

NAMPA PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES

May 28, 2024

Meeting Call to Order/Roll Call

Present: Commissioner Kody Daffer, Commissioner Steve Kehoe, Commissioner Jeff Kirkman, Commissioner Drew Morgan, Commissioner Ron Van Auker Jr

Absent: Commissioner Matthew Garner, Commissioner Bret Miller, Commissioner Peggy Sellman, Commissioner Tom Turner

Staff Present: City Engineer Daniel Badger, Planning Director Rodney Ashby, Principal Planner Kristi Watkins, Senior Planner Parker Bodily, Deputy City Clerk Jo'an Corey

Chair Van Auker, Jr called the meeting to order at 6:01 p.m.

(1) Communications

1-1. Report on Council Actions

Rodney Ashby, Planning and Zoning reported on May 6 and May 20, 2024 Council agenda item approvals.

1-2. Staff Communications

None

(2) Consent Agenda (Action Items)

MOVED by Kehoe and **SECONDED** by Kirkman to Approve Consent Agenda.

RESULT: Passed [5 TO 0]

AYES: Daffer, Kehoe, Kirkman, Morgan, Van Auker Jr

NOES: None

ABSTAIN: None

2-1. Minutes

a. Minutes from Planning and Zoning Commission - Regular Meeting - April 23, 2024

MOVED by Kehoe and **SECONDED** by Kirkman to Approve the item.

RESULT: Passed [5 TO 0]

AYES: Daffer, Kehoe, Kirkman, Morgan, Van Auker Jr

NOES: None

ABSTAIN: None

b. Minutes from Planning and Zoning Commission – Regular Meeting – May 14, 2024

MOVED by Kehoe and **SECONDED** by Kirkman to Approve the item.

RESULT: Passed [5 TO 0]

AYES: Daffer, Kehoe, Kirkman, Morgan, Van Auker Jr

NOES: None

ABSTAIN: None

2-2. Plat Approvals

a. Subdivision Final Plat approval for Bentley Meadows Subdivision in a RS7 (Single-Family Residential) zoning district; a 5.69 acre parcel #R3179101500 at 0 S Grays Ln (located in the NE 1/4 of Section 25, T3N, R2W, BM) for JRMN Holdings, LLC/Rob Nash (SPF-00254-2024). Original concept: 22 single-family detached lots and 3 common lots. (Candace Fry) (Continued from P&Z meeting 05/14/2024)

MOVED by Kehoe and **SECONDED** by Kirkman to Approve the item.

RESULT: Passed [5 TO 0]

AYES: Daffer, Kehoe, Kirkman, Morgan, Van Auker Jr

NOES: None

ABSTAIN: None

b. Subdivision Final Plat approval for East Ridgevue No. 3 Subdivision in a RS7 (Single-Family Residential) zoning district; a 13.6 acre parcel #R3437001100 at 0 Madison Rd (located in the SE 1/4 of Section 34, T4N, R2W, BM) for Mason & Associates representing Corey Baron (SPF-00257-2024). Original concept: 54 single-family detached lots and 5 common lots. (Candace Fry) (Continued from P&Z meeting 05/14/2024)

MOVED by Kehoe and **SECONDED** by Kirkman to Approve the item.

RESULT: Passed [5 TO 0]

AYES: Daffer, Kehoe, Kirkman, Morgan, Van Auker Jr

NOES: None

ABSTAIN: None

c. Subdivision Final Plat approval for Woods Crossing, a commercial development in a BC (Community Business) zoning district; a 3.92 acre parcel #R3098701000 at 0 W Karcher Rd (located in the SW 1/4 of Section 9, T3N, R2W BM) for Jason Polson representing Randy Wood/Nampa Paving (SPF-00255-2024). Original concept: 5 lots for a commercial mix-use development. (Candace Fry) (Continued from P&Z meeting 05/14/2024)

MOVED by Kehoe and **SECONDED** by Kirkman to Approve the item.

RESULT: Passed [5 TO 0]

AYES: Daffer, Kehoe, Kirkman, Morgan, Van Auker Jr

NOES: None

ABSTAIN: None

- d. Subdivision Final Plat approval for Franklin Village North No. 3 a RS6 (Single-Family Residential) zoning district; a 15.31 acre parcel #R2093901000 at 0 Cherry Ln (located in the SW 1/4 of Section 2, T3N, R2W, BM) for Franklin Village Development (SPF-00256-2024). Original concept: 54 single-family detached lots and 8 common lots. *(Candace Fry)*

MOVED by Kehoe and **SECONDED** by Kirkman to Approve the item.

RESULT: Passed [5 TO 0]

AYES: Daffer, Kehoe, Kirkman, Morgan, Van Auker Jr

NOES: None

ABSTAIN: None

2-3. Extensions

- a. One year extension to June 20, 2025 for Subdivision Final Plat for Seven Maples Ranch No. 1 Subdivision in an RS6 (Single-Family Residential) zoning district at 0 E Oklahoma Ave, (portions of two parcels including #R2115601000 and #R2909301000 totaling 13.16 acres, portions of the S 1/2 of the NW 1/4, and the N 1/2 of the SW 1/4 of Section 1, T2N, R2W, BM) for Shawn Brownlee/Trilogy Development (SPF-00239-2023). *(Parker Bodily)* **(Continued from P&Z meeting 05/14/2024)**

MOVED by Kehoe and **SECONDED** by Kirkman to Approve the item.

RESULT: Passed [5 TO 0]

AYES: Daffer, Kehoe, Kirkman, Morgan, Van Auker Jr

NOES: None

ABSTAIN: None

(3) Public Hearings

- 3-1. Action Item: Conditional Use Permit for two-unit single family attached dwelling units in an RS6 (Single-Family Residential) zoning district, Planned Unit Development for density of 9.63 dwelling units/acre, and Subdivision Preliminary Plat for Almond Cove Subdivision located at 0, 0 S. Powerline Rd (two parcel #'s R1145001000 & R1144801000 totaling 2.08 acres in the NE 1/4 of the NE 1/4 of Section 34, T3N, R2W, BM), for Haven Idaho representing NPA Almond LLC (SPP-00142-2024, PUD-00015-2024, CUP-00331-2024). Original Concept: 10 buildable lots for duplex dwelling units and 1 common lots. *(Parker Bodily)* **(Continued from P&Z meeting 05/14/2024)**

Chair opened the public hearing.

Tanner Verhoeks, Applicant Representative, 25580 Goosebear Road, Caldwell presented the request.

Parker Bodily, Planning and Zoning presented the item and responded to questions from the Commission on the project.

Julia Ruis, 20629 Calhoun Ave, Caldwell spoke in support of the item.

Applicant Representative provided closing remarks.

MOVED by Kehoe and **SECONDED** by Kirkman to close the public hearing. Chair asked for a voice vote with all Commissioners present voting **YES**. MOTION CARRIED.

MOVED by Morgan and **SECONDED** by Daffer to Recommend Approval of Conditional Use Permit for two-unit single family attached dwelling units in an RS6 (Single-Family Residential) zoning district, Planned Unit Development for density of 9.63 dwelling units/acre, and Subdivision Preliminary Plat for Almond Cove Subdivision located at 0, 0 S. Powerline Rd (two parcel #'s R1145001000 & R1144801000 totaling 2.08 acres), for Haven Idaho representing NPA Almond LLC (SPP-00142-2024, PUD-00015-2024, CUP-00331-2024) with all conditions listed in the staff report and to adopt the proposed findings of approval as stated in the staff report, with the amendment to remove the first condition as recommended by staff.

RESULT: Passed [5 TO 0]

AYES: Daffer, Kehoe, Kirkman, Morgan, Van Auker Jr

NOES: None

ABSTAIN: None

3-2. Action Item: Annexation and Zoning to BC (Community Business) zoning district and potential development agreement for a future commercial complex at 4379 E Franklin Rd (a 4.45 acre parcel #R304400000; located in the W 1/2 of the NW 1/4 of the NW 1/4 of Section 17, T3N, R1W, BM) for Jeff Hatch/Hatch Design Architecture representing Peter and Lynn Glidden (ANN-00299-2024). Original Concept: 6 flex-space commercial buildings. (*Parker Bodily*) (Continued from P&Z meeting 05/14/2024. Applicant has requested continuation to date certain of June 25, 2024.)

Chair presented the applicant's request to continue the item to the June 25, 2024 meeting.

MOVED by Kehoe and **SECONDED** by Daffer to Continue the item to the June 25, 2024 meeting as requested by the applicant.

RESULT: Passed [5 TO 0]

AYES: Daffer, Kehoe, Kirkman, Morgan, Van Auker Jr

NOES: None

ABSTAIN: None

3-3. Action Item: Subdivision Preliminary Plat approval for The Laurels Subdivision located at 0, 0 Southside Blvd, two parcels #R3230800000 and R3230601000 totaling 5.15 acres in the RD (Two-Family Residential) zoning district (located in the SE 1/4 of the NE 1/4 of Section 35, T3N, R2W, BM) for Centurion Engineers, Inc./David Crawford representing SSM2 Company (SPP-00141-2023). Original concept: 36 single-family attached dwelling units in 10 buildings (four 3-unit townhouses and six 4-unit townhouses) and 4 common lots. (*Parker Bodily*) (Continued from P&Z meeting 04/09/2024, and P&Z meeting 05/14/2024)

Chair opened the public hearing.

Tom Maile, Applicant Representative, 885 W Rush Road, Eagle presented the request.

Parker Bodily, Planning and Zoning presented the item and responded to questions from the Commission on the project. Rodney Ashby, Planning and Zoning responded to questions from the Commission regarding Code and clarity on the definition of private and condition verses deny. Daniel Badger, Engineering responded to questions from the Commission regarding emergency access and traffic.

The following spoke in opposition of the project: Walt Modler, 2800 Taylor Ct, Nampa (Traffic, Child/Pedestrian safety); Lanita Canavese, 2810 Taylor Ct, Nampa (Emergency road access, Traffic); Lesley Nelson, 2816 Taylor Ct, Nampa (Property view, Safety, Traffic); Nicole Swindell, 2817 Taylor Ct, Nampa (Density, Fire safety, Property damage to fencing); and John Chapman, 2817 Taylor Ct, Nampa (Infrastructure, Density, Fencing).

Applicant Representative provided closing remarks.

MOVED by Morgan and **SECONDED** by Kirkman to close the public hearing. Chair asked for a voice vote with all Commissioners present voting **YES**. MOTION CARRIED.

Significant discussion ensued between the Commission and staff regarding parking, open space, and code.

Clerk's Note: Chair announced a short break at 7:32 p.m.

MOVED by Kirkman and **SECONDED** by Kehoe to Deny the Subdivision Preliminary Plat approval for The Laurels Subdivision located at 0, 0 Southside Blvd, two parcels #R3230800000 and R3230601000 totaling 5.15 acres in the RD (Two-family Residential) zoning district, for Centurion Engineers, Inc./David Crawford representing SSM2 Company (SPP-00141-2023) because the project fails to comply with qualified open space requirements and would not meet City codes and standards.

RESULT: Passed [5 TO 0]

AYES: Daffer, Kehoe, Kirkman, Morgan, Van Auker Jr

NOES: None

ABSTAIN: None

3-4. Action Item: Conditional Use Permit for the expansion of a currently operating auto detailing business to provide extended services at a new site located in the DV (Downtown Village) zoning district at 1012 & 1014 1st St. S (Parcel#s R1412700000 & R141270010018232 totaling 0.31 acres, located in the SE 1/4 of Section 22 T3N, R2W, BM) for David Arredondo (CUP-00339-2024).
(Kristi Watkins) (Continued from P&Z meeting 05/14/2024)

Chair opened the public hearing.

David Arredondo, Applicant, 2003 W Crosscreek Dr, Nampa presented the request.

Kristi Watkins, Planning and Zoning presented the item and responded to questions from the Commission on the project.

No one spoke in support of or in opposition to the item.

Applicant Representative provided closing remarks.

MOVED by Morgan and **SECONDED** by Kirkman to close the public hearing. Chair asked for a voice vote with all Commissioners present voting **YES**. MOTION CARRIED.

MOVED by Daffer and **SECONDED** by Morgan to Approve the Conditional Use Permit for the expansion of a currently operating auto detailing business to provide extended services at a new site located in the DV zoning district at 1012 & 1014 1st St. S for David Arredondo (CUP-00339-2024) with Recommended Conditions and Proposed Findings.

RESULT: Passed [5 TO 0]

AYES: Daffer, Kehoe, Kirkman, Morgan, Van Auker Jr

NOES: None

ABSTAIN: None

- 3-5. Action Item: Conditional Use Permit for the operation of a pet alkaline hydrolysis (a.k.a. aquamation, a water-based, flameless form of small animal cremation) business in the IL (Light Industrial) zoning district at 3806 E Newby St (a 0.46 acres parcel #R1293951700 located in the SW 1/4 of Section 13, T3N, R2W, BM) for Kesler Thueson (CUP-00338-2024) (*Kristi Watkins*) (Continued from P&Z meeting 05/14/2024)

Chair opened the public hearing.

Kesler Thueson, Applicant, 4570 W Niemann Ct, Meridian presented the request.

Kristi Watkins, Planning and Zoning presented the item to the Commission on the project.

No one spoke in support of or in opposition to the item.

Applicant Representative provided closing remarks.

MOVED by Kehoe and **SECONDED** by Morgan to close the public hearing. Chair asked for a voice vote with all Commissioners present voting **YES**. MOTION CARRIED.

MOVED by Kirkman and **SECONDED** by Daffer to Approve the Conditional Use Permit for the operation of a pet alkaline hydrolysis business in the IL zoning district at 3806 E Newby St, for Kesler Thueson (CUP-00338-2024) with Recommended Conditions and Proposed Findings.

RESULT: Passed [5 TO 0]

AYES: Daffer, Kehoe, Kirkman, Morgan, Van Auker Jr

NOES: None

ABSTAIN: None

- 3-6. Action Item: Conditional Use Permit for two-family attached dwelling unit in a RS6 (Single-family Residential) zoning district at 2212 Aries Dr, a 0.24 acre parcel #R1298552400, located in the NW 1/4 of Section 17, T3N, R2W, BM, for Maria Jelliffe (CUP-00340-2024). Original concept: Modify existing single-family residence to become a duplex, property owner will live in one unit and rent the second unit for rental income. (*Rodney Ashby*)

Chair opened the public hearing.

Maria Jelliffe, Applicant, 2212 Aries Dr, Nampa presented the request.

Rodney Ashby, Planning and Zoning presented the item and responded to questions from the Commission on the project.

No one spoke in support of or in opposition to the item.

Applicant Representative provided closing remarks.

MOVED by Kehoe and **SECONDED** by Kirkman to close the public hearing. Chair asked for a voice vote with all Commissioners present voting **YES**. MOTION CARRIED.

MOVED by Morgan and **SECONDED** by Kirkman to Approve the Conditional Use Permit for two-family attached dwelling unit in a RS6 (Single-family Residential) zoning district at 2212 Aries Dr, for Maria Jelliffe (CUP-00340-2024) with Recommended Conditions and Proposed Findings.

RESULT: Passed [5 TO 0]

AYES: Daffer, Kehoe, Kirkman, Morgan, Van Auker Jr

NOES: None

ABSTAIN: None

3-7. Action Item: Annexation and Zoning of a total of 157.24 acres into 65.78 acres RS6 (Single-Family Residential), 35.24 acres RS4 (Single-Family Residential), 47.55 acres RD (Two-Family Residential), and 8.67 acres BC (Community Business) zoning districts for Ederra Subdivision, a Master Planned Community with a development agreement for mixed-uses including commercial, single-family detached and attached residential on 4 parcels (R3144300000, R3144400000, R3144401100 & R3144301000) addressed as 0 & 11342 Orchard Ave, 0 & 11690 W Orchard Ave, (located in the SW 1/4 of Section 26, T4N, R2W, BM); and a Subdivision Preliminary Plat for the development of the 41.56 acre northwest portion of the subdivision which includes 89 single family detached dwelling units, 81 single family attached dwelling units in (7) 3-unit townhouse buildings and (15) 4-unit townhouse buildings, 6 commercial lots and 21 common lots; for Trilogy Development/Shawn Brownlee (ANN-00297-2023, MPC-00001-2023, SPP-00138-2023). Original Concept: 361 single-family detached dwelling units, 289 single-family attached (townhouse) dwelling units, 7 commercial lots, and 81.24 combined acres of roads, open space, and common lots. (*Kristi Watkins*)

Chair opened the public hearing.

Bonnie Layton, Applicant Representative, 690 S Industry Way, Ste. 10, Meridian presented the request.

Kristi Watkins, Planning and Zoning presented the item and responded to questions from the Commission on the project. Rodney Ashby, Planning and Zoning responded to questions from the Commission regarding the master plan development agreement. Daniel Badger, Engineering responded to questions from the Commission regarding private verses pubic streets and traffic improvements. Matthew L, Legal responded to questions from the Commission regarding open meeting procedures.

No one spoke in support of or in opposition to the item.

Applicant Representative provided closing remarks.

MOVED by Kehoe and **SECONDED** by Daffer to close the public hearing. Chair asked for a voice vote with all Commissioners present voting **YES**. MOTION CARRIED.

Significant discussion ensued between the Commission and staff regarding commercial percentage, open space, and amenities.

MOVED by Kirkman and **SECONDED** by Daffer to Recommend Approval of Annexation and Zoning of a total of 157.24 acres into 65.78 acres RS6 (Single-Family Residential), 35.24 acres RS4 (Single-Family Residential), 47.55 acres RD (Two-Family Residential), and 8.67 acres BC (Community Business) zoning districts, a Master Planned Community with a development agreement for mixed-uses including commercial, single-family detached and attached residential; and a Subdivision Preliminary Plat for the development of the 41.56 acre northwest portion of the subdivision which includes 89 single family detached dwelling units, 81 single family attached dwelling units in (7) 3-unit townhouse buildings and (15) 4-unit townhouse buildings, 6 commercial lots and 21 common lots; for the Ederra Subdivision, on 4 parcels addressed as 0 Orchard Ave, 0 W Orchard Ave, 11342 Orchard Ave & 11690 W Orchard Ave, for Trilogy Development/Shawn Brownlee (ANN-00297-2023, MPC-00001-2023, SPP-00138-2023) with all conditions listed in the staff report and to adopt the proposed findings of approval as stated in the staff report.

RESULT: Passed [4 TO 1]

AYES: Daffer, Kehoe, Kirkman, Van Auker Jr

NOES: Morgan

ABSTAIN: None

3-8. Action Item: Zoning Code Text Amendment of Title 10, Chapter 6 (AG), Chapter 7 (RA) regarding the requirements for cluster developments, Chapter 16 (BC), Chapter 18 (IP), Chapter 19 (IL), Chapter 20 (IH), in regards to setbacks adjacent to a property with the very low density residential designation in the Comprehensive Plan and the specific requirements per zoning district and Chapter 26 (PUDs and MPCs) in regards to the Cottage/Cluster Developments in the very low density residential designation in the Comprehensive Plan, for the City of Nampa. (ZTA-00041-2024) (*Kristi Watkins*)

Chair opened the public hearing.

Kristi Watkins, Planning and Zoning presented the item.

No one spoke in support of or in opposition to the item.

MOVED by Kehoe and **SECONDED** by Daffer to close the public hearing. Chair asked for a voice vote with all Commissioners present voting **YES**. MOTION CARRIED.

MOVED by Morgan and **SECONDED** by Kirkman to Recommend Approval of the Zoning Code Text Amendment of Title 10, Chapter 6 (AG), Chapter 7 (RA) regarding the requirements for cluster developments, Chapter 16 (BC), Chapter 18 (IP), Chapter 19 (IL), Chapter 20 (IH), in regards to setbacks adjacent to a property with the very low density residential designation in the Comprehensive Plan and the specific requirements per zoning district and Chapter 26 (PUDs and MPCs) in regards to the Cottage/Cluster Developments in the very low density residential designation in the Comprehensive Plan, for the City of Nampa (ZTA-00041-2024)

RESULT: Passed [5 TO 0]

AYES: Daffer, Kehoe, Kirkman, Morgan, Van Auker Jr

NOES: None

ABSTAIN: None

Adjournment

Clerk's Note: Commissioner Kehoe requested that the recent GO Transportation Bond be added for discussion at the next meeting.

MOVED by Morgan and **SECONDED** by Daffer to Adjourn the meeting at 9:23 p.m.

RESULT: Passed [5 TO 0]

AYES: Daffer, Kehoe, Kirkman, Morgan, Van Auker Jr

NOES: None

ABSTAIN: None