

Type of Review Requested (check all that apply)

- Annexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- De-Annexation
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other _____

STAFF USE ONLY:
 File number(s): OA-17-01
 Project name: 2016 zoning map & Comp plan map
 Date filed: 1-13-17 Date complete: _____
 Related files: _____

Subject Property Information

Address: 621 Cleveland Boulevard Parcel Number(s): _____
 Subdivision: _____ Block: _____ Lot: _____ Acreage: _____ Zoning: _____
 Prior Use of the Property: _____
 Proposed Use of the Property: _____

Applicant Information:

Applicant Name: City of Caldwell Planning & Zoning Phone: (208) 455-3021
 Address: 621 Cleveland Boulevard City: Caldwell State: ID Zip: 83605
 Email: _____ Cell: _____
 Owner Name: _____ Phone: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Email: _____ Cell: _____
 Agent Name: (e.g., architect, engineer, developer, representative) Jarom Wagoner, Senior Planner
 Address: 621 Cleveland Boulevard City: Caldwell State: ID Zip: 83605
 Email: jwagoner@cityofcaldwell.org Cell: (208) 455-4662

Authorization

Print applicant name: Jarom Wagoner
 Applicant Signature: [Signature] Date: 1-13-17

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CASE #	TYPE OF APPLICATION	DATE FILED	SITE ADDRESS	PARCEL #S	EXISTING ZONE	PROPOSED ZONE	ACRES	COMP PLAN AMENDMENT	APPLICANT	REPRESENTATIVE	HE/P&Z HEARING	RECOMMENDATION	CITY COUNCIL HEARING	APPROVE/DENY	BILL/ORDER #	CROSS REFERENCE
ANN-15-06	Annexation	Nov. 9, 2015	0 Nelson & 0 Ustick	R32441-012 R32441-011	COUNTY	M-1	2.53	no	Betty Adams		Mar. 8, 2016	Approve	Apr. 4, 2016	Approve	Ord 3034 recorded 4/5/2016 Bill 7 Ord 3033 recorded 4/5/2016 2016-012801 Bill 39	
ZON-15-07	Rezoning	Nov. 9, 2015	4114 Nelson	R32441	R-1	M-1	2.53	no	Betty Adams		Mar. 15, 2016	Approve	Apr. 4, 2016	Approve	Ord 3025 recorded 2/18/2016 2016-005827 Bill 40 Ord 3026 recorded 2/18/2016 2016-005828 Bill 9	SUP-15-17
ZON-15-08	Rezoning	Dec. 8, 2015	2310 Rice 2318 Rice	RO4443 RO4443012	R-1	R-2		no	Spring Ridge Assisted Living	Dale Amick	Jan. 12, 2016	Approve	Mar. 7, 2016	Approve	Ord 3035 recorded 4/14/2016 Bill 15	
ZON-15-09	Rezoning	Dec. 15, 2015	3411 & 3503 & 0 S 10TH	R35768000 R35769000 R35767000	R-1	C-1	7.7	no	Caldwell Transportation	Rick Vertrees	Jan. 12, 2016	Approve	Feb. 16, 2016	Approve	Ord 3041 recorded 4/14/2016 Bill 16	
ANN-16-01	Annexation	Jan. 21, 2016	204 Albert		county	R-1	0.49	no	David Adams		Mar. 8, 2016	Approve	Apr. 18, 2016	Approve	Ord 3042 recorded 3/22/2016	the village wants to formally
ANN-16-02	Annexation	Feb. 2, 2016	0 Moss Street		county	R-1		no	Claudia Stoica	Art Solts	Mar. 8, 2016	Approve	Apr. 18, 2016	Approve	Ord 3050 recorded 5/18/2016 bill 24	Canyon Crest Development Agree recorded
ANN-16-03	Annexation	Feb. 25, 2016	4909 E Linden Street		county	M-1 & A-D	19.76	no	City of Caldwell	City of Caldwell	Mar. 18, 2016	Approve	Mar. 21, 2016	Approve	Ord 3051 recorded 05/18/2016 bill 24	the village wants to formally
ZON-16-01	Rezoning	Mar. 23, 2016	0 S Florida	R32525401000 R32524000000	R-1	R-3	12.61	yes	Mason & Stanfield	R. Scott Stanfield	May. 10, 2016	Approve	May. 16, 2016	Approve	Ord 3052 recorded 11/29/2016 2016-049500	
ANN-16-04	Annexation	Mar. 25, 2016	1910 E Homedale Road	R22707010A R2266601000 R0266601100 R0266601200 R0266601300 R0266601400 R0266601500	county	Residential and commercial	1.956	no	Elly White	Elly White	May. 10, 2016	Approve	May. 16, 2016	Approve	Ord 3059 recorded 8/2/2016	Canyon Crossing Subd SUP-16-05
ZON-16-02	Rezoning	Apr. 21, 2016	460 S Florida		R-1	R-2	8.77	no	John Giuliani	LMB Consulting LLC	May. 31, 2016				bill 26 ord 3052 recorded 08-16-2016 bill 33	Development Agree Recorded
ZON-16-03	Rezoning	Jun. 1, 2016	3610 E. Ustick	R3251001000	R-1	C-1	8.74	no	Centennial Baptist Church	Tony VanManen	Jul. 12, 2016	Approve	Jul. 18, 2016	Approve	Ord 3059 recorded 8/2/2016	
ZON-16-04	Rezoning	May. 20, 2016	R32822-011	R32822-011	R-1	R-2	18.2	yes	AWND Properties	Fred Oliver	7/12/2016	Approve	Sep. 6, 2016	Approve	bill 34 ord 3060 recorded 9/7/2016 2016-036562 bill 44 ord 3073 recorded	PUD-16P-01 Cedar Crossing No 3 Develop Agreement
ZON-16-05	Rezoning	Aug. 9, 2016	21st & Chicago		M-1	C-3	8.33	no	Grace at Caldwell LLC		Sep. 13, 2016	Approve	Oct. 3, 2016	Approve	2016-040970 Bill 43 ord 3069 recorded	NEEDS RECORDED DEV AGREE SUP-16-12
ZON-16-06	Rezoning	Aug. 9, 2016	21st & Chicago	R35373	M-1	C-3	7.01	no	21ST & Chicago LLC	Matthew Witt	Sep. 13, 2016	Approve	Oct. 3, 2016	Approve	2016-040971	RECORDED DEV AGREE 11/29/2016 2016-049499

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ANN-16-05 Annexation	Sep. 9, 2016	0 Linden Road	R3430101100 R3430700000 R3430701100	County	R-2	109.48	no	Providence Propse Kent Brown	Oct. 11, 2016	Approve	Dec. 5, 2016	Approve	bill 47/ ord 3073 recorded 12/21/2016 2016-053082 bill 49 ord 3075 recorded 12/21/2016 2016-053081	SUB-16P-02 SUP-16-16
ANN-16-06 Annexation	Sep. 27, 2016	4905 & 4919 Hwy 20736	R35266000 R35624000	County	C-3	0.82	no	John Wardhaugh n/a	Nov. 8, 2016	Approve	Dec. 5, 2016	Approve		

**RECOMMENDATION BY THE
PLANNING & ZONING COMMISSION
CITY OF CALDWELL, IDAHO
PUBLIC HEARING HELD FEBRUARY 14, 2017**

SUBJECT: Case No. OA-17-01 (2016 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-17-01 to be held before the Caldwell Planning and Zoning Commission on February 14, 2017. Public notice requirements set forth in Idaho Code, Title 67, Chapter 65, Local Planning Act, were met. On or before January 29, 2017 notice was published in the Idaho Press Tribune.
- 1.2 On February 14, 2017 the Caldwell Planning & Zoning Commission **recommended approval** of the request.
- 1.3 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 May 2, 2016 (Ordinance No. 3040). The new map includes all rezones, annexations and de-annexations that occurred between January 1, 2016 and December 31, 2016. 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 May 2, 2016. The new map includes all comprehensive plan map changes that occurred between January 1, 2016 and December 31, 2016. 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. The new map also includes proposed changes from Planning and Zoning staff.

- 2.3 ZONE AND COMPREHENSIVE PLAN MAP UPDATE PURPOSE: The City last adopted an official zone map on May 2, 2016. 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 May 2, 2016. The intent in adopting the new comprehensive plan map is to keep the official map updated and 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 2016 and are included in the amended zoning map:

Name	Case Number	Ordinance Number	Zone	Date of Ordinance Recordation	Acreage
Betty Adams	ANN-15-06	3034	M-1	April 5, 2016	2.53
David Adams	ANN-16-01	3035	R-1	April 19, 2016	0.49
Claudia Stoica	ANN-16-02	3041	R-1	April 19, 2016	0.84
City of Caldwell	ANN-16-03	3042	M-1/A-D	March 22, 2016	19.76
ElJay Waite	ANN-16-04	3050	R-1/C-1	May 18, 2016	1.96
Providence Properties, LLC	ANN-16-05	3073	R-2	December 21, 2016	109.48
John Wardhaugh	ANN-16-06	3075	C-3	December 21, 2016	0.82
TOTAL ANNEXED					135.88

DE-ANNEXATIONS: None.

ZONE CHANGES: The following zones changes were approved during the year 2016:

Name	Case Number	Ordinance Number	Zone	Date of Ordinance Recordation	Acreage
Betty Adams	ZON-15-07	3033	M-1	April 5, 2016	2.53
Spring Ridge Assisted Living	ZON-15-08	3025	R-2	February 18, 2016	0.48
Caldwell Transportation	ZON-15-09	3026	C-1	February 18, 2016	7.7
Mason & Stanfield	ZON-16-01	3051	R-3	May 18, 2016	12.61
John Giuliani	ZON-16-02	3052	R-2	August 16, 2016	8.77
Centennial Baptist	ZON-16-03	3059	C-1	August 2, 2016	8.74
AWND Properties	ZON-16-04	3060	R-2	September 7, 2016	18.2
Grace at Caldwell	ZON-16-05	3070	C-3	October 4, 2016	8.33
21 st & Chicago, LLC	ZON-16-06	3069	C-3	October 4, 2016	7.01
TOTAL REZONED					74.37

COMPREHENSIVE PLAN MAP CHANGES: The following comprehensive plan map changes were approved during the year 2016:

Name	Case Number	Comp. Plan Map Designation	Acreage
Mason & Stanfield	ZON-16-01	High Density Residential	12.61

AWND Properties	ZON-16-04	Medium Density Residential	18.2
TOTAL ACREAGE			30.81

III PUBLIC TESTIMONY

3.1 TESTIMONY BEFORE THE PLANNING & ZONING COMMISSION, FEBRUARY 14, 2017

Jarom Wagoner, 621 Cleveland Blvd., Caldwell ID 83605, provided the staff report and testified that the Caldwell City Council approved all of the annexations, rezones and comprehensive map changes shown in the staff report during the 2016 calendar year.

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-17-01, a request by the Planning and Zoning Department to amend the official zoning map as adopted by the City Council on May 2, 2016 and to amend the official comprehensive plan map as adopted by the City Council on May 2, 2016 be **approved**.

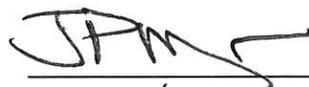
CASE NUMBER OA-17-01 WAS HEARD BY THE PLANNING AND ZONING COMMISSION AT A PUBLIC HEARING HELD FEBRUARY 14, 2017.

THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND RECOMMENDATION WERE ADMINISTRATIVELY APPROVED AND SIGNED BY THE PLANNING AND ZONING CHAIRMAN ON THE DATE NOTED BELOW.


 Ed Doty-Pomoransky, Chairman

17 March 2017
 Date

ATTEST:


 Jarom Wagoner, AICP Senior Planner

CALDWELL PLANNING AND ZONING COMMISSION

MINUTES

February 14, 2017

Call to Order –Chairperson Doty-Pomoransky called the meeting to order at 7:00 p.m.

Roll Call –

Members Present: Ed Doty-Pomoransky, James Nelson, Roger Page

Members Absent: Dana Vance

Staff Present: Jarom Wagoner (Senior Planner); Brian Billingsley (Planning & Zoning Director), and Robb MacDonald (City Engineer), April Cabello (Planning Technician), Lori Colligan (Administrative Secretary)

Review of Proceedings – Chairperson Doty-Pomoransky announced the procedures for the public hearing.

Old Business: Approve minutes of October 11, 2016 regular meeting.

MOTION: Commissioner Page. **SECOND:** Commissioner Nelson. **Passed:** Unanimous roll call vote.

New Business:

A. Election of Chair and Vice-Chair for 2016.

Motion made by Commissioner Nelson to re-elect Commissioner Doty-Pomoransky as Chair for 2017. Second by Page. Approved unanimously roll call vote.

Motion made by Commissioner Page to appoint James Nelson as Vice Chair for 2017. Second by Commissioner Doty-Pomoransky. Approved unanimously roll call vote.

B. Case Number OA-17-01 a request by the City of Caldwell Planning & Zoning Department to update the official Zoning Map and Comprehensive Plan Map for the City of Caldwell.

Testimony:

- 1) Jarom Wagoner, 621 Cleveland Blvd., Caldwell, ID 83605, Senior Planner, presented the staff report.
- 2) Mr. Wagoner stated that both maps are being updated to reflect changes made by the City Council during the 2016 calendar year.

MOTION TO CLOSE TESTIMONY: Commissioner Page. SECOND: Commissioner Nelson. Passed: Unanimous roll call vote.

RECOMMENDATION: MOTION: Commissioner Page that Case Number OA-17-01 be approved with no modifications. SECOND: Commissioner Nelson. Passed: Unanimous roll call vote.

- C. Case Number OA-07-02** A request by the Caldwell Planning and Zoning Department to propose an ordinance amendment to update the Caldwell Bicycle and Pedestrian Master Plan.

Testimony:

- 1) Brian Billingsley, 621 Cleveland Blvd., Caldwell, ID 83605, Planning & Zoning Director, presented the staff report. Mr. Billingsley reviewed the 2040 Bicycle and Pedestrian Master Plan with the committee members.
- 2) Mr. Billingsley introduced Exhibit PZ-1000 – email comments from Mark Zirschky, Pioneer Irrigation; Andy Bishop, Riverside Irrigation District; Amanda Loman, Caldwell Irrigation District
- 3) Alyssa Chapman, 1020 Grant St., Caldwell, Idaho, testified her husband is a member of the Pathways and Bike Routes Committee. Her family uses the bike paths in City on an almost daily basis and in favor of the Caldwell Bicycle and Pedestrian Master Plan.
- 4) Paul Mann, 407 E. Spruce, Caldwell, Idaho testified he is a member of the Pathways and Bike Routes Committee and is a big supporter of the bike paths and he is in favor of the Caldwell Bicycle and Pedestrian Master Plan.

MOTION TO CLOSE TESTIMONY: Commissioner Page. SECOND: Commissioner Nelson. Passed: Unanimous roll call vote.

Comprehensive Plan Analysis:

The Caldwell Planning and Zoning Commission accepts the Comprehensive Plan components as listed in 5.1 through 6.2

Enter into MOTION: Commissioner Page SECOND: Commissioner Nelson. Passed: Passed: Unanimous roll call vote.

RECOMMENDATION: MOTION: Commissioner Page that Case Number OA-17-02 be approved with no modifications. **SECOND:** Commissioner Nelson. **APPROVED** by unanimous roll call vote.

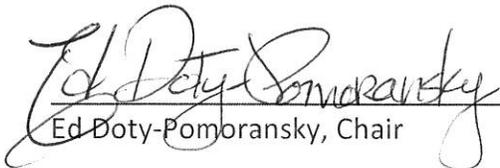
V. Planning Issues –

- A. The next regularly scheduled Planning and Zoning Commission hearing is April 11, 2017.
-

VI. Adjournment

The meeting was adjourned at approximately 7:49 p.m.

MINUTES APPROVED AND SIGNED BY CHAIRPERSON ED DOTY-POMORANSKY ON THE DATE NOTED BELOW:

 Ed Doty-Pomoransky, Chair 7 March 2017
Date

ATTEST:  JAW 3/17/17
Jarom Wagoner, AICP, Senior Planner

FOR DETAILED MINUTES, PLEASE REQUEST A COPY OF THE RECORDING.