



**Caldwell Planning & Zoning Commission Regular Meeting
Tuesday, August 11, 2020, 7:00 p.m.**

AGENDA

Call to Order
Review of Proceedings
Roll Call

I. Consent Calendar:

a. **ACTION ITEM:** Approve the minutes of the July 9, 2020 meeting.

II. Old Business:

III. New Business:

1) **ACTION ITEM: Case Number AMD-20-02:** Paul Navarro and the Canyon County Sheriff's Office requested and received approval for a special use permit and variance for construction 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 12th Ave. in Caldwell, Idaho. At this time, the applicant is requesting the following condition be removed from the Variance (VAR-18-02) conditions of approval: Condition 12.6 The applicant shall use landscaping that conceals and screens to the greatest extent possible the razor wire fencing.

2) **ACTION ITEM: Case Number CMP-20-04/ZON-20-05/SUB 20P 05:** A request by Heartland Townhomes Property Management LLC and Trilogy Development, Inc., for comprehensive plan map amendments, rezones and approval of a preliminary plat for AeroSky Park Subdivision, a proposed commercial/industrial development of parcel R35305, (35.4 acres), located on the southeast corner of Hwy 20/26 and Aviation Road, Caldwell, Idaho. The City of Caldwell 2040 Comprehensive Plan designates the property as "Commercial and Services." A map amendment is proposed to allow for industrial zoning. The 35.4 acre subject property is currently zoned 'C-4' (Interchange/Freeway Commercial) and the applicant is proposing 12.6 acres of "C-3" (Service Commercial) and 24.82 acres of "M-1" (Light Industrial) zoned property. The proposed plat contains 6 commercial lots and 14 industrial lots. The subject property is located in the APO-1 Land Use Limitation Zone.

3) **ACTION ITEM: Case Number OA-20-01:** A request City of Caldwell Planning and Zoning to adopt an amended zoning map that supersedes and replaces the zoning map adopted by Caldwell City Council on March 18, 2019 (Ordinance No. 3195). The new map includes all rezones, annexations and de-annexations that occurred between January 1, 2019 and December 31, 2019. The zone boundary changes during this period were approved by City Council at respective public hearings held pursuant to the requirements of Idaho Code, Title 67, Chapter 65, Local Planning Act. Also requested is to adopt an amended City of Caldwell Comprehensive Plan Map that supersedes and replaces the comprehensive plan map adopted by Caldwell City Council on February 3, 2020 (Resolution 38-20). The new map includes all comprehensive plan map changes that occurred between January 1, 2019 and December 31, 2019. The comprehensive plan land use map changes during this period were approved by City Council at respective public hearings held pursuant to the requirements of Idaho Code, Title 67, Chapter 65, Local Planning Act.

4) **ACTION ITEM: Case Number OA-20-03:** A request by the Planning and Zoning Department amending Chapter 10, Article 12, Section 10-12-08 of the Caldwell City Code, Providing For Staff Level Design Review For Specified Design Elements.

IV. Planning and Zoning comments/concerns:

V. Adjournment.

Next Regular Planning and Zoning Commission Meeting is on Tuesday, October 20, 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. 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.