



CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- Annexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- De-Annexation
- 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): OK-19-05

Comp Plan Amendment

Project name: _____

Date filed: _____ Date complete: _____

Related files: _____

Subject Property Information

Address: _____ Parcel Number(s): _____

Subdivision: _____ Block: _____ Lot: _____ Acreage: _____ Zoning: _____

Prior Use of the Property: _____

Proposed Use of the Property: _____

Applicant Information:

Applicant Name: City of Caldwell, Pez Phone: _____

Address: 621 Cleveland City: Caldwell State: Id Zip: 83605

Email: _____ Cell: _____

Owner Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) _____

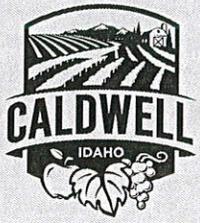
Address: _____ City: _____ State: _____ Zip: _____

Email: _____ Cell: _____

Authorization

Print applicant name: _____

Applicant Signature: [Signature] Date: 9/25/19



CITY OF
Caldwell, Idaho

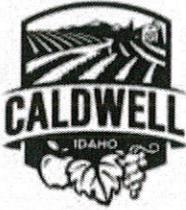
Planning & Zoning

COMP PLAN MAP CHANGE

Project Name: <i>Comprehensive Plan Amend.</i>	File #: <i>0A-19-05</i>
Applicant/Agent: <i>M. JEROME MAPP</i>	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
	Completed and signed Hearing Review Application	
✓	Narrative fully describing the proposed map change, including the following: <ul style="list-style-type: none"> ➤ Total # of acres being re-classified and the new map classification ➤ How the proposed change will complement with the surrounding area 	
	Warranty deed for the subject property	
	Signed Property Owner Acknowledgement (if applicable)	
	Vicinity map, showing the location of the subject property	
	Metes and bounds legal description for the site	
	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	
	Please indicate # of property owners within 300 feet: _____	
	Fee	

STAFF USE ONLY:
Date Application Received: _____
Received by: _____
Proposed Hearing Date: _____
Hearing Body: _____



CITY OF
Caldwell, Idaho

Planning & Zoning

ORDINANCE AMENDMENT

Project Name: <i>Comprehensive Plan AMEND.</i>	File #: <i>OA-19-05</i>
Applicant/Agent: <i>Mr. Jerome Mapp</i>	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
	Completed and signed Hearing Review Application	
<input checked="" type="checkbox"/>	Narrative fully describing the request, including the following: <ul style="list-style-type: none"> > Specific item/code section requested to be changed > Reasons for the amendment/code change > Any other pertinent information to the request 	
	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	

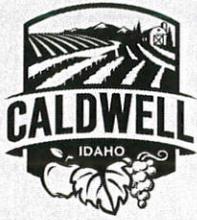
STAFF USE ONLY:

Date Application Received: _____

Received by: _____

Proposed Hearing Date: _____

Hearing Body: _____



CITY OF
Caldwell, Idaho

September 25, 2019

GARRET NANCOLAS
Mayor

208.455.3011
(f) 208.455.3003

City Hall
411 Blaine Street
Caldwell, Idaho 83605

Post Office Box
P.O. Box 1179
Caldwell, Idaho 83606

For a list of the City
Council members, visit:
Website
www.cityofcaldwell.com

To: The City of Caldwell Planning and Zoning Commission

From: M. Jerome Mapp
City of Caldwell
Planning and Zoning Director

Re: Modifications to the proposed 2040 Comprehensive Plan Map –
OA-19-05

On August 13, 2019, the Commission heard Case No. OA-19-02, which was a request by the Planning and Zoning Department to recommend approval of the 2040 update of the City of Caldwell's 2040 Comprehensive Plan and Map. Since we heard this case in August, some modifications needed to be made to the Comprehensive Plan Map. I have attached six maps to illustrate the changes.

Map 1 - In 2016, the City of Caldwell and the City of Nampa conducted a land swap, where by parcels were moved from each city to the other. Parcels 1, 2 and 5 were removed from the City of Caldwell and transferred to the City of Nampa and parcels 3 and 4 were removed from the City of Nampa and transferred to the City of Caldwell.

Map 2 - Identified the new boundaries of the Area of City Impact based upon the land swap.

Map 3 – During the August public hearing, the Planning and Zoning director didn't identify for the record that these were new land use designations. Since August, some of those land uses were modified due to the proposed urban renewal district.

Map 4 - Describes the land use designations of Map 3.

Map 5 - Describes the new land use designations for the proposed urban renewal district.

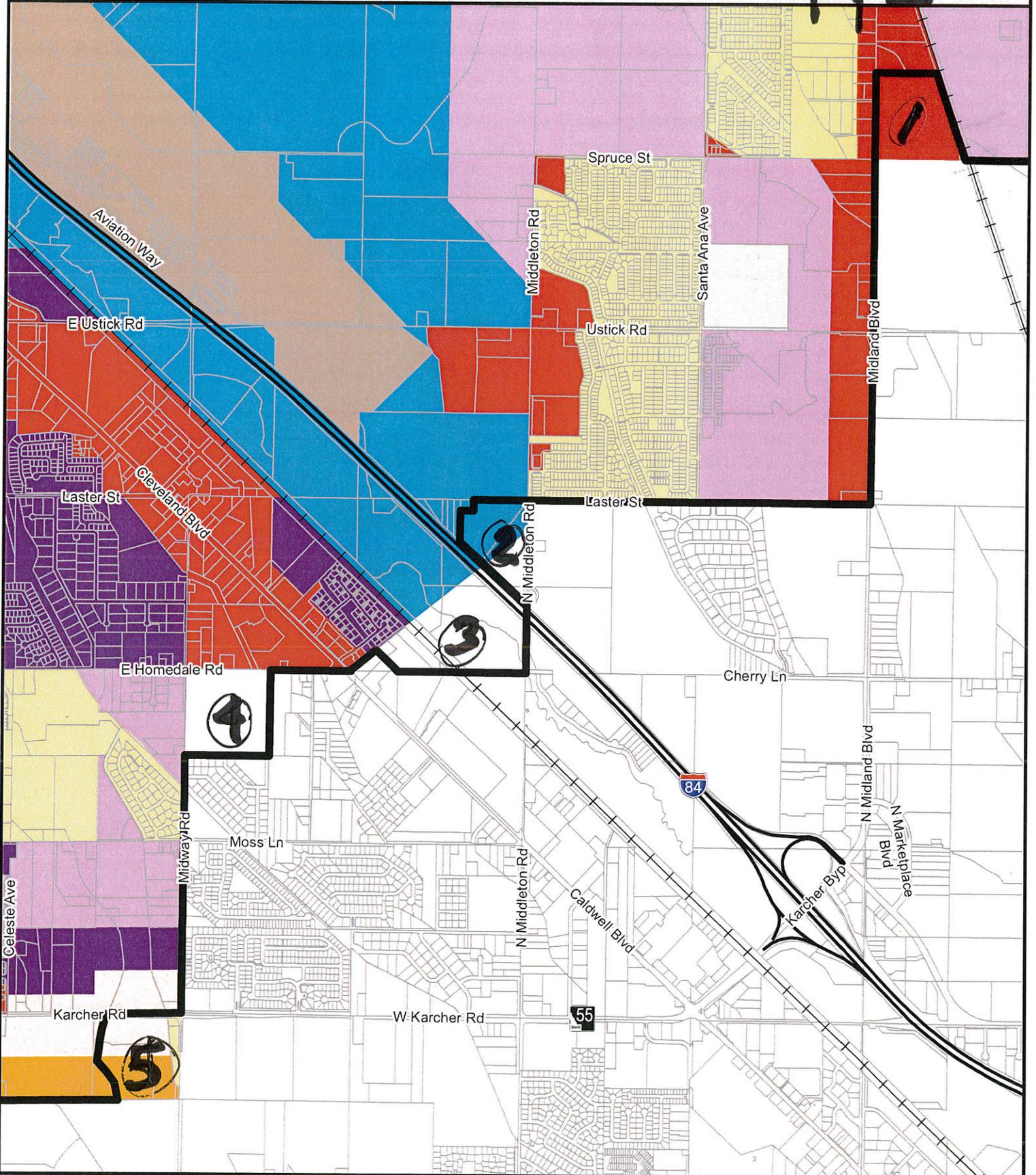
Map 6 - Describes the parcel, which was been requested by the owner, Joe Weitz, to add to the comprehensive plan map with a land use of low density residential (see his letter dated May 15, 2019).

These actions will update changes to the 2040 Comprehensive Plan Map.

"The Treasure of the Valley"

2018 COMPREHENSIVE PLAN

Map 1



City
of
Caldwell

- Impact Area
- Taxlots
- 2018 Comp Plan**
- Public Open Space
- Environmentally Sensitive

Legend

- Highway Corridor
- Traditional Neighborhood
- Institutional
- City Center
- Residential Estates
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Public

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CALDWELL
OREGON

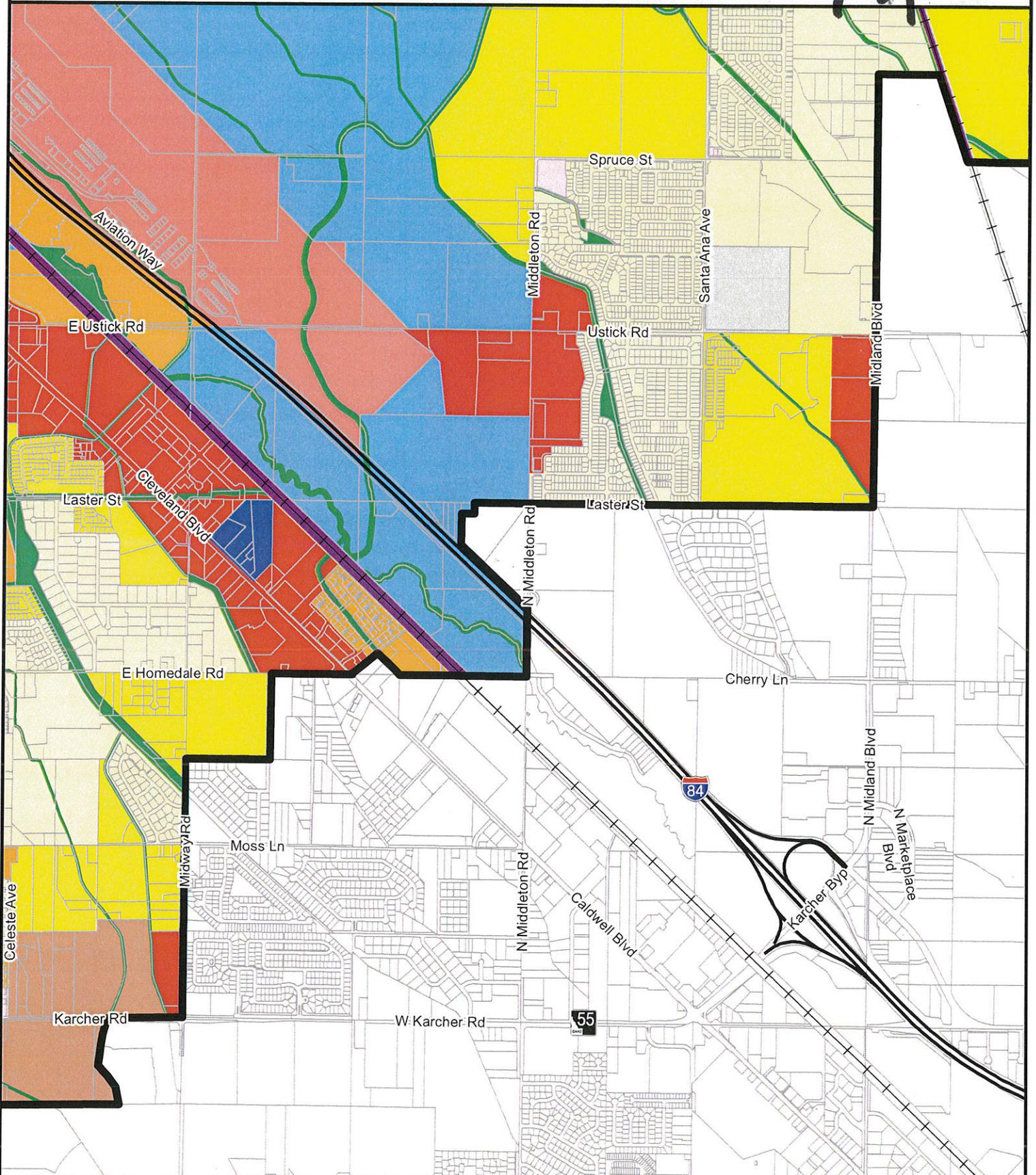
0 1,000 2,000

Feet

1 inch = 2,000 feet

PROPOSED 2019 COMPREHENSIVE PLAN

MAP 2



City
of
Caldwell

- Impact Area
- Taxlots
- 2019 Comp Plan**
- Environmentally Sensitive
- Open Space
- Public

- Legend**
- Institutional
 - Traditional Neighborhood
 - Highway Corridor
 - City Center
 - Residential Estates
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Business
 - Commercial & Service
 - Manufacturing & Production
 - Industrial
 - Rail Facilities

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W N E S

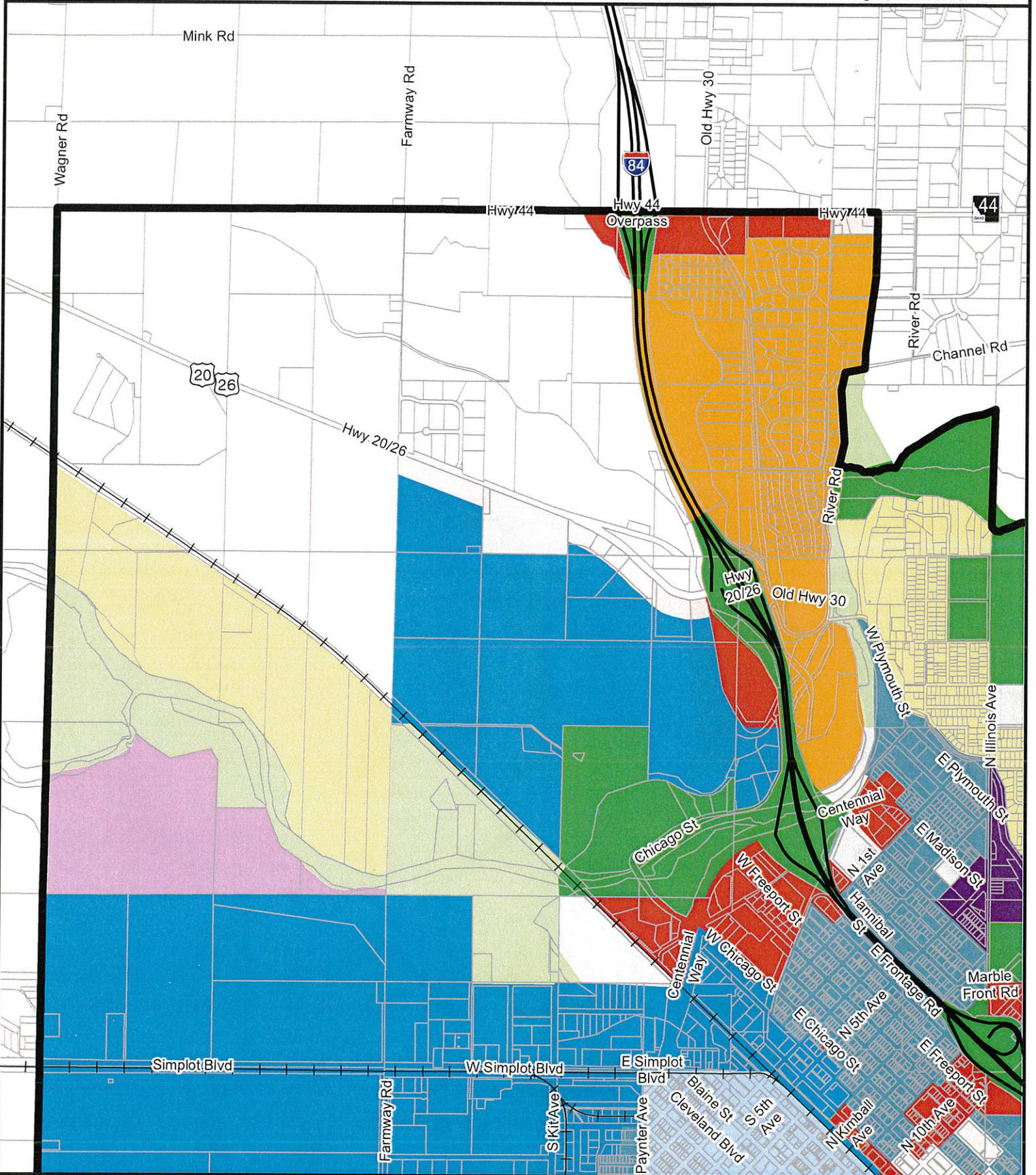
0 1,000 2,000

Feet

1 inch = 2,000 feet

2018 COMPREHENSIVE PLAN

MAP 3



City
of
Caldwell

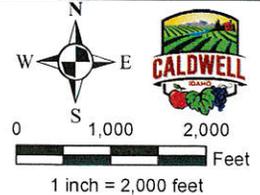
- Impact Area
- Taxlots
- 2018 Comp Plan**
- Public Open Space
- Environmentally Sensitive

Legend

- Highway Corridor
- Traditional Neighborhood
- Institutional
- City Center
- Residential Estates
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Public

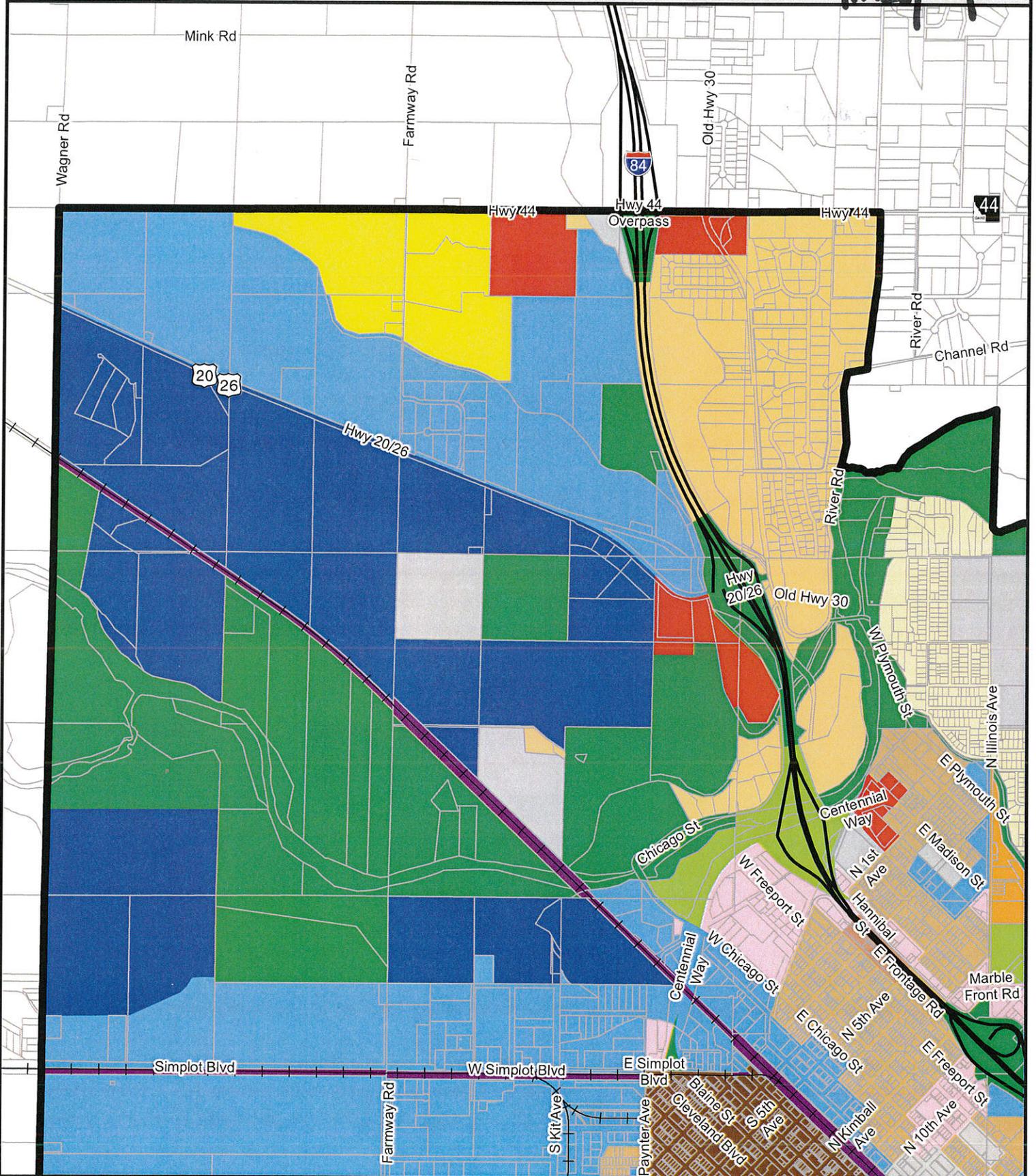
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PROPOSED 2019 COMPREHENSIVE PLAN

MAP 4



City
of
Caldwell

- Impact Area
- Taxlots
- 2019 Comp Plan**
- Environmentally Sensitive
- Open Space
- Public

- Legend**
- Institutional
 - Traditional Neighborhood
 - Highway Corridor
 - City Center
 - Residential Estates
 - Low Density Residential
 - Medium Density Residential

- High Density Residential
- Business
- Commercial & Service
- Manufacturing & Production
- Industrial
- Rail Facilities

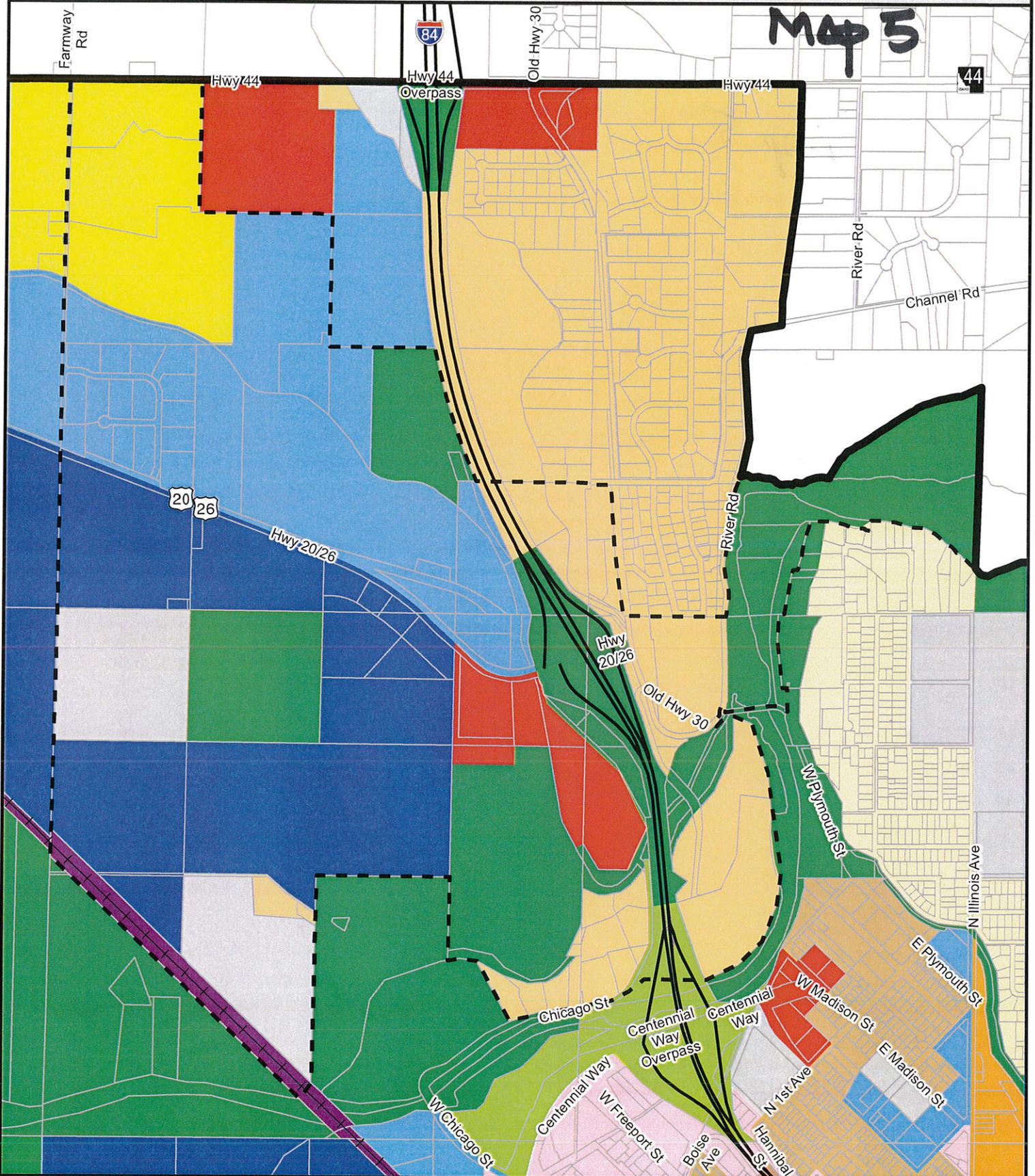
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0 1,000 2,000
Feet

1 inch = 2,000 feet

PROPOSED 2019 COMPREHENSIVE PLAN WITH URA BOUNDARY

MAP 5



City
of
Caldwell

- 2019 URA Addition
- Impact Area
- Taxlots
- 2019 Comp Plan**
- Environmentally Sensitive
- Open Space

- Legend**
- Public
 - Institutional
 - Traditional Neighborhood
 - Highway Corridor
 - City Center
 - Residential Estates
 - Low Density Residential

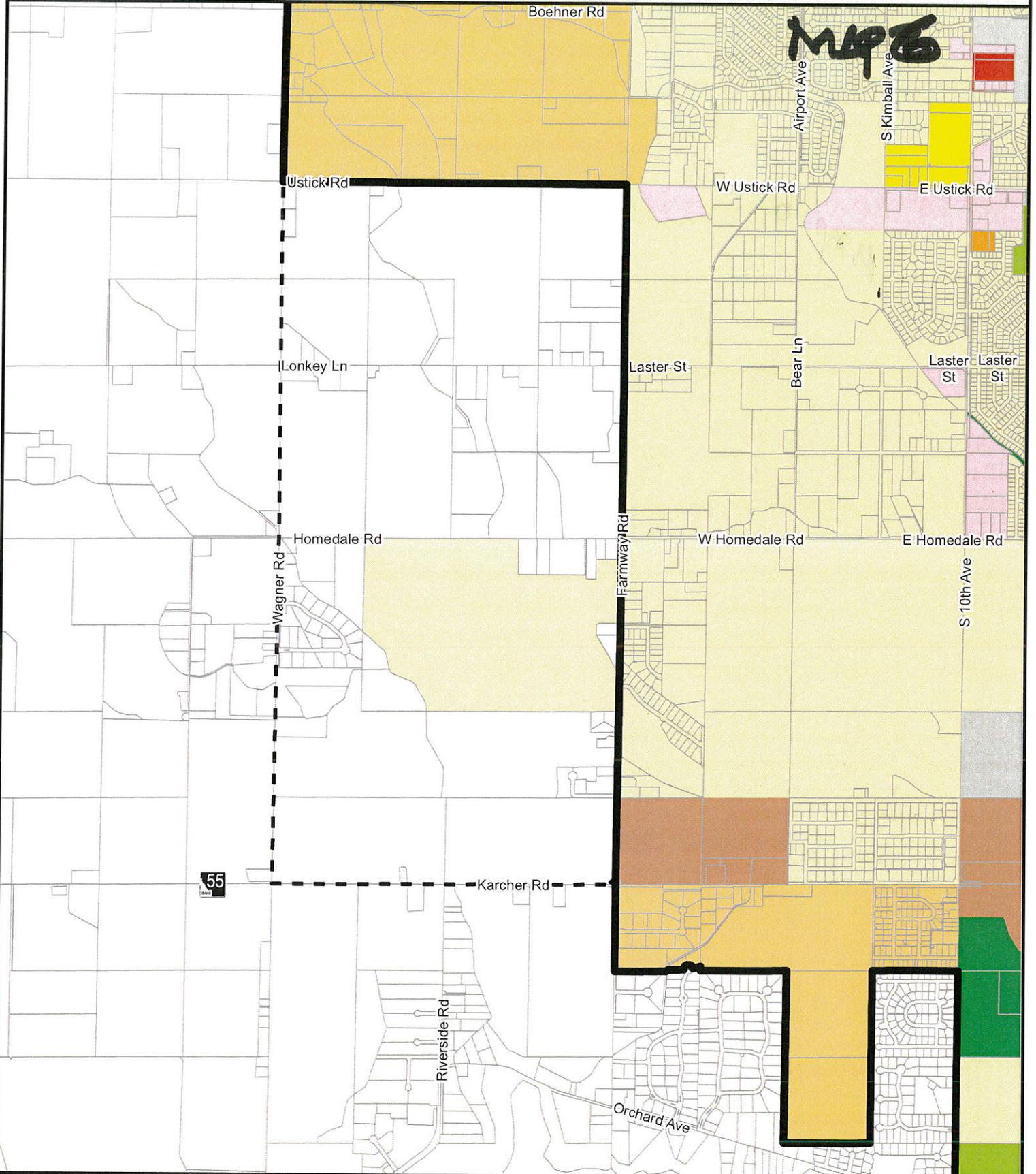
- Medium Density Residential
- High Density Residential
- Business
- Commercial & Service
- Manufacturing & Production
- Industrial
- Rail Facilities

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0 650 1,300
Feet

1 inch = 1,300 feet

PROPOSED 2019 COMPREHENSIVE PLAN



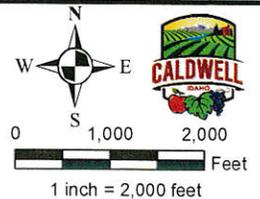
City
of
Caldwell

- Impact Area
- Comp Plan Potential
- Taxlots
- 2019 Comp Plan**
- Environmentally Sensitive
- Open Space

Legend

- Public
- Institutional
- Traditional Neighborhood
- Highway Corridor
- City Center
- Residential Estates
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Business
- Commercial & Service
- Manufacturing & Production
- Industrial
- Rail Facilities

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WESTERN FARMS, INC.
16909 MARSING RD.
CALDWELL, ID 83607

May 15, 2019

SENT VIA EMAIL

City of Caldwell, Planning and Zoning
Attn: Mr. Jerome Mapp, Interim Director
jmapp@cityofcaldwell.org

RE: PROPOSED 2040 COMPREHENSIVE PLAN MAP

Dear Mr. Mapp:

Thank you for discussing Caldwell's proposed 2040 comprehensive plan map with me. I appreciate being involved in this process and ask that this letter be added to the record. I am the owner of approximately 204 acres in west Caldwell, which is further shown on the attached Exhibit A. Western Farms, Inc. has been farming for the past 30 years in Canyon County. We grow diversified crops and own farmland in Canyon County.

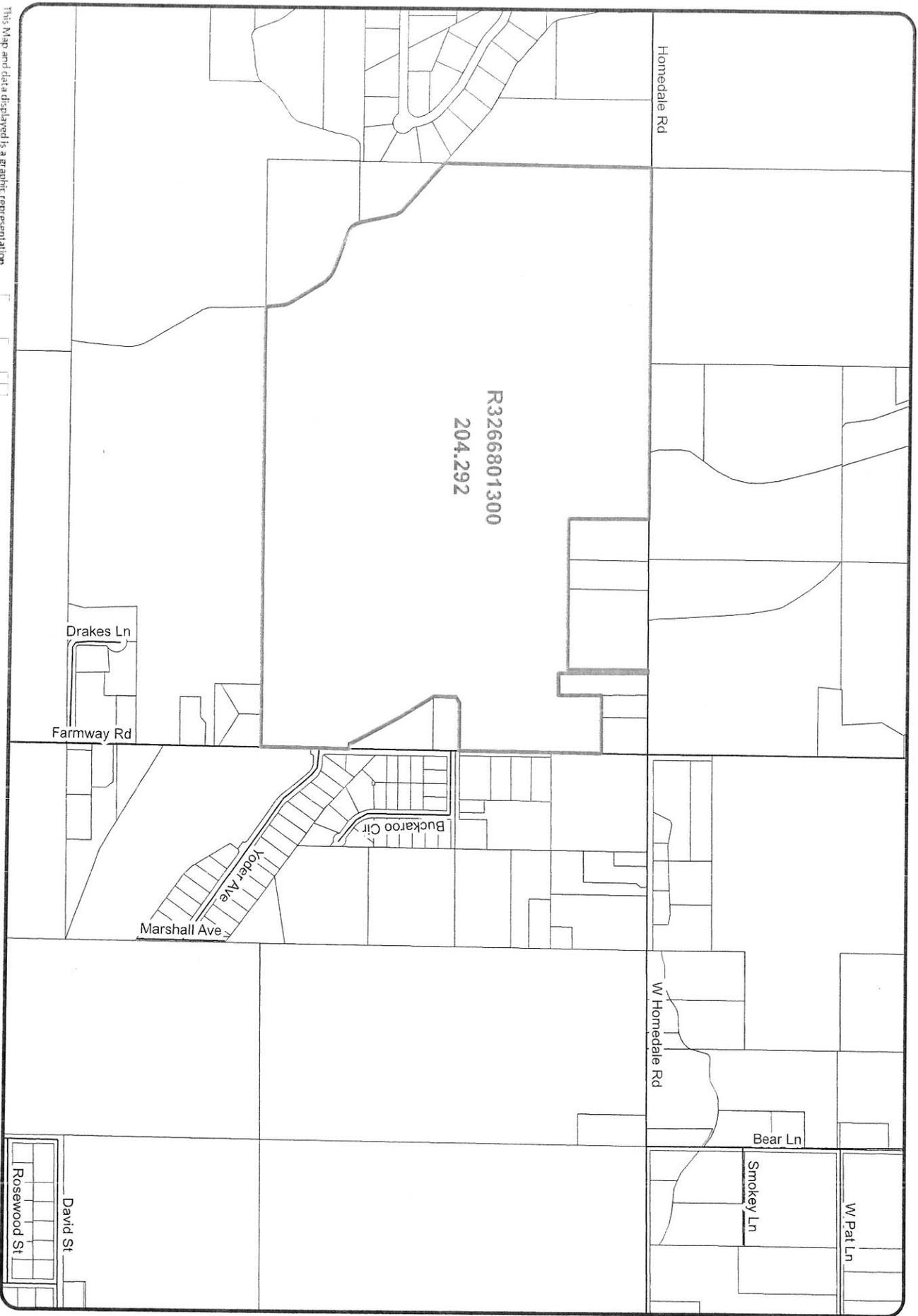
This property is currently designated as low density residential in Caldwell's comprehensive plan map. In reviewing the proposed 2040 comprehensive plan map it appears that my property is removed completely from the comprehensive plan map. I am writing you and the City of Caldwell to request that my property remain in Caldwell's comprehensive plan map with the designation of low density residential. This is a land use that is consistent with the area and my property has possible annexation paths as current Caldwell city limits are approximately 700' away and only separated by one parcel. This property is one of the largest single blocks of land remaining in Caldwell's comprehensive plan map and given the proximity to city limits and the growth that is occurring in the valley and in Caldwell I believe removing this property from Caldwell's plans would be a mistake.

Thank you for your consideration and I look forward to working with you further on this matter.

Regards,



Joe Weitz, Western Farms, Inc.
President/Owner
Cell: 208-880-3445
Email: jrwesternfarms@gmail.com
16909 Marsing Rd.
Caldwell, ID 83605



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