

**Before the Planning & Zoning Commission
City of Caldwell, Idaho
Public Hearing Held August 11, 2020**

SUBJECT: Staff Report - Case No. OA-20-01 (Zoning Map and Comprehensive Plan Map)

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I COURSE OF PROCEEDINGS

- 1.1 The Caldwell Planning and Zoning Department issued a notice of Public Hearing on application OA-20-01 to be held before the Caldwell Planning and Zoning Commission on August 11, 2020. Public notice requirements set forth in Idaho Code, Title 67, Chapter 65, Local Planning Act, were met. On or before July 26, 2020 notice was published in the Idaho Press Tribune.
- 1.2 Files and exhibits relative to this application are available for review in the Planning and Zoning Department and at applicable public hearings.

II GENERAL FACTS

- 2.1 APPLICANT: Caldwell Planning and Zoning Department, 621 Cleveland Boulevard, Caldwell, Idaho, 83605.
- 2.2 REQUEST: To adopt an amended zoning map that supersedes and replaces the zoning map adopted by Caldwell City Council on March 4, 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 comprehensive plan map that supersedes and replaces the comprehensive plan map adopted by Caldwell City Council on February 3, 2020. The new map includes all comprehensive plan map changes that occurred between January 1, 2019 and December 31, 2019 and not reflected on the 2040 Land Use Map adopted on February 3, 2020. The comprehensive plan 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.

2.3 ZONE AND COMPREHENSIVE PLAN MAP UPDATE PURPOSE: The City last adopted an official zone map on March 4th, 2019. The intent in adopting the new zoning map is to keep the official map updated and readopted on an annual basis. The request to amend the zone map at this time is in keeping with the intent to adopt a new zone map annually.

The City last adopted an official Comprehensive Plan Map on February 3, 2020 along with the 2040 Comprehensive Plan. Comprehensive Plan Map Amendments approved by council that occurred between January 1, 2019 and December 31, 2019 may not have been reflected on the 2040 Comprehensive Plan Map. The intent in adopting the new comprehensive plan map is to keep the official map updated with approved amendments and the official map to be readopted on an annual basis. The request to amend the comprehensive plan map at this time is in keeping with the intent to adopt a new comprehensive plan map annually.

2.4 ANNEXATIONS, DE-ANNEXATIONS, ZONE CHANGES AND COMPREHENSIVE PLAN MAP CHANGES:

ANNEXATIONS: The following zone boundary changes, occurring from annexations, were approved during the year 2019 and are included in the amended zoning map:

Case Number & Name	Ordinance Number	Zone	Date of Ordinance Approval	Acreage (more or less)
ANN-19-01 Quenzer Annexation	3203	R-1	5/6/19	39.89
ANN-19-02 Covington Square Annexation	3208	R-1	7/1/19	14.88
ANN-19-03 Steve Regan (Harmsen)	3213	C-3	7/1/19	3.79
ANN-19-04 Gray Annexation	3215	M-1	8/5/19	9.57
ANN-19-05 City of Caldwell Pond Ln Annex	3218	R-2	9/16/19	37.4
ANN-19-06 City of Caldwell Ustick Rd	3219	R-1	9/16/19	5
ANN-19-07 Wolf Annexation	3224	R-3	10/21/19	2.54
ANN-19-09 Harmsen Annexation	3227	C-3	10/21/19	8.53
ANN-19-10 Hayden Homes Annexation	3232	R-2	11/4/19	26.89
ANN-19-11 Esther Rush Annexation	3233	C-3	11/18/19	3.93
ANN-19-12 Kraemer Annexation	3239	M-1	11/4/19	5.29
ANN-19-13 Ceric Annexation	3244	M-1	12/2/19	3.38
TOTAL ANNEXED				161.09

DE-ANNEXATIONS: The following zone boundary changes, occurring from de-annexations, were approved during the year 2019 and are included in the amended zoning map:

Case No. & Name	Ordinance Number	Zone	Date of Ordinance Recordation	Acreage
DAN-19-01 Nampa Paving De-Annexation	3197	county	5/6/19	0.24
TOTAL DE-ANNEXED				0.24

ZONE CHANGES: The following zones changes were approved during the year 2019:

Case No. & Name	Ordinance Number	Zone	Date of Ordinance Recordation	Acreage
ZON-18-11 Urban renewal rezone	3190	M-1	2/4/2019	20.12
ZON-19-02 Vallivue SD Rezone	3225	R-1	10/7/19	37.53
ZON-19-03 Hatch Rezone	3234	R-2	11/18/19	4.5
ZON-19-04 McDougald Rezone	3243	C-2	12/2/19	0.11
TOTAL REZONED				62.26

COMPREHENSIVE PLAN MAP CHANGES: The following comprehensive plan map changes were approved during the year 2019:

Name	Approved Comp. Plan Map Designation	Acreage
ANN-19-01 Quenzer Annexation	Low Density Residential	39.89
ANN-19-02 Covington Square Annexation	Low Density Residential	14.88
ANN-19-05 City of Caldwell Pond Ln Annex	Public Open Space	37.4
ANN-19-06 City of Caldwell Ustick Rd	Public Open Space	5
ANN-19-10 Hayden Homes Annexation	Medium Density Residential	26.89
ANN-19-13 Ceric Annexation	Industrial	3.38
TOTAL ACREAGE		127.44

III PUBLIC TESTIMONY

3.1 Testimony before the Planning & Zoning Commission, August 11, 2020:

Reserved for Planning & Zoning Commission

IV APPLICABLE LEGAL STANDARDS

4.1 City of Caldwell Zoning Ordinance No. 1451, as amended.

4.2 City of Caldwell Comprehensive Plan, as amended.

4.3 Idaho Code, Title 67, Chapter 65, Local Planning Act

V RECOMMENDATION

5.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell Planning and Zoning Commission hereby recommends to the Mayor and City Council that Case No. OA-20-01, a request by the Planning and Zoning Department to amend the official zoning map as adopted by the City Council on March 4th, 2019 and to amend the official comprehensive plan map as adopted by the City Council on February 3, 2020 be **approved/denied**.