



**Regular Caldwell Hearing Examiner Meeting
Tuesday, March 10, 2020, 7:00 p.m.**

AGENDA

Call to Order
Review of Proceedings

I. CONSENT CALENDAR:

- 1) **ACTION ITEM:** Approve Minutes of the January 14, 2020 meeting as previously signed by Bruce Eggleston.

II. OLD BUSINESS:

II. NEW BUSINESS:

- 1) **ACTION ITEM: Case Number: SUP-20-01:** Caldwell Planning and Zoning has received a request by Jake Conners for a special use permit to operate a fence supply and sales operation on parcel R03070502, 1.310 acres, located at 5615 Aviation Way, Caldwell, Idaho. The subject property is conditionally zoned M-1 (light industrial) and located within the Industrial Airport Overlay APO-1 zone.
- 2) **ACTION ITEM Case Number: ANN-20-01 & SUB-20P-01:** A request by ACME, LLC on behalf of Jim Guches to annex two parcels, R32739010 and R32741010, containing 35.30 acres with a zone designation of R-2 (Medium Density Residential) allowing for minimum lot size of 6000 square feet and minimum lot frontage of 45 feet. Also requested is a preliminary plat with phased development, Guches Subdivision, containing 134 residential lots and 14 common lots. The subject property is located on the east side of S. Florida approximately 1965 feet north of the intersection of Florida and SH 55 in Caldwell, Idaho.
- 3) **ACTION ITEM Case Number: ZON-20-01 & PUD-20-01:** A request by Riley Planning Services, LLC on behalf of Patti Williams and Harmony Park to rezone a 2.5 acre portion of parcel R35746 with a zone designation of R-2 (Medium Density Residential) to include a Planned Unit Development (PUD) allowing for a mixed use development that shall not exceed ten (10) dwelling units per gross acre. The applicants are proposing 24 residential units, and a community center. The subject property is the west portion of the Caldwell Free Methodist Church property located at 3320 S. Montana Avenue, Caldwell, ID.
- 4) **ACTION ITEM: Case Number ZON-19-06 & SUB-19P-10:** A request by T-O Engineers on behalf of Hayden Homes Idaho, LLC for a Comprehensive Plan Map Amendment, Rezone, and Preliminary Plat subject to a Development Agreement with the City of Caldwell. They are requesting to modify the City of Caldwell Comprehensive Plan Map from Industrial, Low Density Residential, and Commercial to Medium Density Residential and Commercial for parcels R34319, R34318022, R34318011A & R34320012 and a rezone of 83.7 acres from R-1 (Low Density Residential) to R-2 (Medium Density Residential) zone. R34318011A contains a 1.48 acre C-1 (Neighborhood Commercial) zoned property with a request to rezone an additional 2.51 acres for a total of 3.99 acres of C-1 zone. Additionally a request for a Preliminary Plat approval of Shadow Glen Subdivision consisting of 323 single-family residential lots, 29 common lots, and five (5) neighborhood commercial lots. A portion of the property lies within the Airport Overlay Zone, APO2. The subject properties are located on the northeast corner of Ward and Linden Roads [30-4N-2W-SE] in Caldwell, Idaho.

IV. Adjournment.

Next Regular Hearing Examiner Meeting is on May 12, 2020 at 7:00 p.m. in the Community Room at the Caldwell Police Station at 110 South Fifth. Any person needing special accommodations to participate in the meeting should contact the City Office at 208-455-3021 prior to the meeting. The agenda packet and minutes can be viewed on the City of Caldwell's website: www.cityofcaldwell.org. Cualquier persona necesitando comodidades especiales para participar en la reunión debe contactar al las oficinas de la Ciudad o llame a 208-455-3021 antes de la reunión.