar uses.
- D. Other uses deemed similar by the city to the uses above may be considered under a conditional use application.
- E. Public utilities and public service uses or structures other than the city of Weiser.
- F. Grazing of livestock on lots/parcels by the owner or person in possession of property or with the consent of such owner or person in possession of such property so long as:
  1. The number of livestock does not exceed three (3) animal units per acre, and in the event that the area size shall be less than one acre, then the number of animal units shall be reduced proportionately with relation to the size of the area compared to one acre.
  2. Feeding for commercial purposes is not conducted (commercial purposes shall not be deemed to include the keeping of an animal for household or domestic use or for private purposes such as 4-H and FFA projects, etc.).
  3. Conditions on the premises do not exist that would cause offensive and undesirable odors to be emitted therefrom or create circumstances amounting to a nuisance.
  4. The area wherein animals are kept and maintained is adequately enclosed so as not to allow the said animals to encroach upon the property of adjacent landowners.
  5. For violations of the provisions herein contained, the owners of the property or the person entitled to the control thereof shall be first warned and advised to comply with these provisions. If no action is taken in response, said owner or person entitled to control shall be fined the sum of twenty five dollars (\$25.00) for the first offense, one hundred dollars (\$100.00) for the second and three hundred dollars (\$300.00) for each offense thereafter. (Ord. 1183, 12-12-2005)

**10-9-3: LOT AREA REGULATIONS:**

- A. Minimum lot area, seven thousand two hundred (7,200) square feet.

- B. Minimum lot width, sixty feet (60').
- C. Front yard, not less than twenty five feet (25') from the property line or the established setback line in compliance with subsections 10-11-1D and E of this title.
- D. Side yard, not less than five feet (5') plus an additional two feet (2') for each story above the second story.
- E. Rear yard, not less than twenty feet (20') from the property line plus an additional two feet (2') for each story above the second story.
- F. Minimum open space, sixty percent (60%). Open space is that area of blue sky above, including driveway and parking area.
- G. No structure shall be placed on any utility easement of record. (Ord. 1183, 12-12-2005)

CITY OF WEISER  
55 WEST IDAHO  
WEISER, ID 83672

|                                    |  |                                              |             |     |           |
|------------------------------------|--|----------------------------------------------|-------------|-----|-----------|
| <b>RECEIPT</b>                     |  | DATE                                         | 7/20/24     | No. | 286930    |
| RECEIVED FROM                      |  | Troy Halberg                                 |             |     | \$ 200.00 |
| Two Hundred & no/100               |  |                                              |             |     | DOLLARS   |
| FOR RENT #309 Retone @ 204 W Idaho |  |                                              |             |     |           |
| <input type="radio"/> FOR          |  |                                              |             |     |           |
| ACCOUNT                            |  | <input type="radio"/> CASH                   |             |     |           |
| PAYMENT                            |  | <input type="radio"/> CHECK                  |             |     |           |
| BAL DUE                            |  | <input type="radio"/> MONEY ORDER            |             |     |           |
|                                    |  | <input checked="" type="radio"/> CREDIT CARD |             |     |           |
|                                    |  | FROM                                         | TO          |     |           |
|                                    |  | BY                                           | S. P. Bracy |     |           |
|                                    |  |                                              | 3-11        |     |           |