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: __________________________ Date: 1-13-17

Applicant Signature: __________________________
<table>
<thead>
<tr>
<th>CASE #</th>
<th>TYPE OF APPLICATION</th>
<th>DATE FILED</th>
<th>SITE ADDRESS</th>
<th>PARCEL #</th>
<th>EXISTING ZONE</th>
<th>PROPOSED ZONE</th>
<th>ACRES</th>
<th>COMP PLAN AMENDMENT</th>
<th>APPLICANT</th>
<th>REPRESENTATIVE</th>
<th>HP/PLT HEARING</th>
<th>RECOMM</th>
<th>CITY/COUNCIL HEARING</th>
<th>APPROVE/ DENY</th>
<th>CROSS REFERENCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>ANNY-16-01</td>
<td>Annexation</td>
<td>Jan. 21, 2016</td>
<td>204 Albert</td>
<td>R3576000</td>
<td>county R-1</td>
<td>0.49</td>
<td>no</td>
<td>David Adams</td>
<td>Mar. 8, 2016</td>
<td>Approve</td>
<td>Apr. 18, 2016</td>
<td>Approve</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ANNY-16-02</td>
<td>Annexation</td>
<td>Feb. 2, 2016</td>
<td>0 Moss Street</td>
<td>R3576000</td>
<td>county R-1</td>
<td>no</td>
<td>Claudia Stoica</td>
<td>Art 50s</td>
<td>Mar. 8, 2016</td>
<td>Approve</td>
<td>Apr. 18, 2016</td>
<td>Approve</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ANNY-16-03</td>
<td>Annexation</td>
<td>Feb. 25, 2016</td>
<td>4009 E Linden Street</td>
<td>county</td>
<td>M-1 &amp; A-D</td>
<td>19.76</td>
<td>no</td>
<td>City of Caldwell U City of Caldwell</td>
<td>Mar. 18, 2016</td>
<td>Approve</td>
<td>Mar. 21, 2016</td>
<td>Approve</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ZON-16-02</td>
<td>Rezone</td>
<td>Mar. 23, 2016</td>
<td>05 Florida</td>
<td>R325290100</td>
<td>R-1</td>
<td>R-3</td>
<td>12.61</td>
<td>yes</td>
<td>Mason &amp; Stanfield R. Scott Stanfield</td>
<td>May 30, 2016</td>
<td>Approve</td>
<td>May. 15, 2016</td>
<td>Approve</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ZON-16-02</td>
<td>Rezone</td>
<td>Apr. 21, 2016</td>
<td>460 S Florida</td>
<td>R322822-011</td>
<td>R-1</td>
<td>R-2</td>
<td>8.77</td>
<td>no</td>
<td>John Gribbon</td>
<td>LMB Consulting LLC</td>
<td>May. 31, 2016</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ZON-15-03</td>
<td>Rezone</td>
<td>Jun. 1, 2016</td>
<td>3630 E. Usai (approximately 1,000 feet south of Karcher Road, on the east side of Florida Avenue, in Caldwell, Idaho)</td>
<td>R321500100</td>
<td>R-1</td>
<td>C-1</td>
<td>8.74</td>
<td>no</td>
<td>Baptist Church</td>
<td>Tony Van Nissan</td>
<td>Jul. 12, 2016</td>
<td>Approve</td>
<td>Jul. 18, 2016</td>
<td>Approve</td>
<td></td>
</tr>
<tr>
<td>ZON-16-05</td>
<td>Rezone</td>
<td>Aug. 9, 2016</td>
<td>21st &amp; Chicago</td>
<td>M-1</td>
<td>C-3</td>
<td>8.33</td>
<td>no</td>
<td>Grace at Caldwell LLC</td>
<td>Sep. 13, 2016</td>
<td>Approve</td>
<td>Oct. 3, 2016</td>
<td>Approve</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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)

TABLE OF CONTENTS:

I COURSE OF PROCEEDINGS
II GENERAL FACTS
III TESTIMONY
IV APPLICABLE LEGAL STANDARDS
V RECOMMENDATION

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:

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

**DE-ANNEXATIONS:** None.

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

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

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Case Number</th>
<th>Comp. Plan Map Designation</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mason &amp; Stanfield</td>
<td>ZON-16-01</td>
<td>High Density Residential</td>
<td>12.61</td>
</tr>
</tbody>
</table>

Case No. OA-17-01 (2016 Zoning Map and Comprehensive Plan Map)
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

ATTEST:

7 March 2017

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.


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.


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.


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

Date

ATTEST: JPM 3/17/17

Jarom Wagoner, AICP, Senior Planner

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