

CANYON COUNTY AND CITY OF CALDWELL JOINT VISIONING WORKSHOP

Caldwell City Council and Board of
County Commissioners

March 12, 2024

AGENDATOPICS

PART I

- Overview of Levels of Planning and Coordination Opportunities
- Caldwell Comprehensive Plan Update and Public Outreach
- Area of Impact Boundaries and Inconsistencies with the Comprehensive Plan
- Potential future ACI proposals
- Questions and Discussion

PART II

- Canyon County Campus Planning and Future Zoning District
- Caldwell Event Center Area
- Questions and Discussion

PART III

- Next Steps
- Final Questions and Discussion

OVERVIEW OF LEVELS OF PLANNING AND COORDINATION OPPORTUNITIES

- Comprehensive Plan and Comprehensive Plan Map
- Zoning Ordinances and Zoning Districts / Zones
- Impact Areas
- City Limits and Annexations
- Development Applications

COMPREHENSIVE PLAN AND COMPREHENSIVE PLAN MAP

Comprehensive Plans and Future Land Use Maps are about the future...

- Long-range (10-20 year) planning document
- Contains a future land use map (FLUM) – visual representation of the growth boundaries and future desired land use patterns.
- Roadmap to help guide planning decisions
- Not parcel specific – meant to be somewhat flexible

ZONING ORDINANCE AND ZONING MAP

Zoning Ordinances and Zoning Maps are about the present...

- Must be “in accordance with the Comprehensive Plan”
- Zoning districts or “zones” tell us how land can be used today
- Zones are more specific than comprehensive plan land use designations
- Zones come with a set of rules on what specific uses are allowed, and how sites and/or buildings may be developed or changed

IMPACT AREA

- Governed by Idaho Code
- Geographical area where a city is expected to grow
- County has jurisdiction for land use decisions
- Some city standards may be applied - which city standards are applied in the impact area are negotiated through an Area of Impact agreement .
- Framework for all categories of annexations

Cities/Counties

Negotiate an AOI, plan and ordinance

Adopt Map of AOI

Adopt Ordinance for plan & regulations within AOI

Review AOI every 10 years

Cities

Annex within AOI

Counties

Implement plan within AOI

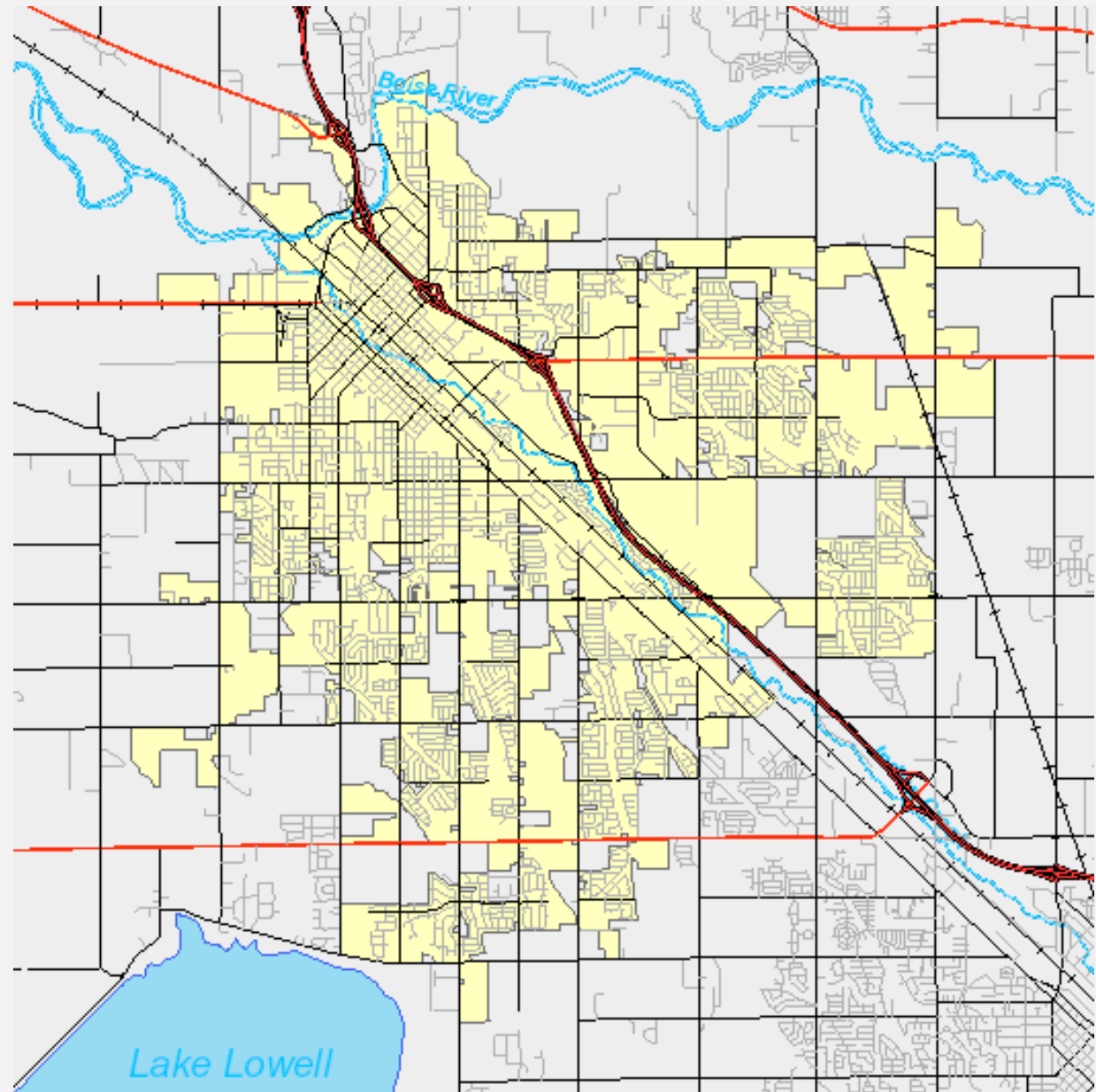
Enforce regulations within AOI

COMPREHENSIVE PLAN BOUNDARY AND AREA OF CITY IMPACT BOUNDARY DIFFERENCES

- Comprehensive plan and impact area boundaries are not required by Idaho Code to be aligned. This can create problems.
- Cities can have a comprehensive plan map boundary that has not been accepted by the County.
- Impact area boundaries MUST be approved by the county in which the impact area resides. (Idaho Code 67-6526)

CITY LIMITS

- All land legally annexed into the city
- Municipal laws and regulations govern
- Land is usually served by city municipal services
- Adjacent land can be annexed
- City taxation



DEVELOPMENT APPLICATIONS

- Comprehensive Plan Area Outside of ACI – County or City
 - County, unless there is a path to annexation and the applicant chooses to annex
- Impact area –
 - County, unless adjacent to city limits and chooses to annex.
 - If connecting to city services and adjacent to City limits, will be required to annex into the city
- City limits – All application go through the city
- All options above provide opportunity for coordination and collaboration
 - Public agency notification

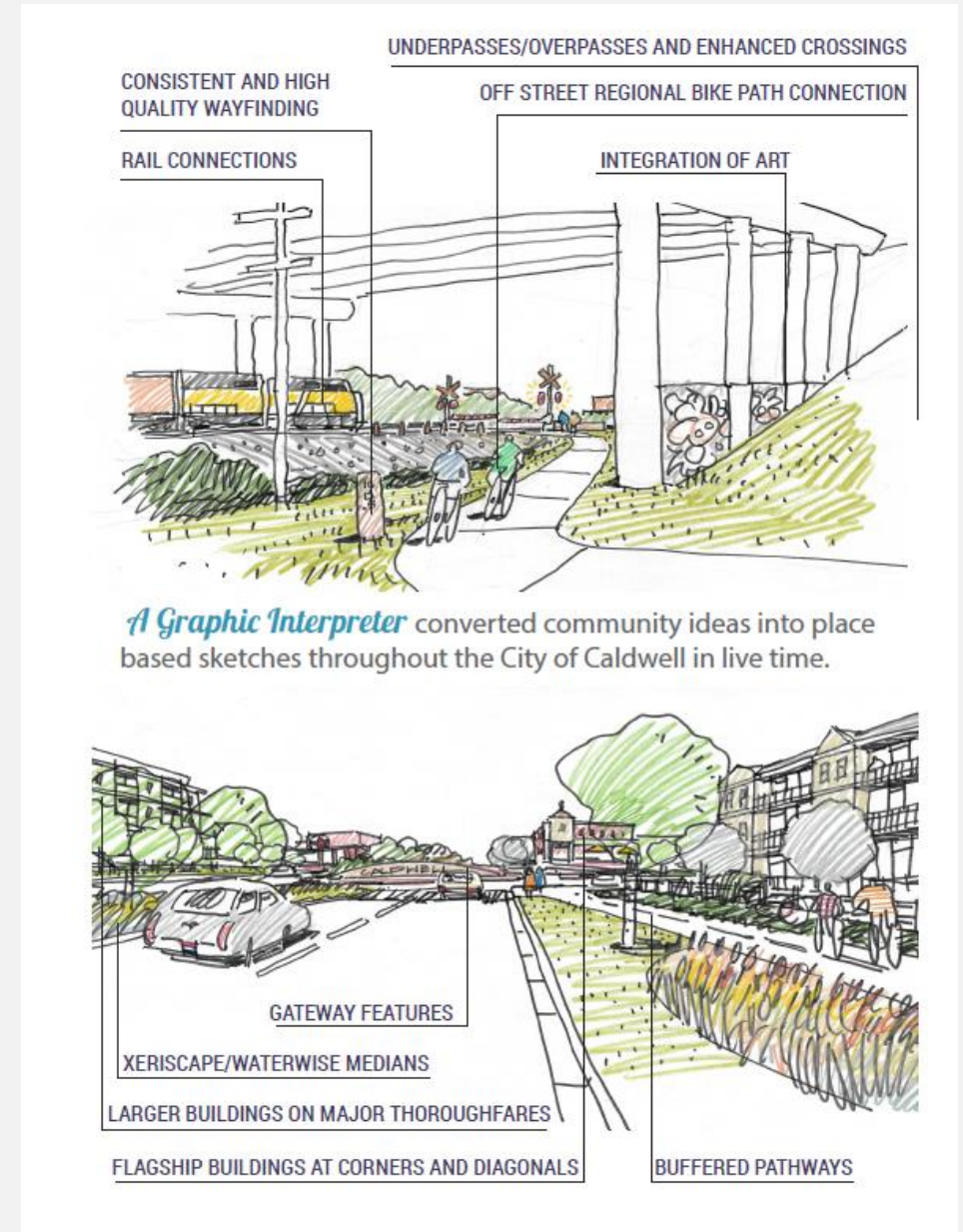
COMPREHENSIVE PLAN UPDATE

- Began update in November of 2023
- Formed a Comprehensive Plan Committee
 - Meets every other month, or more frequent if needed
 - Diverse group of representatives
- Bi-weekly meetings with consultant team and staff
- Public Participation (over 800)
- End of April Deliverables
 - Draft Vision Document
 - Draft Land Use Map
 - Draft Existing Conditions



CALDWELL COMPREHENSIVE PLAN UPDATE GOALS

- Have the comprehensive plan boundary and Impact areas align with this update
- Update future land uses to be less intensive along the edges of the impact area / county boundary
- City desires an expansion of the Area of City Impact as part of this update
- Have a comprehensive plan with more guidance on density, land uses, and transitions



City of Caldwell Current Comprehensive Plan And Impact Area Boundaries

Current Comprehensive Plan Boundary:
(37,111.25 acres)

North: Hwy 44

East: Madison Road

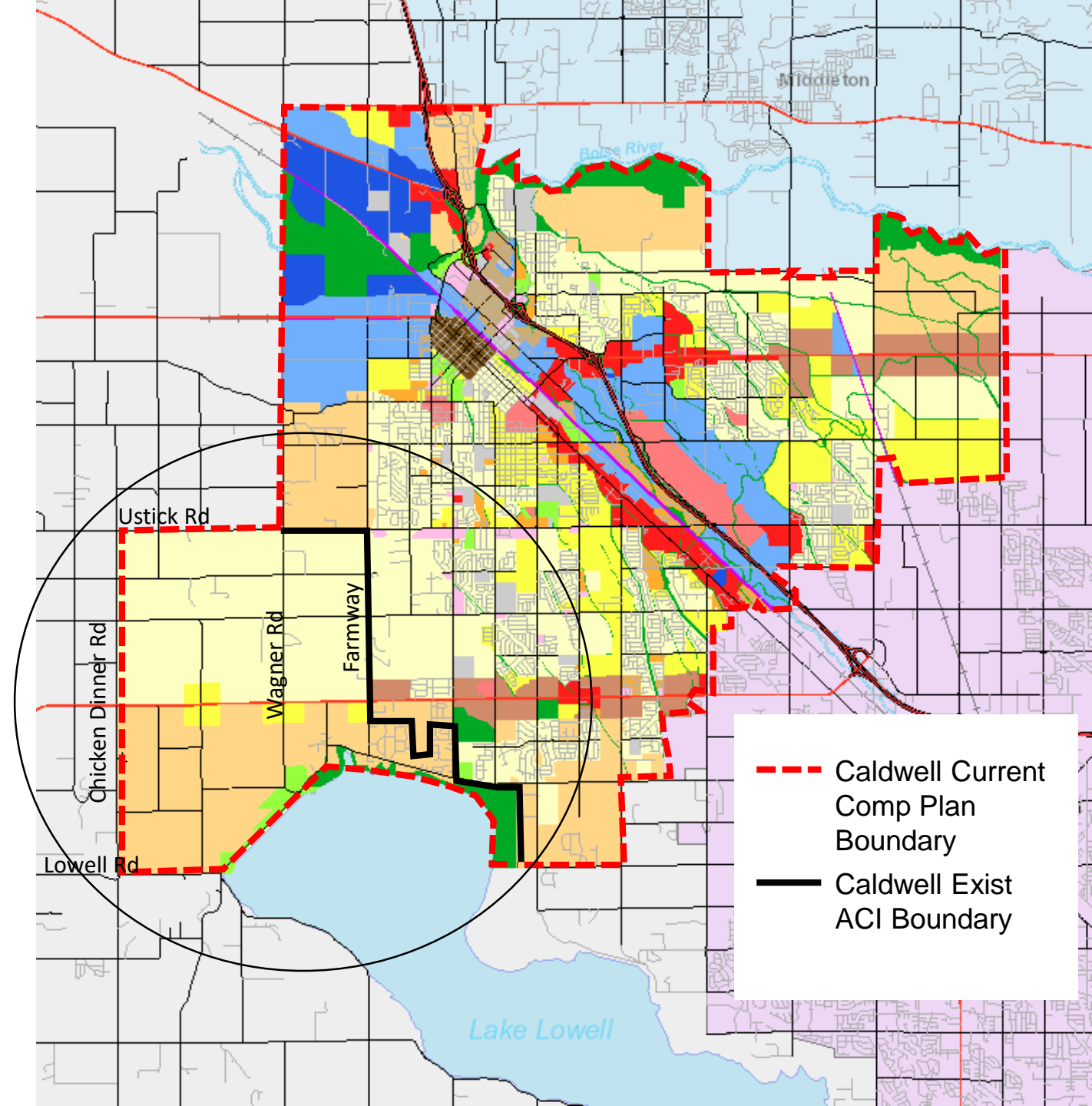
West: Chicken Dinner Road

South: Lowell Road / Lone Star Road

Existing ACI Boundary: (30,169.12 acres)

The City of Caldwell's planning area currently does not align with the City of Caldwell ACI boundary on the south end of Caldwell.

Impact area stops at Farmway Road, but Comprehensive plan boundary goes to Chicken Dinner

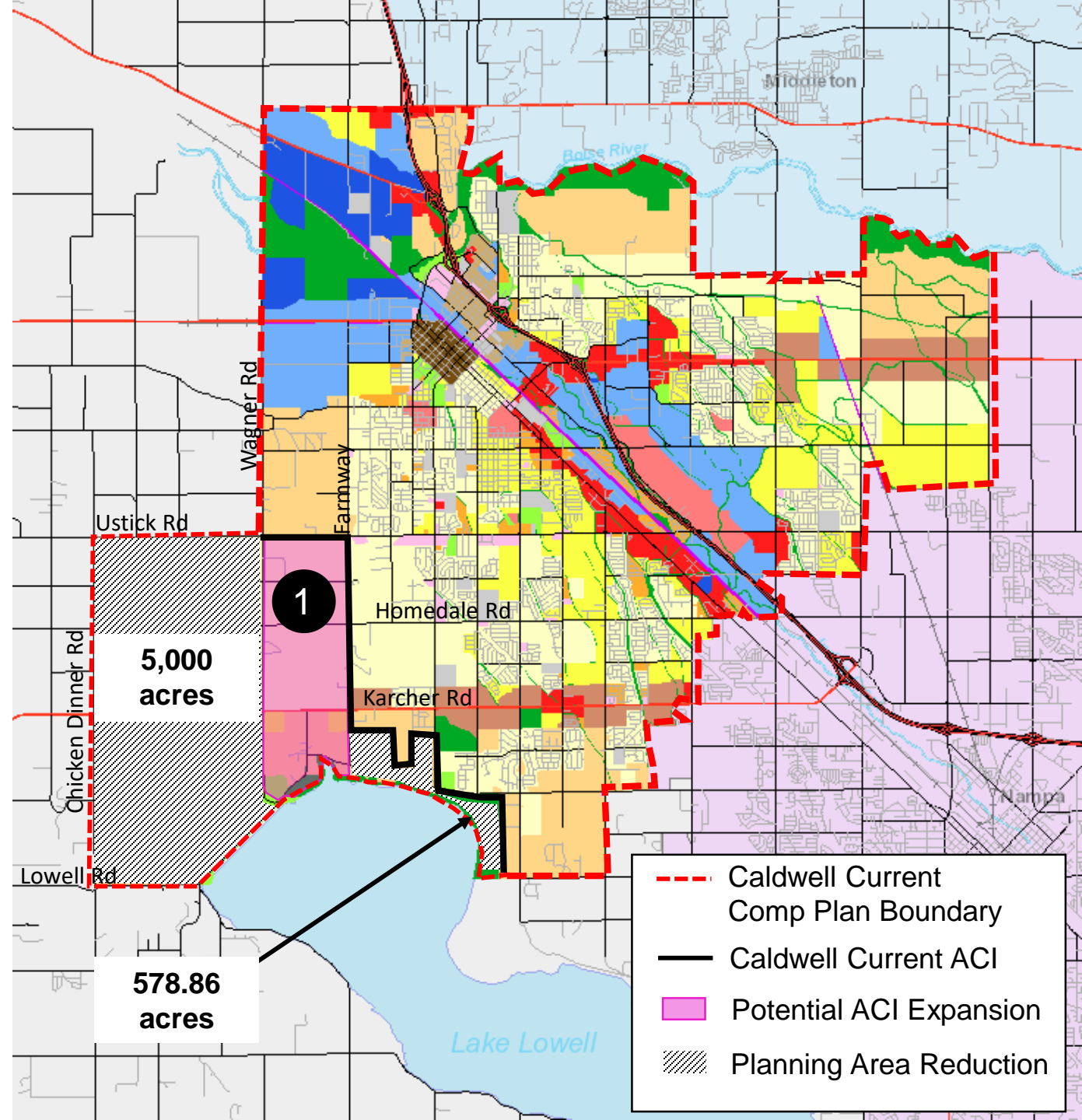


Caldwell Area of City Impact Potential Expansion Proposal and Comprehensive Plan Area Boundary Realignment

1

Expand impact area west along Ustick Road from Farmway to Wagner Road, then south to the lake, around the lake to Farmway, then north to connect to the existing impact area 0.25 mile south of Karcher.

Comprehensive Plan Area Reduction	Potential ACI Expansion
(5,578.89) Acres	+ 1,924.22 Acres



Caldwell Proposed ACI Expansion

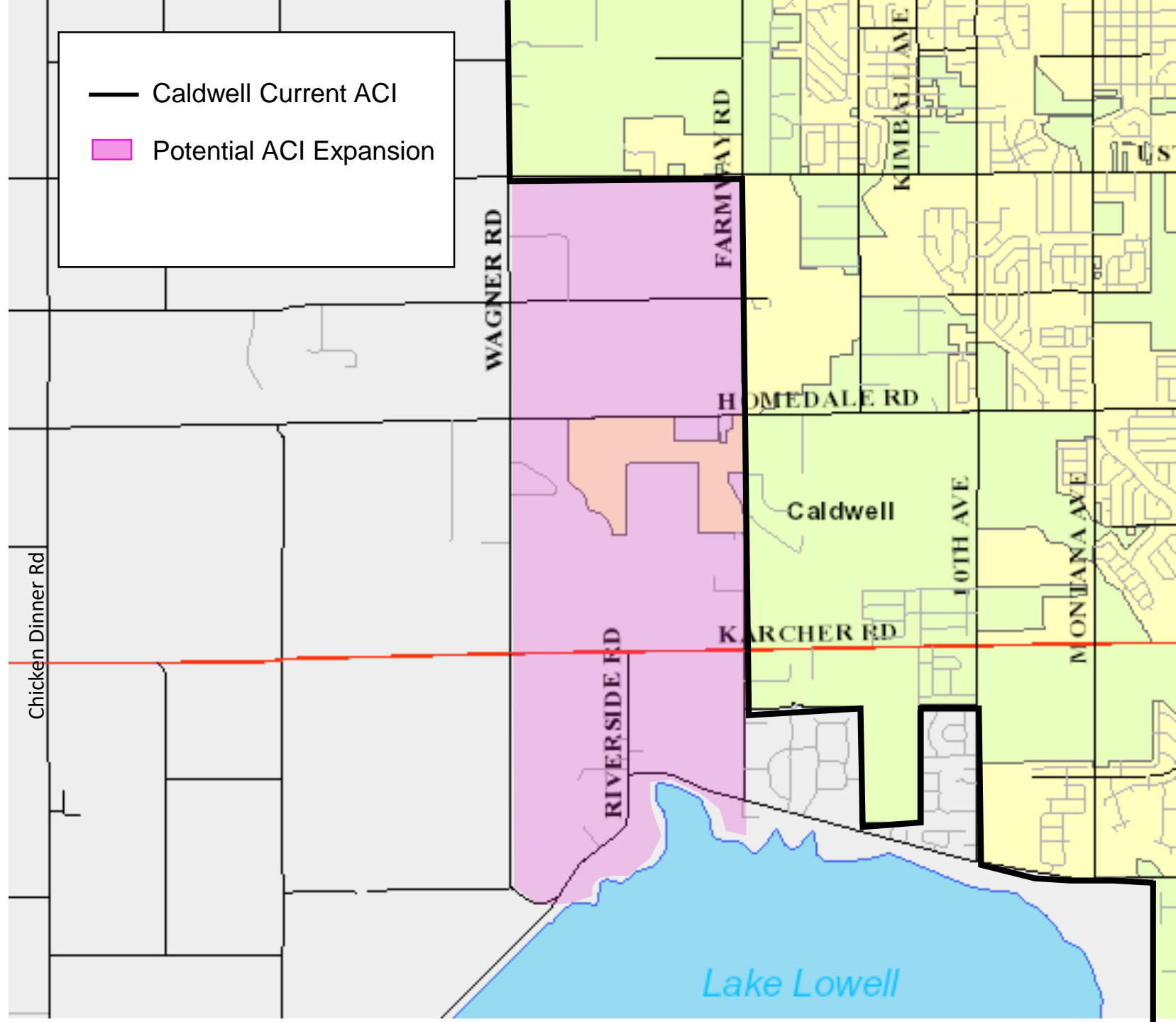
1

Purpose:

Capture municipal growth that has occurred beyond the current ACI boundary, and to set a foundation for collaboratively planning this area with stakeholders and the County.

The City has already master planned for the delivery of services in the area.

Utilities are expected to be extended within the potential ACI expansion area within approx. two (2) years.



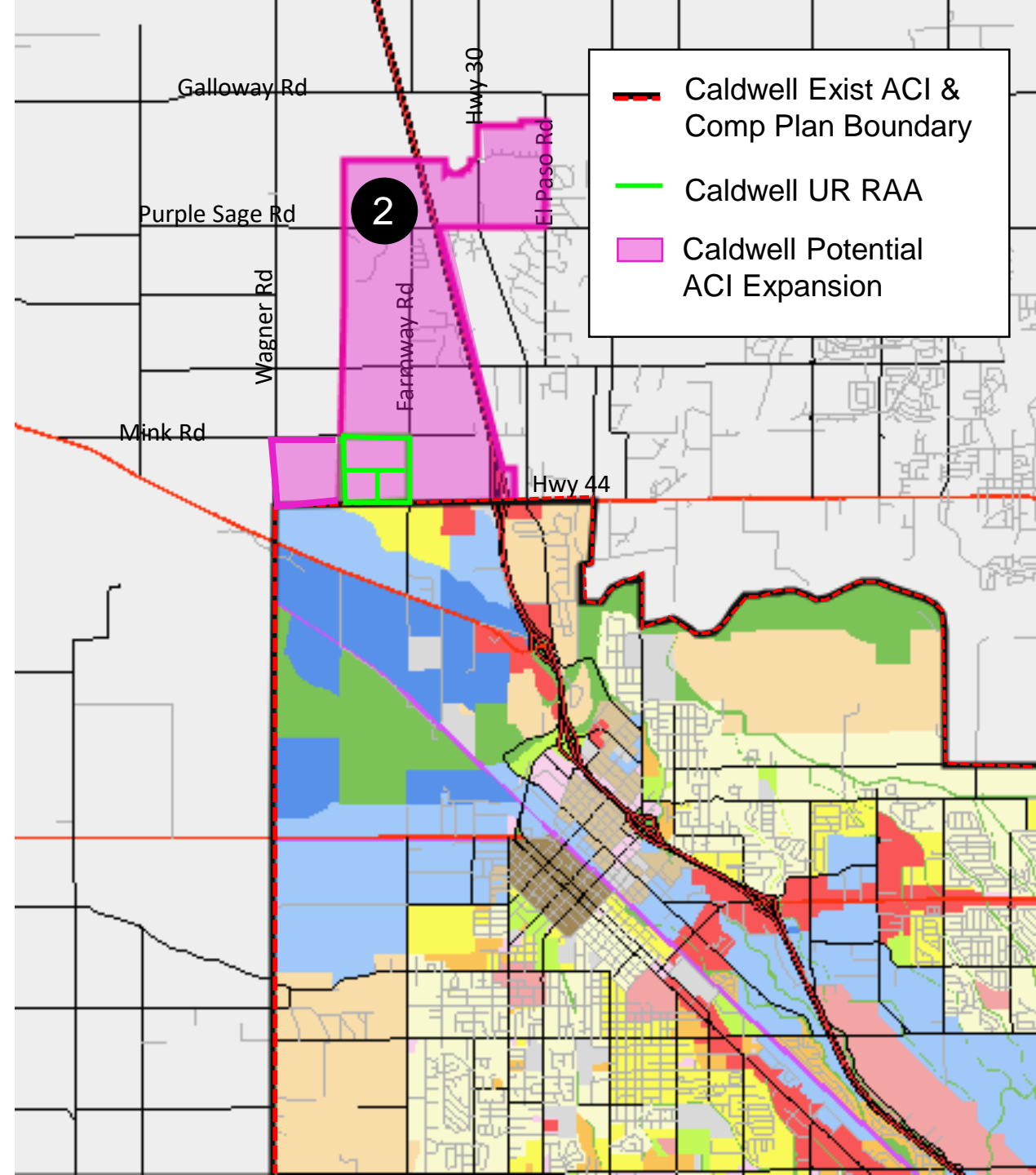
Caldwell Area of City Impact Potential Expansion Proposal

2

Expand impact area from Hwy 44 north along the interstate, east on Purple Sage, north along El Paso Rd, around the city owned golf course and the school, then south on Hwy 30 to the northern corner of the golf course, then west approx. ½ mile past Farmway, then southwest to Mink, then west to Wagner, then south connecting back to Hwy 44.

Potential ACI Expansion

**+ 2,026.75
Acres**



Caldwell Proposed ACI Expansion

2

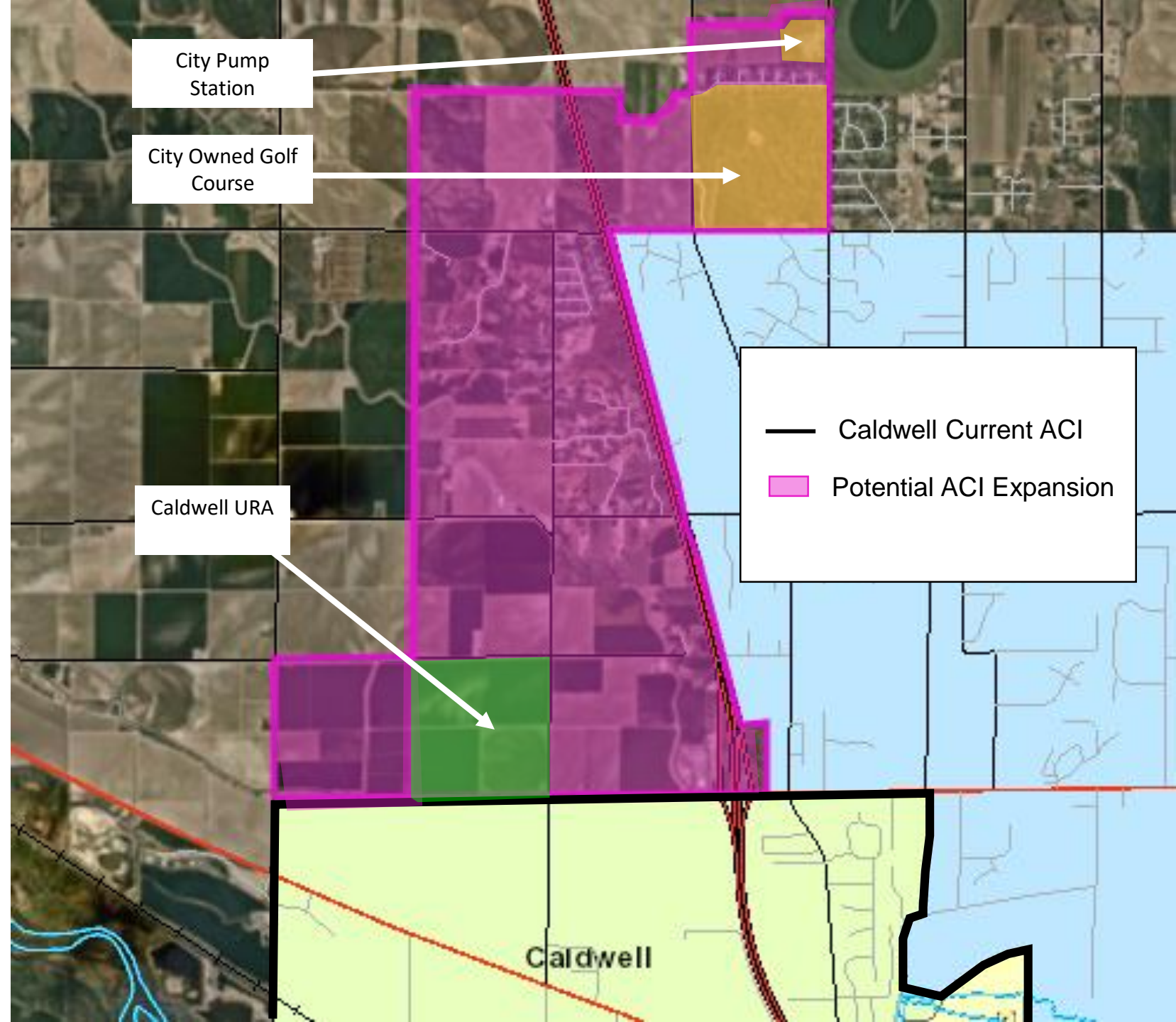
Purpose:

Capture Purple Sage golf course, which is owned by the city, and the city well that is located on the school property north of the golf course.

This will also set a foundation for collaboratively planning this area with stakeholders and the County.

The City has already master planned for the delivery of services in the proposed ACI areas and beyond.

Utilities are expected to be extended within the next five (5) to ten (10) years with the development of the city's north urban renewal area.



AREA OF CITY IMPACT POTENTIAL EXPANSION / PROPOSED COMPREHENSIVE PLAN BOUNDARY REDUCTION SUMMARY

	Existing Acres	Proposed Reduction	Proposed Expansion	Proposed Balance (Acres)
Comprehensive Plan Map Boundaries	37,111.25 acres	(5,578.89) Acres	0	31,532.36 acres
Area of City Impact	30,169.12 acres	0	3,950.97 Acres	34,120.09 acres

JOINT POWERS AGREEMENT AND COORDINATION

2005:

Joint Powers Agreement was adopted

2015:

Nampa/Caldwell Area of City Impact Expansion (Resolution 202-15)

2020:

County accepted the City of Caldwell's 2040 Comprehensive Plan and Map.

2023-2024:

County is actively engaged in the City's Comprehensive Plan update process and sits on the Comprehensive Plan Stakeholder Committee

Side Note:

*County Development Services Director and City Planning Director communicate on a regular basis.

County and City planning teams (now that we are both fully staffed or close to) will be enhancing our coordination and communication efforts moving forward.

A map of Caldwell, Idaho, showing various streets and landmarks. The map is overlaid with a semi-transparent dark blue rectangle. The text "PART I:" is written in large, white, sans-serif font across the top left of the rectangle. The text "QUESTIONS & DISCUSSION" is written in large, white, sans-serif font across the middle of the rectangle. The map shows streets such as E Linden St, Karcher Rd, S 10th Ave, and Cleveland Blvd. There are also some colored areas on the map, including orange and blue patches.

PART I:

**QUESTIONS &
DISCUSSION**

PART II: OTHER UPDATES

- Canyon County Campus Planning and Future Zoning District
- Caldwell Event Center District Subarea Master Plan

CANYON COUNTY CAMPUS PLANNING AND FUTURE ZONING DISTRICT



CALDWELL EVENT CENTER

SUBAREA MASTER PLAN

- Vision, goals, and implementation strategies
- Overall site design, parking and public amenities
- Identify potential land uses and layout for lodging, restaurant, and entertainment venues;
- Identify adjacent supporting areas and land uses
- Make recommendations for public-private and public-public partnerships.
- Potential transit-oriented development around the event district.
- Recommendations for regulatory updates, policies and/or standards
- Identify potential funding sources.



SUBAREA MASTER PLAN – general expectations from consultant

-


A map of Caldwell, Idaho, showing various streets and landmarks. The map is overlaid with a semi-transparent dark blue rectangle. The text "PART II:" is in white, bold, sans-serif font, and "QUESTIONS & DISCUSSION" is in a larger, white, bold, sans-serif font. The map shows streets like Weitz Rd, E Linden St, Caldwell Blvd, Karcher Rd, S 10th Ave, and Middleton Rd. There are also some orange and blue shaded areas on the map.

PART II:

QUESTIONS & DISCUSSION

PART III: NEXT STEPS

- Comprehensive plan(s) coordination, public outreach and map development
- Utilities master plans and detailed analysis
- Caldwell Area of Impact proposal back to County
- Coordination on Campus Plan and Zoning District
- County participation in Subarea Master Plan



FINAL QUESTIONS & DISCUSSION