



**Regular Caldwell Hearing Examiner Meeting
Tuesday, July 14, 2020, 7:00 p.m.**

AGENDA

Call to Order
Review of Proceedings

I. CONSENT CALENDAR:

- 1) **ACTION ITEM**: Approve Minutes of the June 3, 2020 meeting as previously signed by Bruce Eggleston.

II. OLD BUSINESS:

II. NEW BUSINESS:

- 1) **ACTION ITEM**: **Case Number AMD-20-03**: A request by BOOS Development West, LLC to terminate development agreements associated with properties R00383, R00384, R00385, R00386, R00382 recorded as documents 200436086, 200607923, 2007000586. The property is located at 612 N. 10th Ave. et. al., Caldwell, ID.
- 2) **ACTION ITEM** **Case Number SUP-20-02**: Jeff Hatch, Hatch Design Architecture, on behalf of Venus Development is requesting a special use permit for traditional ministorage consisting of storage structures, landscaping and an office on approximately 5.4 acres of a 16.5 acre parcel, R30881011, located on the west side of Middleton Road approximately 460 feet south of the intersection of Ustick and Middleton Roads, Caldwell, Idaho. The subject property is zoned C3 (Service Commercial).
- 3) **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. Adjournment.

Next Regular Hearing Examiner Meeting is on September 15, 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.