



**Caldwell Planning & Zoning Commission Regular Meeting
Tuesday, October 20, 2020, 7:00 p.m.**

AGENDA

Call to Order
Review of Proceedings
Roll Call

I. Consent Calendar:

- 1) **ACTION ITEM:** Approve the minutes of the August 11, 2020 meeting.

II. Old Business:

III. New Business:

- 1) **ACTION ITEM: Case Number SUP-20-09:** A request by William and Madeline Buckendorf for a special use permit to convert a detached office to an ADU (Accessory Dwelling Unit). The subject property is located at 1805 Everett Street, Caldwell, Parcel # R07305000. The subject property is zoned R-1 (Low-Density Residential) and is located within the Steunenberg Historic District. The Caldwell Historic Preservation Commission has made a recommendation for approval of the special use permit request.
- 2) **ACTION ITEM: Case Number SUB-20P-09:** A request by T-O Engineers on behalf of Hayden Homes Idaho, LLC for a Preliminary Plat for Shadow Glen Subdivision, a phased development, consisting of 257 single-family low density residential lots with an average lot size of 8571 sq. ft., 13 common lots, and a neighborhood commercial lot. A variance is also requested to provide commercial access. The subject properties are currently zoned “R-1” (Low Density Residential) and 1.48 acres of “C1” (Neighborhood Commercial). A portion of the property lies within the Airport Overlay Zone, APO2. The subject properties are located on the northeast corner of Ward and Linden Roads [30-4N-2W-SE] in Caldwell, Idaho.
- 3) **ACTION ITEM: Case Number CMP-20-06/ANN-20-04/SUB-20P-11:** The Land Group, Inc., is requesting to amend the Comprehensive Plan from Institutional to Manufacturing and Production and to annex parcels R35302 and R35302010, approximately 5.22 acres, with a zone designation of “M1” (Light Industrial). Also requested is approval of a Preliminary Plat for Smeed Industrial Subdivision, a one lot development to combine parcels R14895117, R14895117A (Sky Ranch Business Center Lot 6, Blk 2 replat) and R35302, R35302010 (totaling 16.56 acres). The subject properties are located at 2018 and 1916 Smeed Parkway, Caldwell, Idaho and are located within the APO-1 Land Use Limitation Zone.
- 4) **ACTION ITEM: Case Number SUB-20P-10/SUP-20-10:** A request by Blake Wolf on behalf of Rivco Properties LLC for a Preliminary Plat and a Special Use Permit for 10th Avenue Heights Subdivision, a multi-family residential development in an R-3 (High Density Residential) zone on parcel R35664 containing 2.55 acres. The proposed multi-family development contains nine (9) residential lots and two (2) common lots with 8 four-plex buildings and one (1) duplex for a total of 34 dwelling units. Access will be from Amber Street. The subject property is located on the west side of 10th Avenue approximately 180 feet south of the intersection of Amber and S. 10th Avenue.
- 5) **ACTION ITEM: Case Number OA-20-04:** A request by the City of Caldwell Planning and Zoning Department amending Chapter 10, Article 2, Section 10-02-16 of the Caldwell City Code, updating Business Permit code and to allow for Business Permit renewal. – ***This case is being continued to the December 8, 2020 meeting.***

IV. Planning and Zoning comments/concerns:

V. Adjournment.

Next Regular Planning and Zoning Commission Meeting is on Tuesday, December 8, 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.