



**Special Caldwell Hearing Examiner Meeting
Tuesday, August 18, 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 and July 14, 2020 meeting.

II. OLD BUSINESS:

- 1) **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). (*continued from July 14, 2020*)
- 1) **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. (*continued from July 14, 2020*)

II. NEW BUSINESS:

- 2) **ACTION ITEM: Case Number SUP-20-06**: A request by Lytle Signs on behalf of Fast Trac Development & McDonald's Corporation for a special use permit to place an eighty (80) foot high pole sign at 210 N. 10th Avenue, Caldwell, ID on parcel R00383.
- 3) **ACTION ITEM Case Number SUP-20-07**: A request by Mark Gepner for a special use permit for a contractor shop [proposed sign shop] with storage yard on parcels R02190, and outdoor storage on R02190013 located at 216 W. Madison Street, Caldwell. The subject properties are zoned C-3 (Service Commercial) and are being utilized for storage of trailers, building materials, vehicles and construction equipment which requires a special use permit,
- 4) **ACTION ITEM Case Number VAR-20-01**: Dennis Boyd is requesting a Variance to reduce the Minimum Lot Area (square feet) in the R-2 (Medium Density Residential) zone for the purpose of dividing an existing duplex into two separate properties at the current common wall resulting in an approximate 4125 square foot lot and a 5250 square foot corner lot. Frontage improvements including curb, gutter, sidewalks, street lights and separate municipal services required. The properties are located at 1119 Airport Road and 1121 Airport Road, Caldwell, ID on parcel R05349.
- 5) **ACTION ITEM Case Number CMP-20-05/ANN-20-03/SUB-20P-06**: BVA North Ranch LLC is requesting to annex 115 acres on the northwest corner of State Hwy 20/26 and Smeed Parkway, a.k.a. parcel R35276. The approximate 21 acres of frontage on Hwy 20/26 is proposed as C-3 (service commercial) zone and 94 acres is requested to be zoned M-1 (light industrial) requiring a Comprehensive Plan amendment from Commercial and Service to Light Industrial. The applicant is also requesting approval of a preliminary plat for North Ranch Business Park Subdivision containing 33 total commercial and industrial 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.