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RICK HOGABOAM

CANYON COUNTY RECORDER

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ORDINANCE

CITY OF CALDWELL



**Canyon County
Recorder's Office
Document
Cover Sheet**



ORD 3647

ORDINANCE NO. 3647

BILL NO. 86

AN ORDINANCE ENACTED BY THE CALDWELL CITY COUNCIL APPROVING THE PROPOSED SITE A – CALDWELL URBAN RENEWAL AREA PLAN AND MAKING ASSOCIATED FINDINGS; PROVING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF, IN CONFLICT HEREWITH.

BE IT ORDAINED by the Mayor and Council of the City of Caldwell, County of Canyon, State of Idaho:

Section 1. The Site A – Caldwell Urban Renewal Area Plan, attached hereto, is hereby incorporated and made a part of this Ordinance No. 3647, as if the same were set forth here in full.

Section 2. The Site A – Caldwell Urban Renewal Area Plan is hereby approved based, in part, on the following findings:

- A. A feasible method exists for the location of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; and,
- B. The Site A – Caldwell Urban Renewal Area Plan conforms to the general plan of the municipality as a whole, and the City Council acknowledges and concurs with the analysis of the same completed by the Caldwell Planning and Zoning Commission; and,
- C. The Site A – Caldwell Urban Renewal Area Plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan; and
- D. The Site A – Caldwell Urban Renewal Area Plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise.

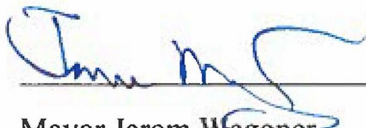
Section 3. Pursuant to Idaho Code 50-2907, this ordinance, the Site A – Caldwell Urban Renewal Area Plan, the legal description of the urban renewal area, a map indicating said boundaries, and the transfer of powers agreement between the County, City, and Urban Renewal Agency shall be transmitted to the County auditor and tax assessor, the affected taxing districts, and the Idaho state tax commission.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law; said publication to occur on December 24, 2024.

Section 5. This ordinance is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the ordinance before the declaration of partial invalidity.

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Mayor Jarom Wagoner



**URBAN RENEWAL PLAN FOR THE
SITE A - CALDWELL URBAN RENEWAL AREA**

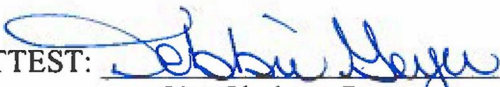
**THE URBAN RENEWAL AGENCY
OF THE CITY OF CALDWELL, IDAHO**

**Ordinance No. 3647 (Bill 86)
Adopted 12-16-2024
Effective 12-24-2024**



Jarom Wagoner, Mayor

Date

ATTEST: 

City Clerk, or Deputy

Date



1. The first part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation $f(x) = \int_0^x f(t) dt$. It is shown that $f(x)$ is a constant function, and its value is determined by the initial condition $f(0)$.

2. In the second part, we consider the problem of finding the maximum value of the function $f(x)$ on the interval $[0, 1]$. It is shown that the maximum value is attained at $x = 0$ and is equal to $f(0)$.

3. The third part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation $f(x) = \int_0^x f(t) dt$. It is shown that $f(x)$ is a constant function, and its value is determined by the initial condition $f(0)$.

4. In the fourth part, we consider the problem of finding the maximum value of the function $f(x)$ on the interval $[0, 1]$. It is shown that the maximum value is attained at $x = 0$ and is equal to $f(0)$.

The City of Caldwell is currently reviewing the
 proposed plan for the site. The plan includes
 a detailed site plan and a preliminary engineering
 report. The plan is being reviewed by the
 City Engineer and the Planning Commission.
 The City Engineer is currently reviewing the
 plan and will be submitting a report to the
 Planning Commission. The Planning Commission
 will be holding a public hearing on the plan
 on the 15th of the month. The public hearing
 will be held at the City Council Chamber.
 The City Council will be holding a meeting
 on the 15th of the month to discuss the plan.
 The City Council will be making a decision
 on the plan at that time.

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SECTION 100: INTRODUCTION

This is the Urban Renewal Plan for the Site A - Caldwell Urban Renewal Project Area (the "Plan") in portions of the City of Caldwell, Idaho ("Caldwell" or "City"). Attachments 1 through 8.6, attached hereto (collectively, the "Plan Attachments") are incorporated herein and shall be considered a part of this Plan.

This Plan was prepared by the Board of Commissioners, consultants, and staff of the Urban Renewal Agency of the City of Caldwell, Idaho ("Agency") and reviewed and recommended by the Agency pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), and all applicable local laws and ordinances.

This Plan contains both a general description of the powers the Agency will exercise and the manner in which they will be exercised in the carrying out of this Plan, as well as all specific information and detail as required by the Law and the Act, including Idaho Code Section 50-2905.

SECTION 101: State of Idaho Urban Renewal Law and Economic Development Act

The Agency is a public body, corporate and politic, as defined and described under the Law and the Act. The Agency is also governed by its bylaws as authorized by the Law and adopted by the Agency. As a public body, the Agency is governed by many of the statutory provisions of the Idaho Code applicable to public entities, including, but not limited to, the Idaho Open Meeting Law and the Idaho Public Records Act. In addition, under Idaho Code, the Agency is required to have the same fiscal year as the City, and to conduct financial audits and reviews of its financial statements pursuant to Idaho Code Section 67-450B.

For this Plan to be implemented, the laws of the State of Idaho require the following:

- a. A resolution, by the Caldwell City Council, evidencing the determination that the area to be included in the Plan, defined and described below, is deteriorated or deteriorating and designating such area as appropriate for an urban renewal project. A resolution making said determination and designation, Resolution No. 332-24 was passed by the Caldwell City Council on October 7th, 2024. A true and correct copy of said resolution is attached hereto as Attachment 8.1.
- b. A resolution, by the Urban Renewal Agency, recommendation adoption of the Plan, a copy of which resolution is attached hereto as Attachment 8.2
- c. The submission of this Plan to the Caldwell Planning and Zoning Commission for review and recommendation with its conformity to the general plan of development for Caldwell as a whole, the Caldwell Comprehensive Plan. This Plan was submitted to the Caldwell Planning and Zoning Commission on October 21, 2024, by resolution, which resolution is attached hereto as Attachment 8.3. The Caldwell Planning and Zoning Commission reviewed this Plan and submitted its written recommendations to the Caldwell City Council on November 13, 2024, which date of submittal was less than sixty (60) days from the date of review of the Caldwell Planning and Zoning Commission. A true and correct copy of said written recommendations are attached hereto as Attachment 8.2.

SECTION 102: History and General Conditions

The area within which the following described projects and activities will take place is described and depicted on Attachments 1 and 2 ("Project Area").

The Project Area is located on the eastern corner of the intersection of S Kimball Ave and Arthur Street in downtown Caldwell, Idaho, and is likely to experience substantial development pressure in the near future. The Project Area currently exhibits a predominance of faulty lot layout in relation to size and poor access due to obsolete platting, diversity of ownership, and conditions which result in economic underdevelopment of the area and substantially impairs or arrests the sound growth of Caldwell, and constitutes an economic liability and is a menace to the public health, safety, morals or welfare in its present condition and use.

The preparation and approval of an urban renewal plan including a revenue allocation financing provision provides additional resources to solve the aforementioned problems in the Project Area. Revenue allocation financing should help to improve the situation and stimulate private investment otherwise not realized. In effect, property taxes generated by improvements and new developments within the Project Area may be used by the Agency to finance a variety of needed public improvements and facilities.

This Plan focuses on the current and future economic development needs with an emphasis on job creation and commercial and industrial development by maximizing opportunities for private enterprise. The targeted areas were chosen after careful consideration of deteriorating conditions as defined by Idaho Code, future needs, and potential for generating private investment and a return of increased tax revenue and economic activity on the various Projects. This Plan and the Projects have been planned, and will be carried out, in conformity with the Comprehensive Plan of the City of Caldwell. Additionally, this Plan has been analyzed and approved by the Planning and Zoning Commission of the City of Caldwell for its consistency with said Comprehensive Plan.

SECTION 103: Description of Project Area

The boundaries for the Project Area shall coincide with a corresponding Revenue Allocation Area ("RAA") created and established as part of this Plan, pursuant to the Act. Generally, unless indicated to the contrary, references in this Plan to the "Project Area" should be understood to include both Project Area and the RAA. The boundaries of the Project Area are described in Attachment No. 1, which is attached hereto and incorporated herein by reference, and are illustrated on the Project Area Boundary Map, attached hereto as Attachment No. 2, and incorporated herein by reference. The Project Area does not include any agricultural land.

SECTION 200: SCOPE OF PROPOSED DEVELOPMENT

The Agency proposes to carry out and effectuate the purposes and provisions of the Law and the Act by exercising all powers authorized under the Law and the Act, including, but not limited to, the following:

1. The acquisition of certain real property;
2. The demolition and/or removal of certain buildings and improvements for public rights-of-way for streets, utilities, walkways, and other improvements for public facility building sites, to eliminate unhealthful, unsanitary, or unsafe conditions, improve density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or to prevent the spread of blight or deterioration;

3. The maintenance of any property acquired by the Agency while said property is being prepared for disposition and development.
4. The provision for participation by property owners within the Project Area, including entering into reimbursement agreements;
5. The management of any property acquired by and under the ownership and control of the Agency;
6. The provision for relocation assistance to displaced Project occupants, as required by law;
7. The installation, construction, and reconstruction of streets, curb and gutter, sidewalks, streetscapes, design standards, and all utilities, including infrastructure and transmission lines for water, sewer, natural gas, electrical distribution, and internet systems, as well as shared trenches and transmission lines, for all such utilities in an underground and/or aerial configuration, to encourage new developments of fiber optic systems, parking facilities, recreation and park amenities, art, improvements to railroad property and other public improvements, including, but not limited to, the operation and management of such facilities and the design and engineering of such facilities in conformance with the Law, the Act, and this Plan;
8. The disposition of property for uses in accordance with the Law and Act, and this Plan;
9. The development and redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
10. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;
11. The preparation and assembly of adequate sites for development, redevelopment, and construction of facilities for industrial, commercial, mixed-use residential, office, appropriate retail, public facility and other ancillary uses.
12. To the extent allowed by law, the lending or investing of federal funds to facilitate redevelopment;
13. Ability to commit to long term leases for public facilities;
14. Environmental assessment and remediation where environmental conditions detrimental to redevelopment exist;
15. The construction of storm water management infrastructure to support compliance with federal and local regulations for storm water discharge and to support private development;
16. In collaboration with property owners and other stakeholders, working with the City of Caldwell to amend the zoning regulations and standards and guidelines for the design of streetscape applicable to the Project Area as needed to support implementation of this Plan;
17. The enhancement, construction, and possible realignment of streets, pathways, sidewalks, and related streetscape amenities;
18. The construction and financial support of infrastructure necessary for the provision of improved transit and alternative transportation;
19. The construction of cultural facilities, and the enhancement and construction of parks, open spaces, and public recreational and school facilities;
20. The acquisition, disposition and, where necessary, clearance of property for uses consistent with the Plan;
21. The rehabilitation and adaptive reuse and repurposing of existing buildings;
22. The provision of financial and other assistance to support preservation of historic buildings and affordable housing and workforce housing as defined by Agency policy;

23. The provision of financial and other assistance to encourage and attract business enterprise including but not limited to start-ups and microbusinesses, unique cultural businesses, mid-sized companies, and large-scale corporations;
24. The provision for participation by property owners within the Project Area to achieve the objectives of this Plan;
25. The disposition of property for uses in accordance with the Law and this Plan;
26. The construction of foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights and sites for buildings to be used for residential, commercial, and other uses contemplated by the Plan and to provide utilities to the development site.
27. All other actions described in this Plan.

In accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereinafter permitted by the Law, the Act or other provisions of Idaho or federal law. The foregoing powers will be exercised in the undertaking of specific projects to carry out the purposes of the Plan. Attachments 4 and 6 contain detailed descriptions and depictions of the specific Projects, and their related costs, which the Agency shall undertake within the project Area. The Economic Feasibility Study, attached as Attachment 7 and as described in Section 504, contains a detailed analysis of the revenue that will be generated by development within the Project Area, the time when said revenue will be expended and the projects on which it will be expended, as well as the source of all revenue for the specific projects. Said Attachments and the Feasibility Study are incorporated, here, by this reference, as if set forth fully herein.

SECTION 300: ECONOMIC DEVELOPMENT AREA PLAN OBJECTIVES

Economic Development action is necessary in the Project Area to combat problems of deterioration and economic underdevelopment. The predominance of faulty lot layout in relation to size and poor access due to obsolete platting, diversity of ownership, and conditions which result in economic underdevelopment of the area constitutes an economic liability and is a menace to the public health, safety, morals or welfare in its present condition and use, all of which will be reduced and corrected by commencing and completing the Projects, as described in this Plan, which will resolve the foregoing issues within the Project Area, satisfying the general purposes of the Plan, inclusive of the following specific economic development objectives:

- a. Economic development activities, coupled with development incentives, will bring new development to the Project Area, resulting in the replacement or rehabilitation of dilapidated and deteriorated buildings.
- b. The revenue generated by new development will provide funding for the rehabilitation of certain streets, which will provide adequate access for future development.
- c. Additionally, the rehabilitation certain streets within the Project Area, coupled with careful and deliberate platting and replatting, will increase the viability and readiness of future development opportunities.
- d. The further development of public utilities, including water, power, sewer, fiber, and multi-use conduits will decrease the time required for private investors to make development decisions within the Project Area.
- e. The relocation and repositioning of public utilities will further reduce development impediments.

- f. The achievement of the foregoing objectives, as well as all other objectives of the Agency and of this Plan, will ensure the methodical and efficient economic development of the Project Area, and of the City of Caldwell generally.

SECTION 301: Participation Opportunities and Agreements

The Agency shall enter into an owner participation agreement with any existing or future owners of property, in the event the property owner seeks and/or receives assistance, including receipt of reimbursements, from the Agency in the redevelopment of their property and the Agency determines such participation is in the best interests of the Agency, the public and consistent with the Law, the Act and the Plan.

Each structure and building in the Project Area to be rehabilitated or to be constructed as a condition of the owner participation agreement between the Agency and the owner pursuant to this Plan will be considered to be satisfactorily rehabilitated and constructed, and the Agency will so certify, if the rehabilitated or new structure meets the following standards:

- a. The owner executes a participation agreement to meet conditions described below.
- b. Any such property within the Project Area shall be required to conform to all applicable provisions, requirements, and regulations of this Plan. The owner participation agreement may require as a condition of financial participation by the Agency, a commitment by the property owner to meet greater objectives of land use and development that those otherwise applicable. Upon completion of any rehabilitation, each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition that will continue throughout an estimated useful life of at least twenty (20) years.
- c. All such buildings or portions of buildings, which are to remain within the Project Area, shall be reconstructed in conformity with all applicable codes and ordinances of Canyon County and the City of Caldwell, as applicable, including any mandated federal authority.
- d. Any new construction shall also conform to all applicable provisions, requirements, and regulations of this Plan, as well as any appropriate design requirements.
- e. Any renovation of a historic structure may seek any applicable and appropriate waiver of the Building Code.
- f. Owner participation agreements may require all or portions of new developments to remain subject to ad valorem real property taxes for up to twenty (20) years following completion.

In such participation agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties.

In the event a participant under a participation agreement fails or refuses to rehabilitate, develop, use, and maintain their real property pursuant to this Plan and the participation agreement, the Agency may, in addition to any other remedy at law or in equity, specifically enforce said participation agreement or, at its own cost, enter onto said property for the purpose of bringing it into compliance with said participation agreement and file a lien against the property for all costs and fees incurred in such action.

SECTION 302: Zoning Incentives, Impact Fees and Waivers

For any development covered by an owner participation agreement or disposition and development agreement, the Agency shall have the authority, but not the obligation, to cooperate with the developer to apply for the waiver or reduction of any impact fee assessed by any

governmental entity. The Agency shall also have the authority, but not the obligation, to consider the payment of all or part of such impact fees from revenue allocation proceeds in an amount not to exceed those attributable to the particular development to the extent allowed by law.

SECTION 303: Reimbursement Agreements

The Agency, in conjunction with the City, may enter into "late-comer" agreements for the construction, by private parties, of sanitary sewer within the Project Area, pursuant to Caldwell City Code, Section 04-05-07(4); or for the construction, funding, or contribution of any capital improvements to meet the need for police, fire, and parks and recreation, for which an impact fee is imposed, pursuant to Caldwell City Code, Section 10-09-09.

The Agency may also enter into Increment Reimbursement Agreements as a method of funding any or all of the Projects, including the construction of any public utilities, infrastructure, conduits, streets, sidewalks, landscaping, parks, or any other required public improvements ("RPIs") within the Project Area. The Increment Reimbursement Agreements shall be entered into when a private entity constructs or pays for the construction of RPIs. Said Agreements shall allow for the repayment, by the Agency, of any expenditures made by a private party for said RPIs. The use of Increment Reimbursement Agreements allows the Agency to provide development incentives without requiring bonding. The Feasibility Study, as described in Section 504 of this Plan, contains a detailed description of the intended utilization of Increment Reimbursement Agreements to fund the Projects. Increment Reimbursement Agreements shall not violate the following limitations:

1. Reimbursement to a private entity for the construction of RPIs shall only be made from any increment accruing to the Agency as the result of increases in the value of the land the development of which necessitates the RPIs, including value added by the addition of buildings and improvements.
2. The maximum total amount of reimbursement paid to a private entity in a given year (365 day period) shall not exceed 90% of the increment accruing to the Agency from the property in that year.
3. No Increment Reimbursement Agreement shall purport to constitute, or constitute in fact, a guarantee of the reimbursement of any certain amount of money to a private entity.
4. No Increment Reimbursement Agreement shall last beyond the termination date of this Plan.
5. No Increment Reimbursement Agreement shall be entered into for partially completed RPIs. Completion of RPIs shall be determined by the specific department of the City of Caldwell charged with overseeing or regulating the specific improvements that are contemplated by an Increment Reimbursement Agreement.
6. The Agency shall be responsible for approving all Increment Reimbursement Agreements and shall exercise discretion in said approvals to ensure that all urban renewal funding is expended in a way that optimizes the use of the Project Area for high-value development. In so doing, the Agency may rely upon the advice and council of economic development experts, including the Economic Development Director and staff, as well as any statistic and data compiled and analyzed by said Director relating to the specific values of capital improvements per acre, job creation, and wages.

Any reference in this plan to "reimbursements" or "reimbursement agreements" shall be read so as to include Increment Reimbursement Agreements.

The City of Caldwell is a city in the State of Idaho. It is located in the southwestern part of the state, about 20 miles from the border with Oregon. The city has a population of approximately 10,000 people and is the county seat of Blaine County. It is a small, rural community with a mix of residential and commercial development.

The city is situated in a valley, with rolling hills and mountains in the background. The climate is semi-arid, with hot summers and cold winters. The city is known for its scenic views and outdoor recreational opportunities. It is a popular destination for tourists and is home to several state parks and recreational areas.

The city is a member of the Idaho National Forest and is part of the Boise National Forest. It is also a member of the Boise National Forest and is part of the Boise National Forest. The city is a member of the Boise National Forest and is part of the Boise National Forest.

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All final development plans (whether public or private) prepared pursuant to disposition and development or owner participation agreements shall be submitted to the Agency Board of Commissioners for review and approval.

SECTION 402: Property Development by Agency

The Agency is authorized to acquire certain parcels within the Project Area, as described in Section 401 of this Plan, to prepare the same for development, redevelopment, or rehabilitation. In carrying out any of the Projects, except as limited by the Law and the Act, as amended, the Agency is authorized to undertake the following activities:

- a. Pay for, develop, or construct any publicly-owned building, facility, structure, or other improvement within the Project Area for itself or for any public body or entity, which buildings, facilities, structures, or other improvements are or would be of benefit to the Project Area and may be a component of a Project including new private investment and/or development.
- b. Demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.
- c. Prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency including site preparation.
- d. Cause, provide for, or undertake the installation or construction of streets, utilities, parks, pedestrian walkways, parking facilities, drainage facilities, and other public improvements necessary to carry out this Plan.
- e. Construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, private, public, and other uses provided in this Plan.
- f. Assist in the preparation of building sites by way of reclamation, remediation, or elimination of deteriorated or environmentally hazardous conditions. The Agency is also authorized (but not required) to purchase certain site or building improvements for purpose of site preparation and development.
- g. Install and construct, or to cause to be installed and constructed, within the Project Area for itself or for any public body or entity, public improvements and public facilities, including, but not limited to, the following: utilities; telecommunications (including fiber-optic) facilities; parks, plazas, and, in cooperation with the City of Caldwell, pedestrian and bicycle paths; parking facilities; landscaped areas; street improvements; sanitary sewers; flood control facilities and storm drains; water mains; canal crossings; other public buildings or infrastructure; and transit/transportation facilities, vehicles, and infrastructure.

The Agency shall also give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvements with special consideration for the health, safety and welfare of children residing in the general vicinity of the Project Area.

Any public facility ultimately owned by the Agency shall be operated and managed in such a manner to preserve the public purpose nature of the facility. Any lease agreement with a private entity or management contract agreement shall include all necessary provisions sufficient to protect the public interest and public purpose.

or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

SECTION 404: Uses Permitted in the Project Area

The proposed land uses to be permitted in the Project Area for all land, public and private, are depicted in Attachment 3.

SECTION 404.1: Designated Land Uses

The Agency intends to rely upon the overall land use designations and zoning requirements, including maximum densities, of the City of Caldwell and, where applicable, Canyon County. The Agency may participate with Canyon County, the City, other agencies, and stakeholders in proposing new zoning regulations and standards or guidelines for streetscape, design, and construction.

SECTION 404.2: Public Rights-of-Way

The Project Costs for all acquisition and construction of public improvements in rights of way are contained within Attachment 4, and further described by the Feasibility Study.

Additional public streets, alleys, and easements may be created in the Project Area as needed for proper development. Existing streets, alleys, and easements may be abandoned, closed, expanded, or modified as necessary for proper development and in conjunction with any applicable policies and standards of the appropriate road or highway jurisdiction. The Agency has the right to lease, sell, or partner with private entities for development on right-of-way land within the Project Area.

Any changes in the existing interior or exterior street layout shall be in accordance with the objectives of this Plan and the design standards of the appropriate road or highway jurisdiction and shall be effectuated in the manner prescribed by state and local law and shall be guided by the following criteria:

- a. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with the similar needs of any existing developments permitted to remain; and
- b. The requirements imposed by such factors as topography, traffic, safety, and aesthetics; and
- c. The potential need to serve not only the Project Area and new or existing developments but to also sensitive areas outside the Project Area by providing convenient and efficient vehicular access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

SECTION 405: Other Public, Semi-Public, Institutional, and Nonprofit Uses

The Agency is also authorized to permit the maintenance, establishment, or enlargement of public, semi-public, institutional, or nonprofit uses, including park and recreational facilities; educational, fraternal, employee, philanthropic, and charitable institutions; utilities; governmental facilities; re-use of railroad rights-of-way and equipment; and facilities of other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable requirements and restrictions as may be necessary to protect the development and

use of the Project Area. Non-public entities, such as nonprofits, are considered to be private entities under the Plan.

SECTION 406: Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses, which uses must comply with applicable law and must have a set expiration date.

SECTION 407: General Controls and Limitations

All real property in the Project Area, under the provisions of either a disposition and development agreement, owner participation agreement or reimbursement agreement, is made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan except in conformance with the provisions of this Plan.

SECTION 407.1: Construction

All construction in the Project Area shall comply with all applicable state and local laws and codes in effect from time-to-time. In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area in the event of a disposition and development agreement or owner participation agreement.

SECTION 407.2: Rehabilitation and Retention of Properties

Any existing structure within the Project Area, subject to either a disposition and development agreement, owner participation agreement, or reimbursement agreement, subject to approval by the Agency for retention and rehabilitation, shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses. No variance shall be granted which changes a basic land use or which permits departure from the provisions of this Plan. In permitting any such variance, the Agency shall impose such conditions as are necessary to protect this public peace, health, safety or welfare and to assure compliance with the purposes of this Plan. Any variance permitted by the Agency hereunder shall not supersede any other approval required under applicable law.

SECTION 407.3: Minor Variances

Under exceptional circumstances, the Agency is authorized to permit a variance from the limits, restrictions, and controls established by this Plan. In order to permit such variance, the Agency must determine that:

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls;
- c. Permitting a variance will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and

- d. Permitting a variance will not be contrary to the objectives of this Plan or of the applicable comprehensive plan.

No variance shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variance, the Agency shall impose such conditions as are necessary to protect the public peace, health, safety, or welfare and to assure compliance with the purposes of this Plan. Any variance permitted by the Agency hereunder shall not supersede any other approval required under applicable codes and ordinances.

SECTION 407.4: Design for Development

Any development within the Project Area must comply with the applicable zoning ordinance regarding land use, heights, setbacks, and other standards.

SECTION 500: METHODS OF FINANCING THE PROJECTS

SECTION 501: General Description of the Proposed Financing Method

The Agency intends to fund all Projects and other Plan activities with revenue allocation funding. The availability of revenue allocation funding is contingent upon the rate of development within the Project Area, and the Agency intends to employ a combination of revenue allocation funding and other revenue sources, as such funding methods are available throughout the life of the Plan. Detailed descriptions of the method of financing, the time when obligations will be incurred, and fiscal impact on other taxing districts is contained within the Feasibility Study, attached hereto as Attachment 7, and incorporated herein by this reference.

The Agency is authorized to finance this Project with financial assistance from any local government, the State of Idaho, federal government, or other public entities, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency owned property, revenue allocation funds as allowed by the Act, bonding, and any other available source, public or private, including assistance from any taxing district or any public entity.

The Agency is also authorized to obtain advances, lines of credit, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from any funds available to the Agency. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities. The City or any other public agency may expend money to assist the Agency in carrying out this Project.

SECTION 502: Intentionally Omitted

SECTION 503: Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the state of Idaho, CDBG funds, or any other public or private source will be utilized if available. The Agency may consider funding sources through Local Improvement Districts, Business Improvement Districts, Community Infrastructure Districts, or similar districts as authorized by state law. Neither the members of the Agency nor any persons executing such loans or grants shall be liable on the loans or grants by reason of their issuance.

The Agency also intends to seek appropriate private contributions, where applicable, to assist in the funding of the activities described herein.

SECTION 504: Revenue Allocation Financing Provisions and Economic Feasibility Study

The Agency hereby adopts revenue allocation financing provisions as authorized by the Act, said revenue allocation financing provision being effective retroactively to January 1, 2024. The Agency shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The Agency shall create a special fund into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code Section 50-2908. The Agency shall use said funds in accordance with the Act, the Law, and this Plan.

As authorized by the Law and the Act, and as described in this Plan, the Agency shall obtain financing for the Projects from increment financing generated within the Project Area, which is the same area as the Revenue Allocation Area. Funding is generated when new growth within the Project Area, generated by the economic development activities the Agency engages in pursuant to this Plan, increases the value of the properties within the Project Area. Said increased value is taxed at levy rates set by overlapping taxing districts, and the revenue generated by said taxes is allocated to the Agency.

A full description of the goals, feasibility, projections, estimates, effects, and timeline for the Revenue Allocation Area is contained within the Economic Feasibility Study for the Project Area, attached hereto as Attachment 7, and incorporated herein by this reference. The Study constitutes the financial analysis required by the Act and is based upon existing information from the Agency and City. Projections are based upon prior urban renewal area data, as well as input from the Agency, public agencies, property owners, developers, and others.

SECTION 504.1: Assumptions and Conditions/Economic Feasibility Study

The information contained in this Plan, including in the Economic Feasibility Study of Attachment 7 assumes certain completed and projected actions and Projects. Under the provisions of the Act, the revenue allocation shall continue until the debt or other obligations or other Project activity is completed or satisfied. All debt is projected to be repaid no later than the duration period of the Plan. The total amount of bonded indebtedness (and all other loans or indebtedness) and the amount of revenue generated by revenue allocation are dependent upon the extent and timing of private development. Should all of the development take place faster than as projected, indebtedness could be extinguished earlier, dependent upon the bond sale documents, the Projects, or other legal obligations. Should private development take longer to materialize, or should the private development be substantially less than projected, then the amount of revenue generated will be substantially reduced and debt may continue for the Plan's full term.

The Plan and Attachments incorporate estimates and projections based on the Agency's present knowledge and expectations. The Agency reserves the right to make minor alterations to the sequence and scope of the Projects if necessitated by then-current circumstances within the Project Area.

The assumptions set forth in the Study are based upon the best information available to the Agency through public sources or discussions with property owners, developers, and others. The information has been analyzed by the Agency and its consultants in order to provide an analysis that meets the requirements set forth under the Law and Act. At the point in time when the Agency may seek a loan from lenders or others, a more detailed and then-current financial pro forma will be presented to those lenders or underwriters for analysis to determine the borrowing capacity of the Agency. As set forth herein, the Agency will prioritize the activities set forth in this Plan and determine what funds are available and what activities can be funded.

SECTION 504.2: Ten Percent Limitation

SECTION 504.3: Financial Limitation

SECTION 504.4: Impact on Other Taxing Districts and Levy Rate

Idaho Code Sections 50-2908, 63-803, and 63-811 provide that an urban renewal agency shall not be entitled to revenue allocation proceeds from certain levy increases which are allowed by either specific statutory authorization or approved by an election of the qualified electors of the particular taxing district. The Study and this Plan have taken these limitations into account.

SECTION 505: Participation of LIDs

Under the Idaho Local Improvement District Code, Chapter 17, Title 50, Idaho Code, the City has the authority to establish local improvement districts ("LID") for various public facilities, including, but not limited to, streets, curbs, gutters, sidewalks, storm drains, landscaping, and other like facilities. To the extent allowed by the Law and the Act, the Agency reserves the authority, but not the obligation, to participate in the funding of LID facilities. This participation may include either direct funding to reduce the overall cost of the LID or to participate as an assessed entity to finance the LID project. Similarly, to the extent allowed by the Law and the Act, the Agency reserves the authority, but not the obligation, to participate in the funding of community infrastructure district facilities under the Community Infrastructure District Act, Chapter 31, Title 50, Idaho Code, or similar districts.

SECTION 506: Other Revenue

Under the Law, revenue may be generated through rents paid, parking fees, and other similar rents and incomes. Such revenue is not related to revenue allocation funding, and, therefore, provides a funding source for the Agency to continue to own and operate beyond the term of the Plan as allowed by Idaho Code Section 50-2905(7).

SECTION 600: ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing deterioration. Actions by the City shall include, but not be limited to, the following:

- a. Institution and completion of proceedings necessary for changes and improvements in the private and publicly-owned property, rights-of-way, or public utilities within or affecting the Project Area.
- b. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.
- c. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure proper development and use.
- d. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency may develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- e. Building Code enforcement.
- f. Preservation of historical sites.
- g. Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.

- h. Institution and completion of proceedings necessary for the consideration of an LID, business improvement district (under Chapters 17 and 26, Title 50, Idaho Code), and similar districts if requested.
- i. The undertaking and completing of any other proceedings necessary to carry out the Plan.
- j. Administration of Community Development Block Grant funds and other state and federal grant funds that may be made available for purposes of the Plan.
- k. Appropriate agreements with the Agency for administration, supporting services, funding sources, and the like.

The foregoing actions to be taken by the City do not constitute any commitment for financial outlays by the City.

SECTION 601: Maintenance of Public Improvements

The Agency has not identified any commitment or obligation for long-term maintenance of the public improvements identified. The Agency will need to address this issue with the appropriate entity, public or private, who has benefited from or is involved in the ongoing preservation of the public improvement. The Agency currently intends to convey any and all public improvements, over which it obtains an ownership interest, to the City, prior to the termination of the Plan.

SECTION 700: ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

SECTION 800: DURATION OF THIS PLAN

The provisions of this Plan shall be effective for 20 years from the date of the adoption of this Plan by the City Council. This Plan shall terminate no later than December 31st, 2044. The Agency may elect to terminate the Plan at any time, pursuant to the processes contained within Section 900 of this plan.

SECTION 900: PROCEDURES FOR END OF PLAN, TERMINATION, AND ASSET RETENTION

In the year in which it is estimated that Plan revenues are sufficient to cover all remaining estimated expenses and Project Costs for this Plan, the Agency shall adopt a resolution advising and notifying the Caldwell City Council, the Canyon County auditor, and the state tax commission of the existence of sufficient revenues to cover all estimated expenses and Project Costs for this Plan, and shall recommend the adoption of an ordinance for the termination of this Plan's Revenue Allocation Area by December 31 of that year. The Agency shall cause said ordinance to be filed with the office of the Canyon County recorder, as well as the Idaho State Tax Commission, as provided in Idaho Code 63-215. Any money collected in excess of the amount necessary to pay for all expenses and Project Costs shall be declared to be a surplus and shall be distributed as

property taxes pursuant to Idaho Code 50-2909. Upon the occurrence of the foregoing events and actions, the Agency shall cease to receive increment funding, and the taxing districts overlapping with the Project Area shall be counted as new construction for the various taxing districts in the following year.

This Plan and the Economic Feasibility Study recognize that the Agency shall receive allocation of revenue in the calendar year following the last year of the revenue allocation provision described in this Plan, and the same has been accounted for in both this Plan and the Study.

This Plan contemplates the retention of certain assets, as described in Section 401, beyond the termination of this Plan.

If the Revenue Allocation Area is terminated prior to the end of the twenty (20) year plan period, the Agency shall continue to carry out the purposes of this Plan until all Projects contemplated by this Plan are completed.

In no event shall the effective period of this Plan exceed a period of twenty (20) years.

SECTION 1000: PROCEDURE FOR AMENDING AND UPDATING THE PLAN

The Plan may only be modified in compliance with the Law and the Act. Under the Law and the Act, the following shall not constitute a modification to the Plan:

- a. There is a plan amendment to make technical or ministerial changes to a plan that does not involve an increase in the use of revenues allocated to the agency pursuant to section 50-2908, Idaho Code;
- b. There is a plan amendment to accommodate an increase in the revenue allocation area boundary as permitted in section 50-2033, Idaho Code;
- c. There is a plan amendment to accommodate a de-annexation in the revenue allocation area boundary; or
- d. There is a plan amendment to support growth of an existing commercial or industrial project in an existing revenue allocation area, subject to the provisions of section 50-2905A, Idaho Code.

The Plan may be further modified as allowed, either now or in the future, by the Law and the Act, as they may be amended.

SECTION 1100: SEVERABILITY

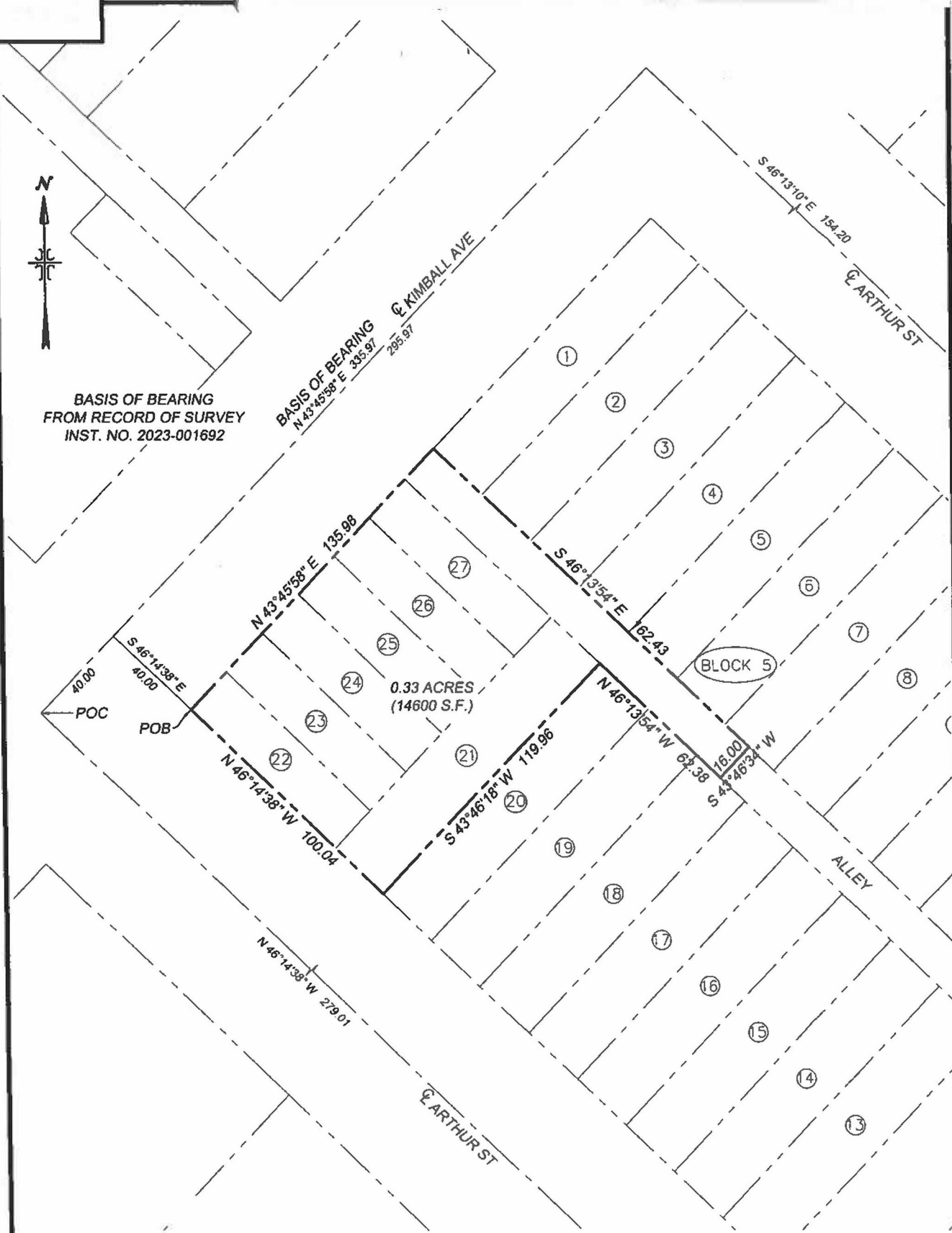
If any one or more of the provisions contained in this Plan to be performed on the part of the Agency shall be declared by any court of competent jurisdiction to be contrary to law, then such provision or provisions shall be null and void and shall be deemed separable from the remaining provisions in this Plan and shall in no way affect the validity of the other provisions of this Plan.

SECTION 1200: ANNUAL REPORT

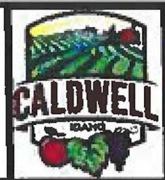
Under the Law the Agency is required to file with the City on or before March 31 of each year a report of the Agency's activities for the preceding calendar year which report shall include a complete financial statement setting forth its assets liabilities income and operating expenses as of the end of such calendar year. The report must also contain information related to any modifications made to the plan, or a verification that no modifications have been made to the Plan.



BASIS OF BEARING
FROM RECORD OF SURVEY
INST. NO. 2023-001692

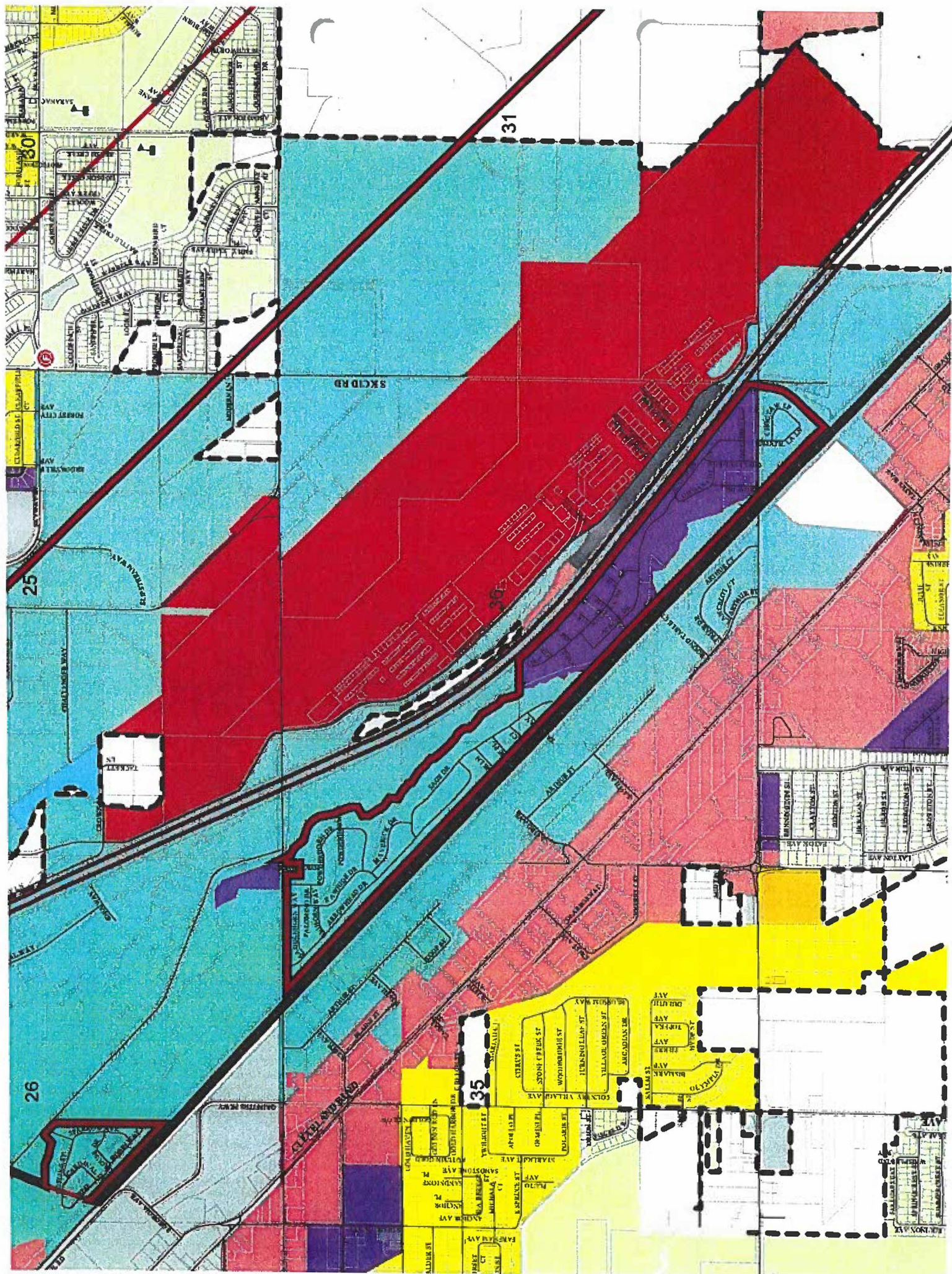


CITY OF CALDWELL
ENGINEERING DEPARTMENT
621 CLEVELAND BLVD.
CALDWELL, IDAHO 83605
(208) 455-3006
FAX (208) 455-3012



NORTHEAST CORNER
KIMBALL AVE ARTHUR ST
CALDWELL, IDAHO

DESIGNED BY: FJ
DRAWN BY: FJ
CHECKED BY: DM
DATE: 8/8/2024
SCALE: 1" = 50'
1 OF 1



Attachment 4

URA Project List

Last updated: 7/26/2024

119 S. Kimball, 117 S. Kimball, 115 S. Kimball, 113 S. Kimball, 807 Arthur, Alley

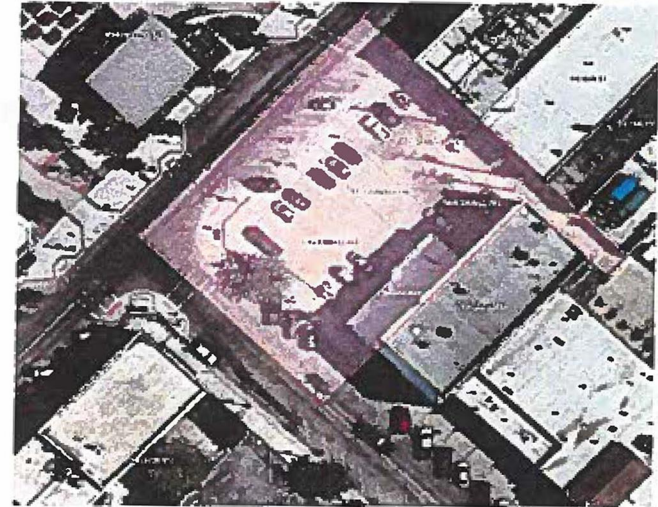
	Improvements	Quantity	Units	Unit Price	Estimated Cost
1	Underground Power	1	LUMP	250000	\$ 250,000.00
2	Building panel upgrades	6	EA	20000	\$ 120,000.00

\$ 370,000.00

Staff Time/Project management (10%)

\$ 37,000.00

Total \$ 407,000.00



ATTACHMENT 6

Estimated Administrative Costs*

Cost Category	Per Year (All Areas)	Total (All Areas)	Factor (Based on Base Assessment Ratio)	Total for New Area
Engineering and Accounting	\$ 8,400.00	\$ 168,000.00	0.0127	2,139.59
Legal Services	\$ 86,400.00	\$ 1,728,000.00	0.0127	22,007.26
Liability Insurance	\$ 15,425.00	\$ 308,500.00	0.0127	3,928.96
Financial Audit	\$ 17,300.00	\$ 346,000.00	0.0127	4,406.55
Economic Development Staff	\$ 226,800.00	\$ 4,536,000.00	0.0127	57,769.06
TOTALS	\$ 354,325.00	\$ 4,536,000.00	0.0127	\$90,251.41

* Estimates based upon the costs for current area and subject to inflation over term of Plan. A description of the method of funding these administrative costs is contained in the Economic Feasibility Study, Plan Attachment 7.

ATTACHMENT 6

Estimated Administrative Costs*

Cost Category	Per Year (All Areas)	Total (All Areas)	Factor (Based on Base Assessment Ratio)	Total for New Area
Engineering and Accounting	\$ 8,400.00	\$ 168,000.00	0.0127	2,139.59
Legal Services	\$ 86,400.00	\$ 1,728,000.00	0.0127	22,007.26
Liability Insurance	\$ 15,425.00	\$ 308,500.00	0.0127	3,928.96
Financial Audit	\$ 17,300.00	\$ 346,000.00	0.0127	4,406.55
Economic Development Staff	\$ 226,800.00	\$ 4,536,000.00	0.0127	57,769.06
TOTALS	\$ 354,325.00	\$ 4,536,000.00	0.0127	\$90,251.41

* Estimates based upon the costs for current area and subject to inflation over term of Plan. A description of the method of funding these administrative costs is contained in the Economic Feasibility Study, Plan Attachment 7.

ATTACHMENT 7

SITE A – CALDWELL URBAN RENEWAL AREA

FEASIBILITY STUDY

Idaho Code 50-2905 states that “the urban renewal agency of the municipality shall prepare and adopt a plan for each revenue allocation area included as part of the plan and submit the plan and recommendations for approval thereof to the local governing body. Among the plan requirements listed in Idaho Code 50-2905, the plan shall include an economic feasibility study.

Raelynn North, Finance Director for the City of Caldwell, and Treasurer for the Caldwell Urban Renewal Agency prepared the Feasibility study.

Summary of Financial Projections

- **Base Taxable Values-** This is the current assessed Value from the County to include Street ROW, and 5 lots. Total Acres is \$.37 with a Full Market value of \$464,445 and Exemptions of \$157,795. Of these exemptions \$82,655 is City owned ROW which will continue to be exempt
- **Increment Value-** With an estimate of a commercial building being build with a value of \$3,150,000. In the 4th year of the plan, it is determined the first year of a new construction 90% assessment value. This added growth is what calculates the increment over the base and would fund the planned projects.
- **The 2023 levy** is what was used to calculate increment revenue. Levy rates change on a yearly basis and so this will fluctuate the increment revenue received each year.
- **The annual tax increment revenue** is projected to begin in tax year 2028 in the amount of \$18,318.08 and grows each year, reaching \$23,374.87 by 2044. This cumulative amount is \$348,617.36.

Analysis

The Initial Phase (2025-2027)- this is the period before any significant tax increment occurs and is characterized by no increase in tax revenue, indicating the need for early planning and community engagement to initiate redevelopment activities.

The Growth Phase (2028 onwards)- A notable increase in the total taxable value starting in 2028 highlights the effectiveness of the urban renewal efforts. The growth in the increment value shows a successful transformation of the area.

Revenue Generation- The tax increment steadily increases, which can fund further improvements and infrastructure. This growing revenue stream is vital for sustaining long-term urban renewal projects.

Planning and Investment- The projections underscore the importance of strategic planning, community input, and effective management of the Urban Renewal area to ensure the anticipated tax increment materializes.

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PROJECT LIST

Arthur/Kimball Proposed RAA

URA Project List

Last updated: 7/26/2024

119 S. Kimball, 117 S. Kimball, 115 S. Kimball, 113 S. Kimball, 807 Arthur, Alley

Improvements	Quantity	Units	Unit Price	Estimated Cost
Alley Paving (decorative)	2600	SF	25	\$65,000.00
Street Asphalt (.3ft mat)	144	TONS	130	\$18,720.00
Storm Water Conveyance and Collection	1	EA	12000	\$12,000.00
Underground Power	1	LUMP	250000	\$250,000.00
Building panel upgrades	6	EA	20000	\$120,000.00
Lighting	6	EA	6000	\$36,000.00
Alley Approach bulbout	1	EA	60000	\$60,000.00
Misc Frontage Improvements	1	LUMP	25000	\$25,000.00
Decorative frontage (nail salon)	25	LF	900	\$22,500.00
				\$609,220.00

Staff Time/Project management (10%)

\$60,922.00

Total

\$670,142.00

2024 - Site Specific RAA - Kimball & Arthur

Max Base Modifier Calculation

Parcel	Owner	Property Address	Acres	Full Market Value	Exemptions	Net Taxable Value	Max Base
04588000	Shapel, Bruce A	807 Arthur St	0.04	\$216,940	\$0	\$216,940	\$216,940
04589000 0	Roseberry Homes LLC	115 S Kimball Ave	0.06	\$44,850	\$0	\$44,850	\$44,850
04589010 0	Roseberry Homes LLC	117 S Kimball Ave	0.03	\$22,430		\$22,430	\$22,430
04591000 0	Urban Renewal Agency of Caldwell	119 S Kimball Ave	0.1	\$75,140	\$75,140	\$0	\$75,140
04592000 0	Roseberry Homes LLC	113 S Kimball Ave	0.03	\$22,430	\$0	\$22,430	\$22,430
TBD	City of Caldwell	Alley	0.11	\$82,655	\$82,655	\$0	\$82,655
Totals			0.37	\$464,445	\$157,795	\$306,650	\$464,445

Fiscal Year	Year	Total Taxable Value	Base Taxable Value	Increment Value	Levy Rate	Annual Tax Increment	Revenue
2025	2024	464,445	464,445	-	0.006461403	-	-
2026	2025	464,445	464,445	-	0.006461403	-	-
2027	2026	464,445	464,445	-	0.006461403	-	-
2028	2027	3,299,445	464,445	2,835,000	0.006461403	18,318.08	18,318.08
2029	2028	3,265,042	464,445	2,800,597	0.006461403	18,095.78	36,413.86
2030	2029	3,314,017	464,445	2,849,572	0.006461403	18,412.24	54,826.10
2031	2030	3,363,728	464,445	2,899,283	0.006461403	18,733.43	73,559.53
2032	2031	3,414,184	464,445	2,949,739	0.006461403	19,059.45	92,618.98
2033	2032	3,465,396	464,445	3,000,951	0.006461403	19,390.36	112,009.34
2034	2033	3,517,377	464,445	3,052,932	0.006461403	19,726.23	131,735.57
2035	2034	3,570,138	464,445	3,105,693	0.006461403	20,067.13	151,802.70
2036	2035	3,623,690	464,445	3,159,245	0.006461403	20,413.16	172,215.86
2037	2036	3,678,045	464,445	3,213,600	0.006461403	20,764.37	192,980.22
2038	2037	3,733,216	464,445	3,268,771	0.006461403	21,120.85	214,101.07
2039	2038	3,789,214	464,445	3,324,769	0.006461403	21,482.67	235,583.75
2040	2039	3,846,053	464,445	3,381,608	0.006461403	21,849.93	257,433.67
2041	2040	3,903,743	464,445	3,439,298	0.006461403	22,222.69	279,656.37
2042	2041	3,962,300	464,445	3,497,855	0.006461403	22,601.05	302,257.42
2043	2042	4,021,734	464,445	3,557,289	0.006461403	22,985.08	325,242.49
2044	2043	4,082,060	464,445	3,617,615	0.006461403	23,374.87	348,617.36



Taxing Districts	2023 Levy rate (FY2024)	2023 Taxable Value	Property Tax
Ambulance	0.000101437	464,445	47.11
Canyon County	0.001614778	464,445	749.98
Caldwell School District	0.000912647	464,445	423.87
City of Caldwell	0.003649751	464,445	1,695.11
	0.000640835	464,445	297.63
Mosquito Abatement	0.000095288		
CWI	0.000087502	464,445	40.64

3,298.60

Taxing Districts	2023 Levy rate (FY2024)	2044 Taxable Value	Property Tax
Ambulance	0.000101437	4,082,060	414.07
Canyon County	0.001614778	4,082,060	6,591.62
Caldwell School District	0.000912647	4,082,060	3,725.48
City of Caldwell	0.003649751	4,082,060	14,898.50
HWY #4	0.000640835	4,082,060	2,615.93
Mosquito Abatement	0.000095288	4,082,060	388.97
CWI	0.000087502	4,082,060	357.19

28,991.76

2023 Levy rate (FY2024)

0.000101437

0.000912647

0.001614778 Est. Levy

0.003649751 0.006461403

0.000640835

0.000095288

0.000087502

ATTACHMENT 8.1

RESOLUTION NO. 322-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALDWELL, IDAHO FINDING THAT A DETERIORATED AND DETERIORATING AREA, AS DEFINED BY IDAHO LAW, EXISTS IN AND ADJACENT TO THE CORPORATE CITY LIMITS OF CALDWELL; THE REHABILITATION, CONSERVATION, REDEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS OR WELFARE OF THE RESIDENTS OF CALDWELL; THERE IS NEED FOR THE URBAN RENEWAL AGENCY TO FUNCTION IN SUCH AREA; AND SAID AREA IS APPROPRIATE FOR AN URBAN RENEWAL PLAN AND ASSOCIATED PROJECTS.

WHEREAS, City staff has caused that certain real property described on **Exhibit A** and Depicted on **Exhibit B**, hereinafter referred to as the "Site A – Caldwell Urban Renewal Area" or "A-URA", to be evaluated as a site for creation of a new urban renewal project area and revenue allocation area and corresponding urban renewal activities of the Urban Renewal Agency of the City of Caldwell, Idaho ("Agency"); and

WHEREAS, City staff presented its findings concerning the condition of the A-URA to the City Council at a regular City Council meeting on October 7, 2024; and

WHEREAS, the A-URA is generally located east of the Indian Creek Plaza and is likely to continue experiencing substantial development pressure; and,

WHEREAS, the A-URA currently consists of bare lots that have, despite significant development activity in downtown Caldwell have not yet developed, which failure to develop is interfering with the sound growth and development of the A-URA and constitute a detriment to the public health, safety, morals or welfare; and

WHEREAS, the A-URA exhibits a predominance of faulty lot layout in relation to size and poor access due to obsolete platting, diversity of ownership, and conditions which result in economic underdevelopment of the A-URA and substantially impairs or arrests the sound growth of Caldwell, and constitutes an economic liability and is a menace to the public health, safety, morals or welfare in its present condition and use; and

WHEREAS, the foregoing conditions are depicted and further described on the annotated map attached hereto as **Exhibit C**, and the accompanying pictures and descriptions attached hereto as **Exhibit D**; and,

WHEREAS, the equalized assessed valuation (as shown by the taxable property assessment rolls) of the A-URA is likely to increase as a result of the initiation of urban renewal projects; and

WHEREAS, there is need for the Urban Renewal Agency of the City of Caldwell, Idaho to function in the A-URA.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho as follows:

1. Based upon the foregoing recitals, which are adopted and incorporated here as findings of fact, the A-URA, described in Exhibit A and depicted on Exhibit B, is hereby found and declared to be a "deteriorated area" as defined by Idaho Code Section 50-2018(8).

2. Based upon the foregoing recitals, which are adopted and incorporated here as findings of fact, the A-URA, described in Exhibit A and depicted on Exhibit B, is hereby found and declared to be a "deteriorating area" as defined by Idaho Code Section 50-2018(9).

3. Based upon the foregoing recitals, which are adopted and incorporated here as findings of fact, the A-URA, described in Exhibit A and depicted on Exhibit B, is hereby found and declared to be a "deteriorated area" as defined by Idaho Code Section 50-2903(8).

4. The equalized assessed valuation (as shown by the taxable property assessment rolls) of the A-URA is likely to increase as a result of the initiation of urban renewal projects.

5. There is need for the Urban Renewal Agency of the City of Caldwell, Idaho to function in the A-URA.

October PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 7th day of 2024.

October APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 7th day of 2024.

Approved

By Jarom Waggoner
JAROM WAGGONER, Mayor

ATTEST:

By Debbie Geyer
DEBBIE GEYER, City Clerk

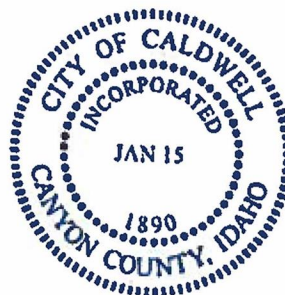


EXHIBIT A
Page 1

BOUNDARY LEGAL DESCRIPTION

LOTS 21 THROUGH 27 AND A PORION OF THE ALLEY OF BLOCK 5 OF THE REVISED MAP OF CALDWELL, RECORDED IN BOOK OF PLATS, PAGE 1, BOOK 20, CANYON COUNTY RECORDS, LYING IN THE SE1/4 OF THE SW1/4 OF SECTION 22, T.4N., R.3W., B.M., CITY OF CALDWELL, CANYON COUNTY, IDAHO MORE PATICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF KIMBALL AVE. AND ARTHUR ST.;

THENCE N 43°45'58" E, COINCIDENT WITH THE CENTERLINE OF SAID KIMBALL AVE., 40.00 FEET;

THENCE LEAVING SAID CENTERLINE, S 46°14'38" E, 40.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 5 OF THE REVISED MAP OF CALDWELL AND THE **POINT OF BEGINNING**;

THENCE N 43°45'58" E, COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID BLOCK 5, A DISTANCE OF 135.98 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 5;

THENCE LEAVING SAID WESTERLY BOUNDARY, S 46°13'54" E, COINCIDENT WITH THE NORHTERLY BOUNDARY OF THE ALLEY LOCATED IN SAID BLOCK 5, A DISTANCE OF 162.43 FEET;

THENCE LEAVING SAID NORTHERLY BOUNDARY, S 43°46'34" W, 16.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID ALLEY;

THENCE N 46°13'54" W, COINCIDENT WITH SAID SOUTHERLY BOUNDARY, 62.38 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID BLOCK 5;

THENCE S 43°46'18" W, COINCISENT WITH THE EAST BOUNDARY OF SAID LOT 21, A DISTANCE OF 119.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21;

THENCE N 46°14'38" W, COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID BLOCK 5, A DISTANCE OF 100.04 FEET TO THE **POINT OF BEGINNING**.

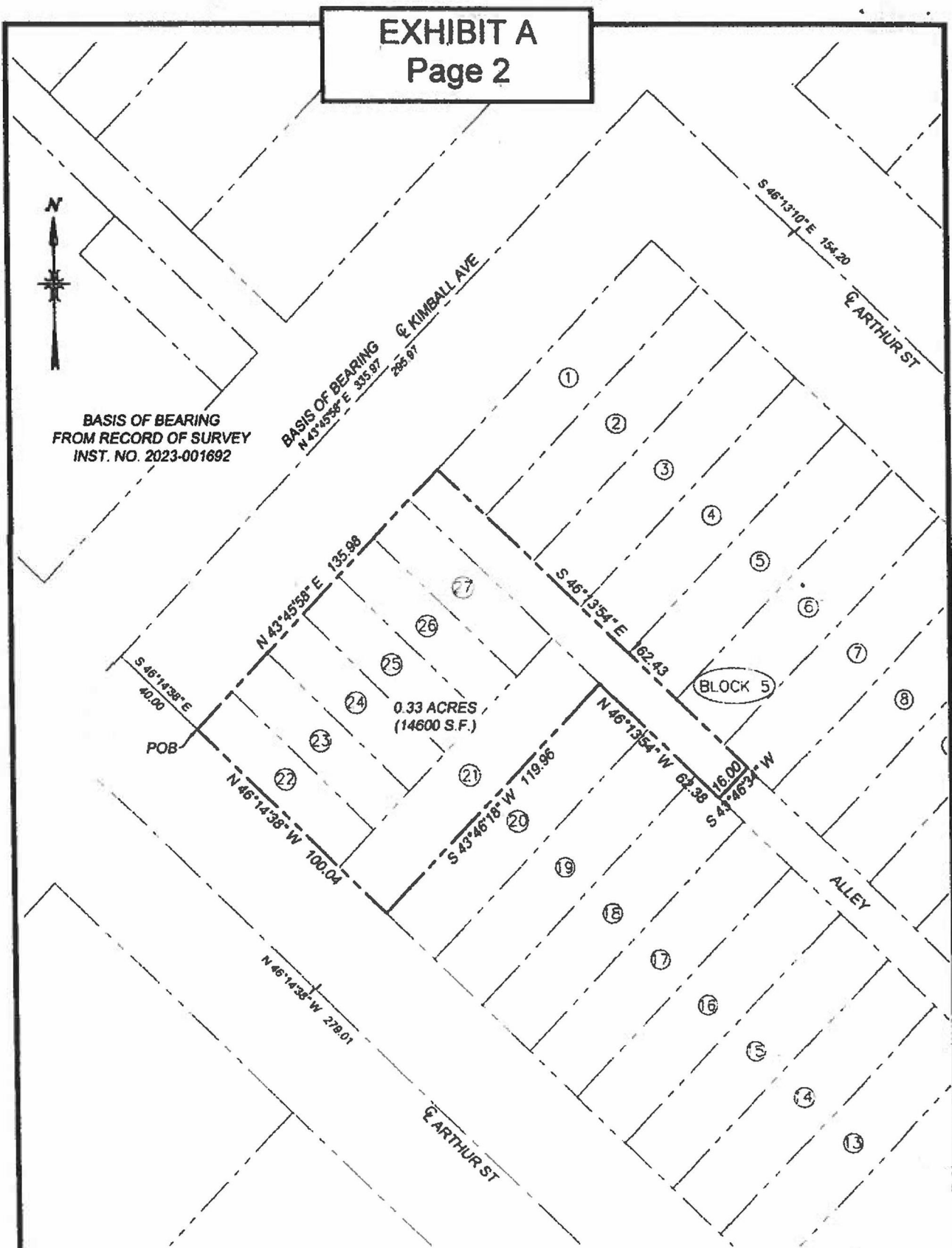
THE ABOVE DESCRIBE CONTAINS 0.33 ACRES MORE OR LESS.

EXHIBIT A

Page 2

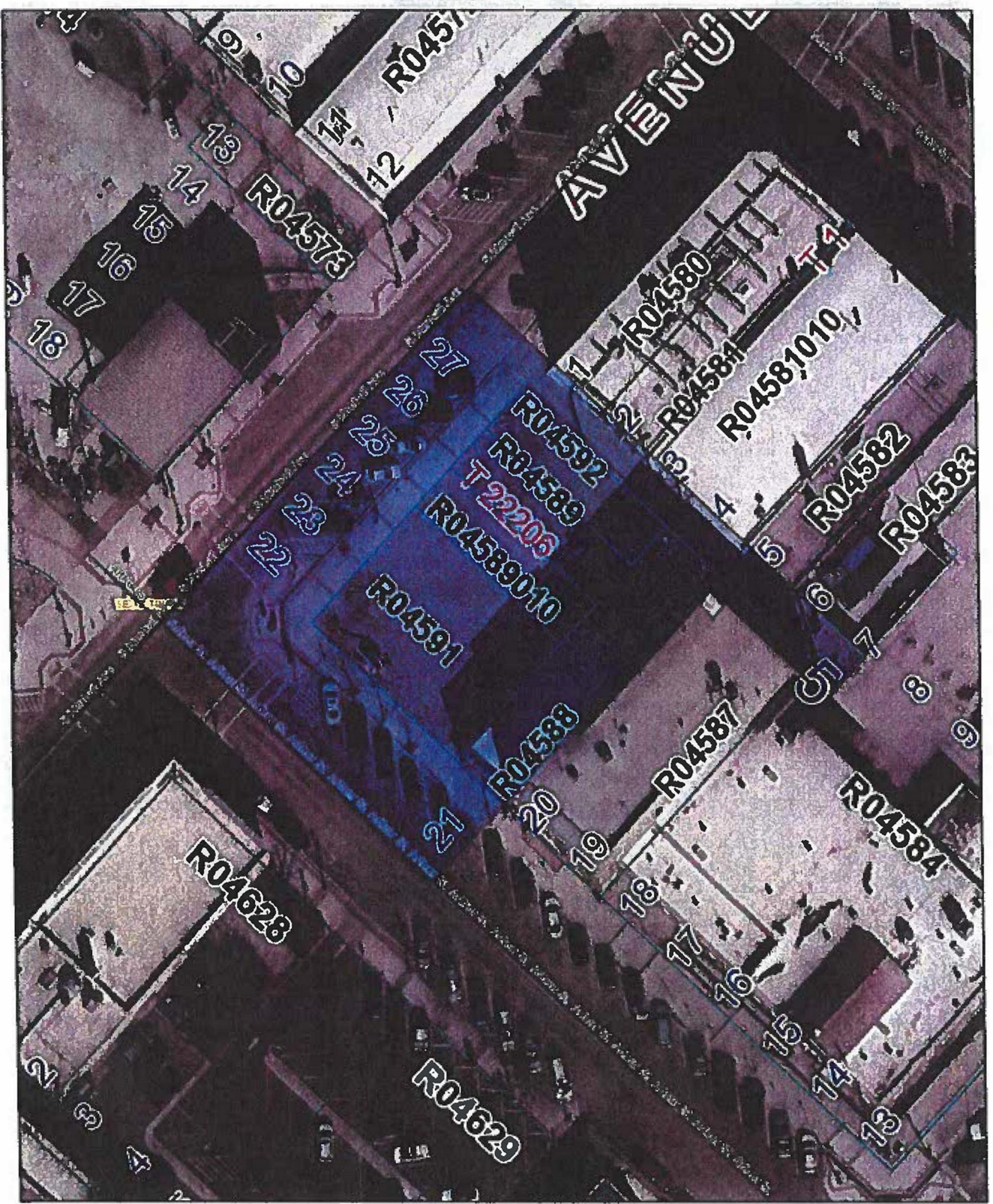


BASIS OF BEARING
FROM RECORD OF SURVEY
INST. NO. 2023-001692



DESIGNED BY: FJ
 DRAWN BY: FJ
 CHECKED BY: DM
 DATE: 8/8/2024
 SCALE: 1" = 30'

Exhibit B



8/7/2024, 2:36:01 PM

- | | | | |
|--|---------------------|--|--------------|
| | Taxparcels | | Imagery_2022 |
| | Canyon County Roads | | Red Band_1 |
| | Canyon County Roads | | Green Band_2 |
| | Sections | | Blue Band_3 |

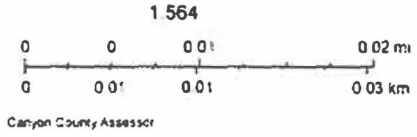
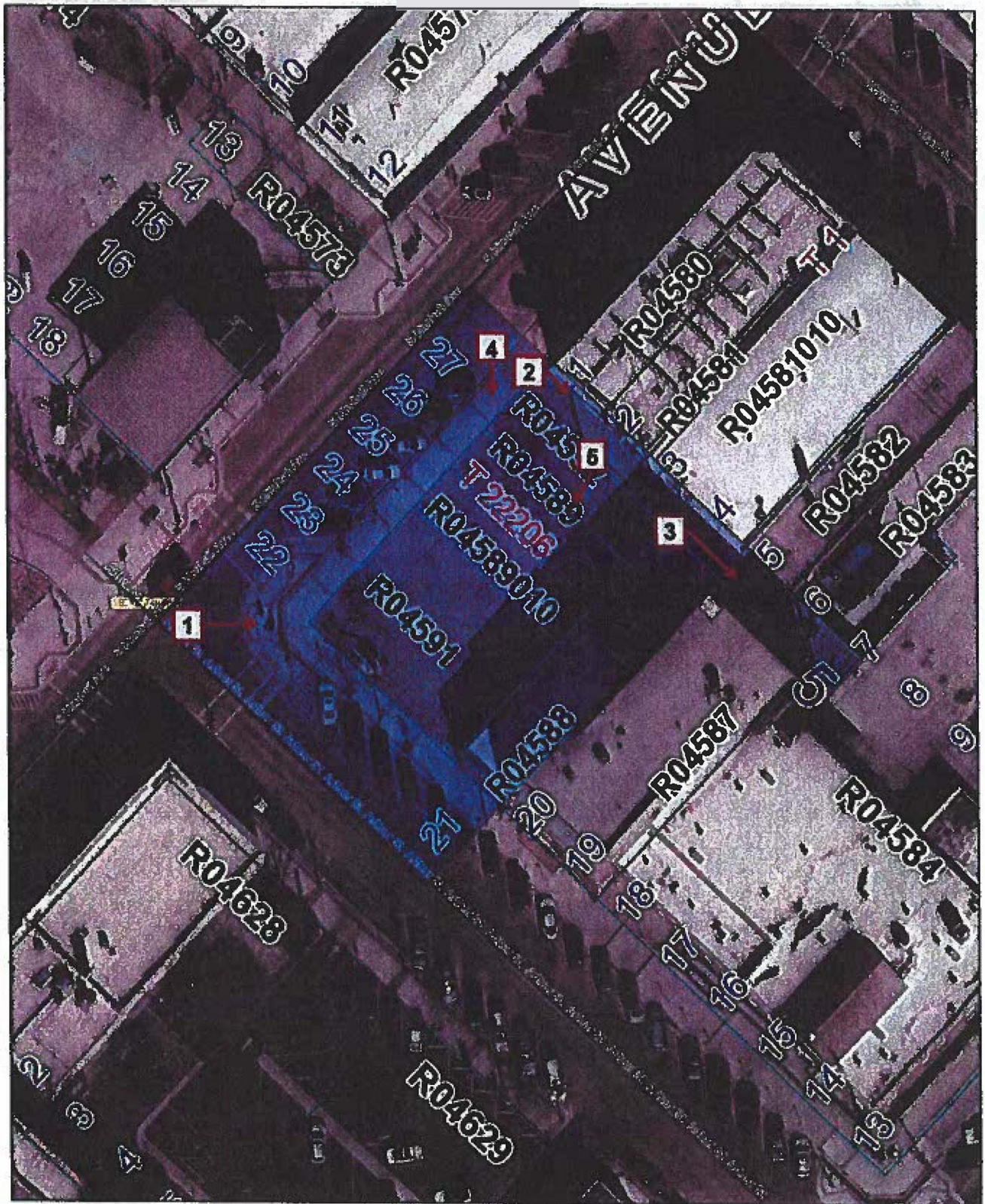


Exhibit C



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- | | |
|---------------------|--------------|
| Taxparcels | Imagery_2022 |
| Canyon County Roads | Red Band_1 |
| Canyon County Roads | Green Band_2 |
| Sections | Blue Band_3 |

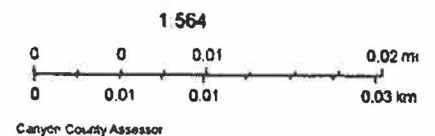
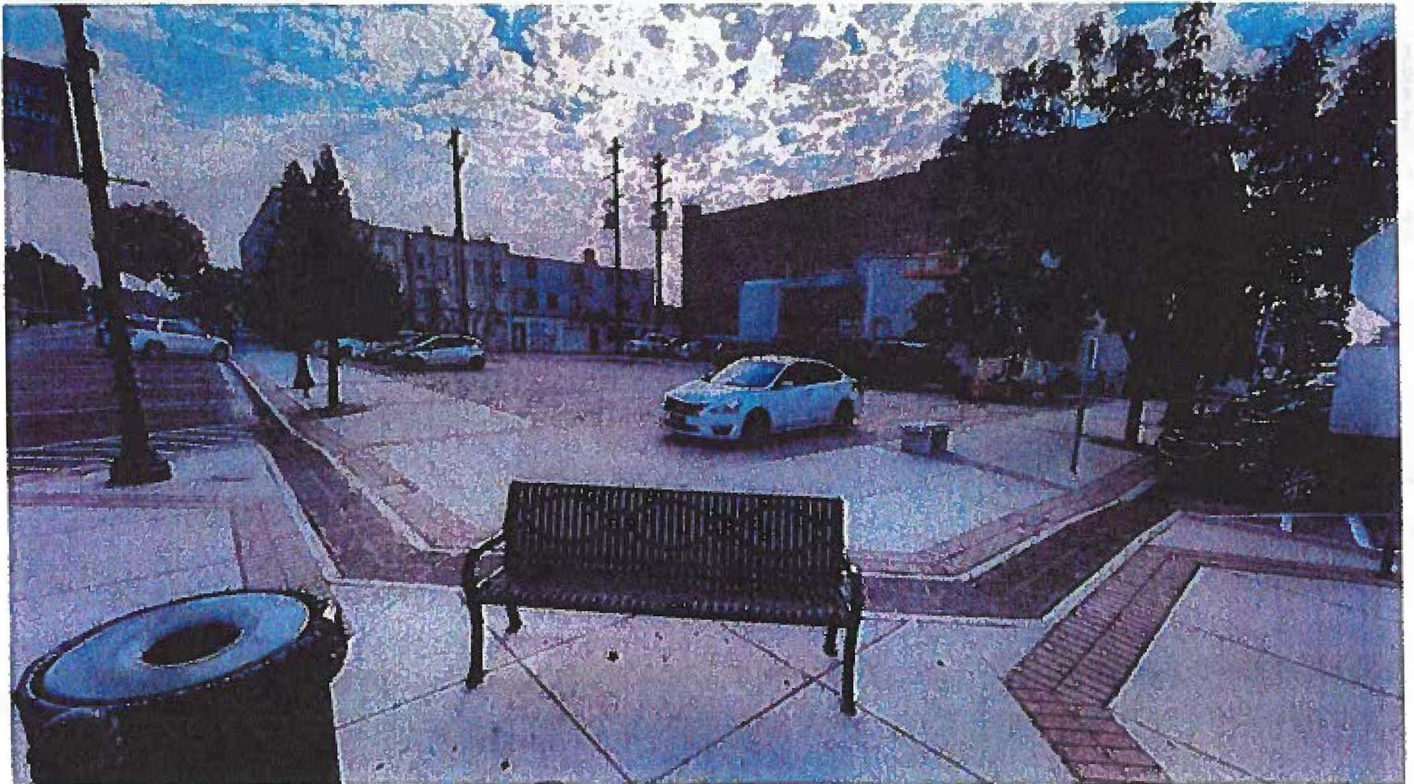
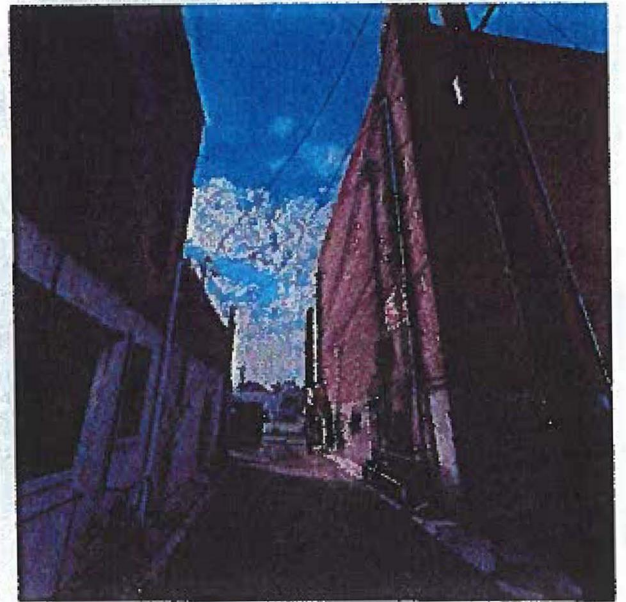
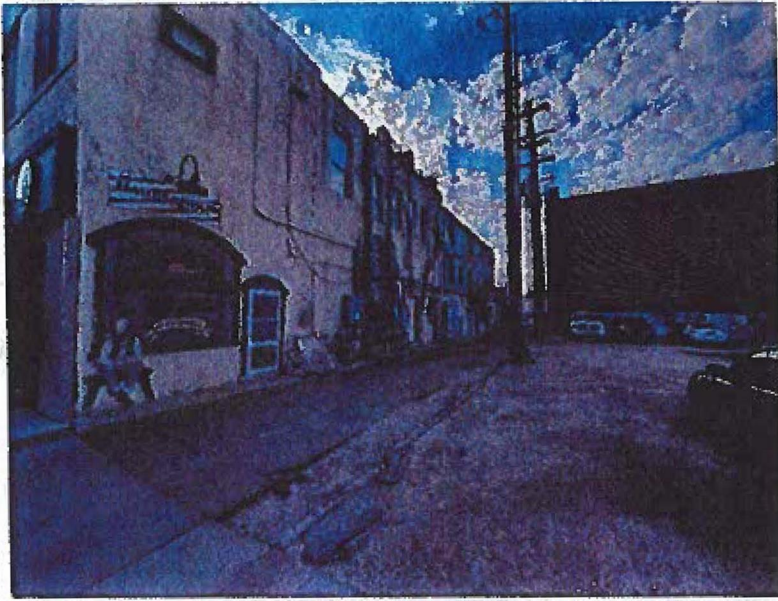


Exhibit D

PICTURE 1



Description: View of parcels from southwest corner. The area exhibits a predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility and usefulness, the combination of which factors substantially impairs and arrests the sound growth of a municipality and constitutes an economic or social liability and is a menace to the public welfare in its present condition and use. The area is predominately open and, because of obsolete platting, diversity of ownership, deterioration of structures and improvements, or otherwise, results in economic underdevelopment of the area.



PICTURE 5



Attachment

RESOLUTION NO. 2024-19

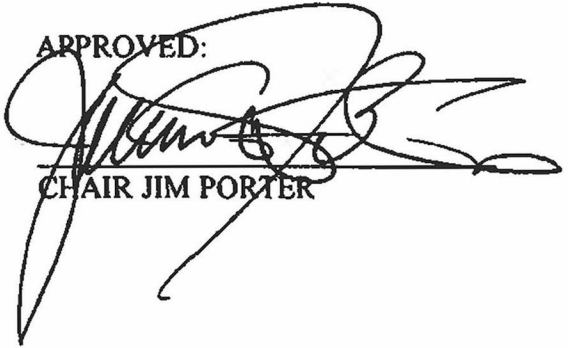
**A RESOLUTION OF THE CALDWELL URBAN RENEWAL AGENCY
RECOMMENDING TO THE CALDWELL CITY COUNCIL APPROVAL OF THE
"URA PLAN SITE A" PROJECT AREA.**

BE IT HEREBY RESOLVED by _____ **Agency**
A"

PASSED BY THE CALDWELL URBAN RENEWAL AGENCY

**APPROVED BY THE CHAIRMAN OF THE URBAN RENEWAL AGENCY OF THE
CITY OF CALDWELL**

APPROVED:


CHAIR JIM PORTER


SECRETARY



Attachment 8.3

RESOLUTION NO. 362-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALDWELL, IDAHO DIRECTING THE SUBMISSION OF THE SITE A – CALDWELL URBAN RENEWAL PLAN TO THE PLANNING AND ZONING COMMISSION OF THE CITY OF CALDWELL, IDAHO, FOR REVIEW AND RECOMMENDATIONS AS TO ITS CONFORMITY WITH THE GENERAL PLAN FOR THE DEVELOPMENT OF THE CITY OF CALDWELL AS A WHOLE.

WHEREAS, the Caldwell Urban renewal agency has recommended that the City Council of the City of Caldwell review and adopt that certain proposed Site A – Caldwell Urban Renewal Plan, a copy of which is attached hereto; and,

WHEREAS, pursuant to Idaho Code, said proposed urban renewal plan must be reviewed by the Planning and Zoning Commission for analysis of the conformity therewith with the general plan of development for the City of Caldwell; and,

WHEREAS, the City Council desires that the Planning and Zoning Commission undertake said review and provide any recommendations thereon.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho as follows:

1. The proposed Site A – Caldwell Urban Renewal Plan is hereby submitted to the Planning and Zoning Commission of the City of Caldwell, which body is directed to review and make recommendations thereon based upon the conformity of said plan with the general plan for the development of the City of Caldwell, which plan is commonly known as Caldwell Comprehensive Plan.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 21st day of October 2024.

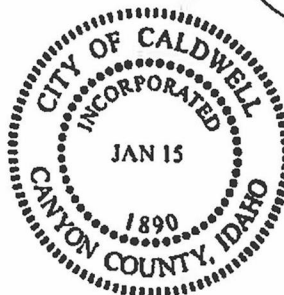
APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 21st day of October 2024.

Approved

By  JAROM WAGONER, Mayor

ATTEST:

By  DEBBIE GEYER, City Clerk



Attachment 8.3

RESOLUTION NO. 362-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALDWELL, IDAHO DIRECTING THE SUBMISSION OF THE SITE A – CALDWELL URBAN RENEWAL PLAN TO THE PLANNING AND ZONING COMMISSION OF THE CITY OF CALDWELL, IDAHO, FOR REVIEW AND RECOMMENDATIONS AS TO ITS CONFORMITY WITH THE GENERAL PLAN FOR THE DEVELOPMENT OF THE CITY OF CALDWELL AS A WHOLE.

WHEREAS, the Caldwell Urban renewal agency has recommended that the City Council of the City of Caldwell review and adopt that certain proposed Site A – Caldwell Urban Renewal Plan, a copy of which is attached hereto; and,

WHEREAS, pursuant to Idaho Code, said proposed urban renewal plan must be reviewed by the Planning and Zoning Commission for analysis of the conformity therewith with the general plan of development for the City of Caldwell; and,

WHEREAS, the City Council desires that the Planning and Zoning Commission undertake said review and provide any recommendations thereon.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho as follows:

1. The proposed Site A – Caldwell Urban Renewal Plan is hereby submitted to the Planning and Zoning Commission of the City of Caldwell, which body is directed to review and make recommendations thereon based upon the conformity of said plan with the general plan for the development of the City of Caldwell, which plan is commonly known as Caldwell Comprehensive Plan.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 21st day of October 2024.

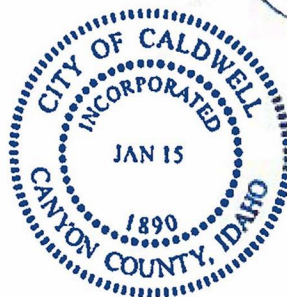
APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 21st day of October 2024.

Approved

By  **JAROM WAGONER, Mayor**

ATTEST:

By  **DEBBIE GEYER, City Clerk**



ATTACHMENT 8.4

PROPOSED URBAN RENEWAL PLAN FOR THE SITE – A CALDWELL URBAN RENEWAL AREA (A-CURA) PLAN – COMPREHENSIVE PLAN ANALYSIS BY THE CALDWELL PLANNING & ZONING COMMISSION

- I. Introduction/Course of Proceedings**
 - II. General Facts**
 - III. Applicable Legal Standards**
 - IV. Comprehensive Plan Analysis/Review**
 - V. Recommendation**
-

I. Introduction/Course of Proceedings

The Caldwell City Council will conduct a hearing to take public comment, and make a final decision, regarding the implementation of the proposed A-CURA. A copy of the plan is attached hereto as Exhibit A. Prior to that hearing, this Planning and Zoning Commission is required to conduct a review of said Plan for its conformity with the Comprehensive Plan of the City of Caldwell, and present written recommendations about said Plan to the Caldwell City Council. The proposed method of working through the Review, and creating Recommendations, concerning the proposed Plan are as follows:

- (a) Staff (Douglas Waterman, Attorney for the CURA) will give an overview of the Plan.
- (b) Staff (Douglas Waterman, Attorney for the CURA) will work through the Goals of the Comprehensive Plan, Goal-by-Goal, providing initial information, and answering any questions, related to the ways in which the Plan may conform to said Comprehensive Plan.
- (c) When a Goal has been reviewed, the Planning and Zoning Commission will provide any recommendations for the Plan, either by approving that the Plan meets the purposes of the Goal, or by recommending modifications to ensure the same.
- (d) When each Goal has been reviewed, and recommendations have been taken for each, the Planning and Zoning commission will vote on the resolution, attached hereto as Exhibit B and as modified during the course of the meeting to reflect any and all specific recommendations of the Planning and Zoning Commission, which resolution will contain the official statement of review for the Proposed Plan, as well as all recommendations of the Planning and Zoning Commission. The Resolution shall also authorize the transmission of the Review and Recommendation to the Caldwell City Council.

II. General Facts

- (a) APPLICANT: Caldwell City Council/Caldwell Urban Renewal Area
- (b) REQUEST: Review and Recommendations concerning the conformity of the proposed Caldwell North Urban Renewal Area Plan to the comprehensive plan of the City of Caldwell, Idaho.

ATTACHMENT 8.4

PROPOSED URBAN RENEWAL PLAN FOR THE SITE – A CALDWELL URBAN RENEWAL AREA (A-CURA) PLAN – COMPREHENSIVE PLAN ANALYSIS BY THE CALDWELL PLANNING & ZONING COMMISSION

- I. Introduction/Course of Proceedings**
 - II. General Facts**
 - III. Applicable Legal Standards**
 - IV. Comprehensive Plan Analysis/Review**
 - V. Recommendation**
-

I. Introduction/Course of Proceedings

The Caldwell City Council will conduct a hearing to take public comment, and make a final decision, regarding the implementation of the proposed A-CURA. A copy of the plan is attached hereto as Exhibit A. Prior to that hearing, this Planning and Zoning Commission is required to conduct a review of said Plan for its conformity with the Comprehensive Plan of the City of Caldwell, and present written recommendations about said Plan to the Caldwell City Council. The proposed method of working through the Review, and creating Recommendations, concerning the proposed Plan are as follows:

- (a) Staff (Douglas Waterman, Attorney for the CURA) will give an overview of the Plan.
- (b) Staff (Douglas Waterman, Attorney for the CURA) will work through the Goals of the Comprehensive Plan, Goal-by-Goal, providing initial information, and answering any questions, related to the ways in which the Plan may conform to said Comprehensive Plan.
- (c) When a Goal has been reviewed, the Planning and Zoning Commission will provide any recommendations for the Plan, either by approving that the Plan meets the purposes of the Goal, or by recommending modifications to ensure the same.
- (d) When each Goal has been reviewed, and recommendations have been taken for each, the Planning and Zoning commission will vote on the resolution, attached hereto as Exhibit B and as modified during the course of the meeting to reflect any and all specific recommendations of the Planning and Zoning Commission, which resolution will contain the official statement of review for the Proposed Plan, as well as all recommendations of the Planning and Zoning Commission. The Resolution shall also authorize the transmission of the Review and Recommendation to the Caldwell City Council.

II. General Facts

- (a) APPLICANT: Caldwell City Council/Caldwell Urban Renewal Area
- (b) REQUEST: Review and Recommendations concerning the conformity of the proposed Caldwell North Urban Renewal Area Plan to the comprehensive plan of the City of Caldwell, Idaho.

III. Applicable Legal Standards

(a) Comprehensive Plan of the City of Caldwell

IV. Comprehensive Plan Analysis/Review

The proposed A-CURA Plan is consistent with the following components of the Comprehensive Plan:

1. Property Rights

Comment: Planning and zoning actions may be subject to a regulatory takings analysis provided in section 67-8003 of the Idaho Code. Staff will follow the Attorney General's Checklist Criteria outlined in the Idaho Regulatory Taking Act Guidelines prior to initiating any proposed regulatory or administrative action on specific property and to request legal counsel's review if any one of the criteria is answered in the affirmative. The Plan does not involve any extraordinary activities which might cause regulatory takings beyond the normal scope of the activities of the City of Caldwell.

2. Population

Comment: The Plan has no impact on census taking procedures or administration.

3. School Facilities and Transportation

Comment: The Plan has no impact on the Comprehensive Plan's Goals and Policies related to school facilities and transportation, with the exception that road improvements will help meet increased transportation needs, regardless of the specific transportation use.

4. Economic Development

GOAL 1: Promote economic development initiatives relating to housing, business, jobs, schools, recreational opportunities, infrastructure systems, public utilities and facilities, and public services.

Policy 1-1: Promote a positive working relationship between the City, businesses, and economic development organizations.

Policy 1-2: Promote job market expansion that encourages opportunities for mid and upper-range wage scales and benefits.

Policy 1-3: Encourage development that generates new job opportunity.

GOAL 2: Encourage business expansion and labor retention in areas suitable for commercial development.

Policy 2-1: Provide commercial uses that meet all of the consumer needs for residents within the community and thereby reduce vehicle miles traveled.

Policy 2-2: Improve and provide additional educational training of local residents in order to keep and attract employers.

GOAL 3: Create neighborhoods where citizens can live, work and play.

Policy 3-1: Promote unique economic development projects that are designed to include integrated uses such as housing, recreation, office complexes, restaurants, and shopping areas.

Policy 3-2: Generate employment opportunities that support local economies and reduce vehicle miles traveled between home and work.

Policy 3-3: Promote economic development growth that is sustainable, environmentally manageable, that will assist in maintaining the City's fiscal stability, and that will reduce the need for residents to commute out of the City.

Policy 3-4: Designate commercial centers, industrial parks and light industrial uses in areas that can be supported by all modes of transportation.

Policy 3-5: Encourage mixed-use developments.

GOAL 4: Protect the City's property values, attractiveness and livability with measures that protect Caldwell's waterways.

Policy 4-1: Stimulate revitalization of the downtown through initiation of physical and aesthetic improvements along waterways.

GOAL 5: Recognize and promote the College of Idaho, West Valley Medical Center and the Caldwell Airport's economic assets.

Policy 5-1: Coordinate efforts with local institutions, schools, and colleges in recruiting businesses and industries that provide quality jobs for a capable and well-prepared work force.

Policy 5-2: Enhance institutional district standards to become sustainable with the latest land use trends.

GOAL 6: Recognize and promote the importance of retaining and attracting basic industries to Caldwell.

Policy 6-1: Work with the Economic Development Council to develop incentives to retain existing businesses or allow an existing business to expand.

Policy 6-2: Ensure that an adequate inventory of commercial and industrial property is available for new industries.

Comment:

- **The Plan contemplates, by remedying the deteriorated and deteriorating state of the A-CURA, that new development and redevelopment opportunities will become**

available within the area, which will increase the property values within the A - CURA.

- **The Plan contemplates the utilization of increment reimbursement agreements and development agreements.**
- **The Plan does not specifically promote any planned unit developments, but rather designates the uses within the A-CURA as being generally commercial, which uses will be promoted and marketed by the Caldwell Urban Renewal Agency and the Caldwell Economic Development team.**
- **The Plan includes methods of providing economic development incentives to bring commercial business to the City of Caldwell.**

5. Land Use

GOAL 1: Establish land-use management policies that protect property rights and the environment, maintain a high quality of life, provide adequate land for all types of development, and adequately buffer non-compatible uses.

Policy 1-1: Guide the growth and development of land uses in such a way that the health, safety, and general welfare of residents will be protected.

Policy 1-2: Encourage commercial and industrial uses in areas that are readily accessible to regional and principal arterials and/or public transit.

Policy 1-3: Utilize the planned unit development (PUD) process in situations that qualify under code.

Policy 1-4: Encourage planned unit developments (PUD) in areas that qualify for infill development.

Policy 1-5: Carefully integrate manufactured home developments with other surrounding residential neighborhoods, except in Historic Districts where the placement of manufactured homes should be discouraged.

Policy 1-6: Encourage non-residential special uses in residential areas where they can be appropriately integrated with the surrounding area and where the health, safety, and general welfare of the neighborhood would not be adversely impacted.

Policy 1-7: Encourage the location of neighborhood commercial uses in residential areas that are considerable distance from commercial districts and/or corridors, as a means of reducing vehicle trip generation.

Policy 1-8: Create neighborhood identity through the development of community centers incorporating a public facility such as a school, fire station, park, or branch library.

GOAL 2: Create a strong sense of community and place through the development of mixed use neighborhoods.

Policy 2-1: Create a compact mixed-use development pattern with multiple street connections.

Policy 2-2: Encourage the restoration and redevelopment of underutilized and neglected properties through infill development.

Policy 2-3: Assemble land uses in a mixed-use fashion with homes and businesses located in a condensed area.

Policy 2-4: Allow for higher density development as a means to support public transportation.

GOAL 3: Create communities that are more livable, affordable, connectable and sustainable.
Policy

3-1: Create walkable neighborhoods with neighborhood commercial centers and good connectivity between neighborhoods.

Policy 3-2: Maximize the use of land by encouraging high-density residential development in areas that have adequate services that can act as a buffer between less dense residential and commercial uses, and support public transit.

Policy 3-3: Encourage the placement of stub streets to adjacent property at or near the 1/8 mile section line when deemed necessary.

Policy 3-4: Encourage the placement of pedestrian bridges over a canal or drain at the 1/4 mile section line when deemed necessary.

Policy 3-5: Encourage detached sidewalks and tree-lined streets in residential estate districts.

GOAL 4: Create communities that generate cost effective public services and infrastructure.

Policy 4-1: Encourage development as a natural outward progression of the City's corporate boundaries and within areas that can be immediately annexed and provided with public services.

Policy 4-2: Periodically review patterns of growth as a part of long-range planning and renegotiate new Area of City Impact boundaries with Canyon County when growth patterns and capital facilities plans support the need for that action.

Policy 4-3: Require developers to meet design principles, development standards, and street and utility improvement requirements as set forth in the City's subdivision ordinance and infrastructure policy.

Policy 4-4: Do not extend the City's public water and sewer systems to new development located outside the municipal boundaries unless annexation can occur, the City Council determines that a health or safety issue exists, or such extension would be in the City's best interest.

Policy 4-5: Allow for shared parking, to include the use of street parking where appropriate as a means to accommodate parking needs in commercial areas and high density residential areas.

GOAL 5: Ensure the viability of agricultural operations through appropriate land use action.

Policy 5-1: Mitigate incompatibility that might arise between agricultural uses and new development through buffering and screening strategies.

Policy 5-2: Establish land use patterns that screen or buffer agricultural use from new development.

Comment:

- **The Plan relies on the land use plan and development standards of the City of Caldwell.**
- **The Plan contemplates development agreements and increment reimbursement agreements that will improve infrastructure necessary for the growth paid for by that same growth.**

6. Natural Resources

GOAL 1: Preserve, protect, and enhance the City's water resources.

Policy 1-1: Implement streamside riparian buffers and setbacks to protect the natural stream and river systems.

Policy 1-2: Meet or exceed water quality run-off standards.

Policy 1-3: Implement the City storm water management policy.

Policy 1-4: Prevent the collection and conveyance of untreated stormwater, created by new development, into surface bodies of water by requiring developers to comply with local, state, and federal stormwater policies. Stormwater designs must be consistent with the National Pollution Discharge Elimination System (NPDES) permit requirements.

GOAL 2: Use watershed features as a community amenity and design elements.

Policy 2-1: Preserve, protect and restore the aesthetic, visual, recreational, and natural values of the Boise River and Indian Creek.

Policy 2-2: Implement a system of greenways and pathways along creeks and rivers.

GOAL 3: Safeguard Caldwell's environmental features and natural resources as distinguishing features of the community.

Policy 3-1: Coordinate land use designations with soil and topographic characteristics, the protection of historical and natural resources, existing land uses, and the availability of public facilities.

Policy 3-2: Encourage the protection of fish, birds, and wildlife habitats by preventing development on property designated as “environmentally sensitive” on the Comprehensive Plan Map.

Policy 3-3: Encourage the preservation and protection of existing wetlands, ponds, seasonal pools, swales, greenways and open space into natural areas as they are developed.

Comment:

- **The Plan relies on City Code for stormwater and runoff regulations.**

7. Hazardous Areas

GOAL 1: Prevent or limit development activity in areas considered hazardous.

Policy 1-1: Lessen the threat of harm to people and damage to property.

Policy 1-2: Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards.

Policy 1-3: Control the alteration of natural flood plains, stream channels and natural protection barriers, which help accommodate or channel flood waters.

Policy 1-4: Prevent or regulate the construction of flood barriers, which will unnaturally divert flood water or which may increase flood hazards in other areas.

Policy 1-5: Enforce standards that prohibit construction in floodways and establish construction elevations in flood plains.

Comment:

- **The Plan relies on City Code for the foregoing and will not have a direct effect on this goal, except that the Plan contemplates the environmental remediation of certain sites with minor environmental hazards.**

8. Public Services, Facilities, and Utilities

GOAL 1: Ensure that there are adequate public services and infrastructure to meet the needs of the public.

Policy 1-1: Enforce the policies and implement the recommendations of the Public Facilities Plan. Require land developers to discuss land acquisition needs with a public agency whenever a new facility is necessary.

Policy 1-2: Provide for the orderly expansion of public services to meet the needs of population growth, and ensure that adequate infrastructure is in place to serve new development.

Policy 1-3: Coordinate efforts among public agencies in order to provide cost effective services to the public.

Policy 1-4: Maintain adequate levels of public facilities and services that will serve the diverse needs of the city.

Policy 1-5: Assure that a development provides adequate water supply for fire flow.

GOAL 2: Optimize the public investment in utility services and facilities.

Policy 2-1: Accommodate additions and improvements to electrical utility facilities that enhance the capacity and reliability of regional resources.

Policy 2-2: Encourage the co-location and joint use of utility corridors and facilities.

Policy 2-3: Provide street and public right-of-way corridors for electric utilities.

GOAL 3: Protect the public, health, and general welfare of the citizens of Caldwell.

Policy 3-1: Require all new non-agricultural development in the Caldwell Area of Impact be connected to potable water and city sewer service.

Policy 3-2: Meet the requirements of local, state and federal water quality standards through a variety of practices and facilities.

Policy 3-3: Require new development to meet the City's public infrastructure design standards, and any other applicable public entity's adopted policies.

Policy 3-4: Protect the City's domestic water supply by insuring that new development utilizes pressurized irrigation systems for irrigation, unless the proposed development does not have water rights.

Policy 3-5: Require written approval from the applicable irrigation district on design and construction plans for irrigation systems prior to any construction commencing.

Comment:

- **The Plan contemplates building out City infrastructure into the A-CURA and providing incentives for businesses to build their own infrastructure as they develop.**
- **The Plan will rely on other regulations for the actual layout and construction requirements of the public infrastructure within the A-CURA.**

9. Transportation

GOAL 1: Provide for the efficient, safe, and cost-effective movement of people and goods.

Policy 1-1: Maximize the benefits to the public from transportation expenditures.

Policy 1-2: Seek developer participation in roadway improvement costs that are uniquely attributable to new development.

Policy 1-3: Consider the Airport Master Plan when reviewing development proposals within the airport overlay of the Caldwell Industrial Airport.

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GOAL 2: Support public and private parks and recreation systems that promote healthy lifestyles by offering active and passive recreational opportunities.

Policy 2-1: Incorporate pathways, ponds, and irrigation features into park designs.

Policy 2-2: Require the development community to install pathways and bicycle facilities that are consistent with recommendations of the Pathways and Bike Route Master Plan.

Policy 2-3: Encourage new public and private recreational features through the special use permit process.

Policy 2-4: Promote the incorporation of bike paths into the construction and reconstruction of roadways, where feasible.

Comment:

- **The Plan will not have an impact on this Goal.**

11. Special Areas or Sites (Historic Areas)

NA

12. Housing

GOAL 1: Support adequate housing for a range of income levels and residential needs.

Policy 1-1: Ensure that public services are available to all housing units.

Policy 1-2: Promote infill housing developments in appropriate neighborhoods.

Policy 1-3: Encourage a combination of mixed use (residential/commercial) development activity in the City Center district.

Policy 1-4: Support the redevelopment of substandard housing.

Policy 1-5: Promote energy efficient housing standards.

GOAL 2: Support enhanced housing standards that will improve the visual appearance of residential housing.

Policy 2-1: Require new construction to have enhanced housing features such as eaves, roof pitch, facade improvements, windows, soffits, etc.

Policy 2-2: Discourage monotonous housing developments.

Policy 2-3: Encourage innovative and unique site-development proposals that incorporate a mix of housing types and density.

Policy 2-4: Require a mixture of housing styles and choices in subdivisions over 40 acres in area.

Comment: Zero or minimal impact on this Goal.

13. Community Design

GOAL 1: Foster growth and redevelopment in a manner that will enhance and improve the City's visual image.

Policy 1-1: Promote, encourage and maintain an aesthetically pleasing city.

Policy 1-2: Continue to work toward the elimination of blight and areas of deterioration.

Policy 1-3: Create aesthetically pleasing entrance corridors into the city.

Policy 1-4: Ensure that new development enhances rather than distracts from the visual image of surrounding areas.

Policy 1-5: Control the spread of noxious weeds.

Policy 1-6: Discourage or screen unsightly land uses in locations where they are visible from a gateway street.

Comment:

- **The Plan will rely on City Code for any design standards.**
- **The Plan contemplates assisting in the conversion of a deteriorated area into new development.**

14. Public Safety

GOAL 1: Provide for a safe and secure community.

Policy 1-1: Access for emergency vehicles and responders should be given a high priority in the design of new development.

Policy 1-2: Develop new neighborhoods with arterial and collector streets for collateral circulation, proper ingress/egress for emergency vehicles, including secondary routes, adequate street widths and turning spaces.

Policy 1-3: Assure that adequate lighting is installed in all developments.

Policy 1-4: Evaluate the design of new development for the long term impacts on the operation and enforcement of public safety.

Policy 1-5: Install built-in proactive fire protection systems (automatic fire sprinklers with fire alarm systems) when required by building and fire codes.

Policy 1-6: Ensure that street, parking and driveway designs are adequately sized to accommodate the turning radius of public safety equipment.

Policy 1-7: Eliminate fire hazards around structures.

Policy 1-8: Prohibit residential uses near hazardous areas.

GOAL 2: Provide for adequate public safety facilities and services.

Policy 2-1: Maintain and improve existing level of services and response times.

Policy 2-2: Coordinate new development with an adequate level of public safety services and facilities.

Policy 2-3: Consider the impact on public safety services when considering a development application.

Comment:

- **The Plan relies on City Code to meet this Goal.**

15. City Center Goals

Comment: The Plan will involve the development of new commercial development within the City Center.

V. Based upon the Comprehensive Plan analysis and review of the proposed Caldwell North Urban Renewal Area Plan, the Planning & Zoning Commission hereby recommends to the Mayor and City Council, the following:

1. As to the Comprehensive Plan's provisions concerning Property Rights, the Commission finds that the A-CURA Plan aligns with the Comprehensive Plan of the City of Caldwell (but recommends _____).
2. As to the Comprehensive Plan's provisions concerning Population, the Commission finds that the A-CURA Plan aligns with the Comprehensive Plan of the City of Caldwell (but recommends _____).
3. As to the Comprehensive Plan's provisions concerning School Facilities/Transportation, the Commission finds that the A-CURA Plan aligns with the Comprehensive Plan of the City of Caldwell (but recommends _____).
4. As to the Comprehensive Plan's provisions concerning Economic Development, the Commission finds that the A-CURA Plan aligns with the Comprehensive Plan of the City of Caldwell (but recommends _____).
5. As to the Comprehensive Plan's provisions concerning Land Use, the Commission finds that the A-CURA Plan aligns with the Comprehensive Plan of the City of Caldwell (but recommends _____).
6. As to the Comprehensive Plan's provisions concerning Natural Resources, the Commission finds that the A-CURA Plan aligns with the Comprehensive Plan of the City of Caldwell (but recommends _____).
7. As to the Comprehensive Plan's provisions concerning Hazardous Areas, the Commission finds that the A-CURA Plan aligns with the Comprehensive Plan of the City of Caldwell (but recommends _____).

8. As to the Comprehensive Plan's provisions concerning Public Services, Facilities, and Utilities, the Commission finds that the A-CURA Plan aligns with the Comprehensive Plan of the City of Caldwell (but recommends _____).
9. As to the Comprehensive Plan's provisions concerning Transportation, the Commission finds that the A-CURA Plan aligns with the Comprehensive Plan of the City of Caldwell (but recommends _____).
10. As to the Comprehensive Plan's provisions concerning Recreation, the Commission finds that the A-CURA Plan aligns with the Comprehensive Plan of the City of Caldwell (but recommends _____).
11. As to the Comprehensive Plan's provisions concerning Special Sites (Historic Areas), the Commission finds that the A-CURA Plan aligns with the Comprehensive Plan of the City of Caldwell (but recommends _____).
12. As to the Comprehensive Plan's provisions concerning Housing, the Commission finds that the A-CURA Plan aligns with the Comprehensive Plan of the City of Caldwell (but recommends _____).
13. As to the Comprehensive Plan's provisions concerning Community Design, the Commission finds that the A-CURA Plan aligns with the Comprehensive Plan of the City of Caldwell (but recommends _____).
14. As to the Comprehensive Plan's provisions concerning Public Safety, the Commission finds that the A-CURA Plan aligns with the Comprehensive Plan of the City of Caldwell (but recommends _____).
15. As to the Comprehensive Plan's provisions concerning City Center, the Commission finds that the A-CURA Plan aligns with the Comprehensive Plan of the City of Caldwell (but recommends _____).
16. As to the Comprehensive Plan's provisions concerning Tourism, the Commission finds that the A-CURA Plan aligns with the Comprehensive Plan of the City of Caldwell (but recommends _____).
17. As to the Comprehensive Plan's provisions concerning Health & Wellness, the Commission finds that the A-CURA Plan aligns with the Comprehensive Plan of the City of Caldwell (but recommends _____).

THE FOREGOING ANALYSIS, REVIEW, AND RECOMMENDATION WAS CONDUCTED BY THE CALDWELL PLANNING & ZONING COMMISSION ON NOVEMBER 13, 2024.

**THESE RECOMMENDATIONS WERE ADMINISTRATIVELY APPROVED AND
SIGNED BY THE CALDWELL PLANNING AND ZONING COMMISSION CHAIRMAN
ON THE DATE NOTED BELOW.**

926
Chairman

11/15/24
Date

Morgan Bessan
Senior Planner