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**Caldwell Planning & Zoning Commission Regular Meeting  
Tuesday, June 9, 2020, 7:00 p.m.**

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**AGENDA**

Call to Order  
Review of Proceedings  
Roll Call

**I. CONSENT CALENDAR:**

- 1) **ACTION ITEM:** Approve the minutes of the February 11, 2020 meeting.

**II. OLD BUSINESS:**

**III. NEW BUSINES:**

1) **ACTION ITEM: CASE NO: 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. **(The applicant has chosen to withdraw their application).**

2) **ACTION ITEM: Case Number CPA-20-01:** A request by City of Caldwell to consider an amendment to the Caldwell Comprehensive Plan involving an update to the City's 10-year Capital Improvement Plans for Parks, Fire, and Police Impact Fees, pursuant to Idaho Code § 67-8208.

3) **ACTION ITEM: Case Number AMD-20-01:** Paul Navarro and the Canyon County Sheriff's Office requested and received approval for a special use permit and variance for construction and to operate a temporary holding facility for up to 122 females within the T-N (Traditional Neighborhood) Zone. Also requested was a variance to allow a fence height of up to 12 feet. Both were approved by the Planning and Zoning Commission on August 14, 2018. The subject property is located at the southwest corner of Chicago Street and 12<sup>th</sup> Ave. in Caldwell, Idaho. At this time the applicant is requesting to remove condition 8.16 and modify condition 8.19 of the special use permit as follows:

1) Canyon County is requesting that condition 8.16 of the Special Use Permit be removed completely: 8.16 The applicant shall insert slats in the exterior chain link fencing. The slats shall be non-reflective and neutral in color (tan, grey, silver, etc.).

2) Canyon County is requesting that the following **underlined** language be removed from condition 8.19: 8.19 The applicant shall work with the Planning & Zoning Department to develop a mutually agreed upon siding alternative that makes the trailers look more like a building and shall develop a landscaping plan **that conceals and screens to the greatest extent possible the razor wire fencing.**

4) **ACTION ITEM: Case Number: CMP-20-03 & ZON-20-04 & SUB-20P-04:** A request by Providence Properties, LLC for a comprehensive plan amendment, rezone and approval of a preliminary plat for Mason Creek Grove Subdivision, a proposed mixed-use development, on 35.47 acres located on the northeast corner of Middleton and Linden Roads, Caldwell, Idaho. The subject property, parcel R34304, is currently zoned 'R-1' (Low Density Residential). The City of Caldwell 2040 Comprehensive Plan designates the property as Low Density Residential (25.9 acres more or less) with the approximate 4.57 acre corner lying northeast of the Noble Drain designated as Medium Density Residential. The applicant is requesting that the southwest corner, approximately 5 acres, be designated Commercial and rezoned to 'C-2' (Community Commercial) with the balance of the property to be designated Medium Density Residential and rezoned from 'R-1' to 'R2' (Medium Density Residential). Concurrently the applicant is requesting approval of a preliminary plat to include 114 single family lots with an average residential lot size of 6544 sq. feet and four (4) commercial lots.

**IV.** Planning and Zoning comments/concerns:

**V.** Adjournment.

**Next Regular Planning and Zoning Commission Meeting is on Tuesday, August 11, 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.com](http://www.cityofcaldwell.com). 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.