



---

**Caldwell Hearing Examiner Regular Meeting  
Tuesday, September 15, 2020, 7:00 p.m.**

---

**AGENDA**

Call to Order  
Review of Proceedings

**I. CONSENT CALENDAR:**

- 1) **ACTION ITEM**: Approve Minutes of the August 18, 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). (*tabled to a date TBD and will be re-noticed*)
- 2) **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.
- 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. (*continued from July 14, 2020*)
- 4) **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 a comprehensive plan map amendment, 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). 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.

**II. NEW BUSINESS:**

- 5) **ACTION ITEM: Case Number SUB-20P-07/SUP-20-08**: A request by Highgarden LLC/Glen Winters to develop parcel R32500, 10.69 acres, zoned "C3" (Service Commercial) as a multi-family housing subdivision. The applicant is requesting approval of a preliminary plat for Highgarden Estates, consisting of 33 multi-family lots (66 housing units) and 3 common lots. Concurrently a special use permit is requested for the proposed multi-family duplex unit development. The subject property is located 2300 feet west of Cleveland Blvd. on Laster Street.

**IV. Adjournment.**

**Next Regular Hearing Examiner Meeting is on November 10, 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](http://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.