

# NAMPA PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES

## October 15, 2024

### Meeting Call to Order/Roll Call

Present: Commissioner Kody Daffer, Commissioner Matthew Garner, Commissioner Steve Kehoe, Commissioner Drew Morgan, Commissioner Peggy Sellman, Commissioner Tom Turner

Absent: Commissioner Jeff Kirkman, Commissioner Bret Miller, Commissioner Ron Van Auker Jr

Staff Present: Deputy City Clerk Crystal Schultze, City Engineer Daniel Badger, Planning Director Rodney Ashby, Principal Planner Kristi Watkins

Vice Chair Turner called the meeting to order at 6:00 PM.

### (1) Communications

#### 1-1. Report on Council Actions

Rodney Ashby, Planning & Zoning reported the following updates:

1. Bella Lane North Subdivision – City Council approved.
2. Appeal of Falcon Town Homes preliminary plat – City Council denied the plat and approved the appeal.
3. Cayuse Ridge Annexation – City Council approved.
4. Vacation of Right-of-Way of White Pines Apartment – City Council approved.

#### 1-2. Staff Communications

None

### (2) Consent Agenda (Action Items)

**MOVED** by Garner and **SECONDED** by Kehoe to Approve the Consent Agenda as presented.

**RESULT: Passed [6 TO 0]**

**AYES:** Daffer, Garner, Kehoe, Morgan, Sellman, Turner

**NOES:** None

**ABSTAIN:** None

#### 2-1. Minutes

a. Minutes from Planning & Zoning Commission – Regular Meeting – September 24, 2024

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

**RESULT: Passed [6 TO 0]**

**AYES:** Daffer, Garner, Kehoe, Morgan, Sellman, Turner

**NOES:** None

**ABSTAIN:** None

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

**RESULT: Passed [6 TO 0]**

**AYES:** Daffer, Garner, Kehoe, Morgan, Sellman, Turner

**NOES:** None

**ABSTAIN:** None

2-2. Plat Approvals

- a. Subdivision Final Plat approval for Seven Maples Ranch No. 2 subdivision at 0 & 3204 E Oklahoma Ave, portions of two parcels #R2115800000 & R2115601100 totaling 15.54 acres in the RS6 (Single-family Residential) zoning district, located in the NW 1/4 of Section 01, T2N, R2W, BM, for Kent Brown representing Triology Idaho LLC/Corey Barton (SPF-00267-2024). Original concept: 66 buildable lots and 6 common lots.

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

**RESULT: Passed [6 TO 0]**

**AYES:** Daffer, Garner, Kehoe, Morgan, Sellman, Turner

**NOES:** None

**ABSTAIN:** None

- b. Subdivision Final Plat approval for Almond Cove subdivision at 0 S Powerline Rd, two parcels #R1145001000 & R1144801000 totaling 2.07 acres in the RS6 (Single-family Residential) zoning district, located in the NW 1/4 of Section 34, T3N, R2W, BM, for Haven Idaho representing NPA Almond LLC (SPF-00268-2024). Original concept: 10 buildable lots and 1 common lot.

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

**RESULT: Passed [6 TO 0]**

**AYES:** Daffer, Garner, Kehoe, Morgan, Sellman, Turner

**NOES:** None

**ABSTAIN:** None

2-3. Extensions

- a. One Year Extension to October 17, 2025, of Subdivision Final Plat Approval for Magnolia Estates Subdivision at 0 Northside Blvd in the RD zoning district, a 12.76 acre parcel #R3435701000 (located in the SE 1/4 of the SE 1/4 of Section 33, T4N, R2W, BM) for Kent Brown representing Corey Barton (SPF-00214-2022). Original concept: 38 single-family detached dwelling unit lots, and 7 common lots.

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

**RESULT: Passed [6 TO 0]**

**AYES:** Daffer, Garner, Kehoe, Morgan, Sellman, Turner

**NOES:** None

**ABSTAIN:** None

### (3) Public Hearings

- 3-1. Action Item: Subdivision Preliminary Plat Approval for the Stockyard District Business Park in a IH (Heavy Industrial) zoning district, a 10.33 acre parcel #R3182901100 addressed as 2586 2nd St S, located in the SE 1/4 of Section 26, T3n, R2W, BM, for Gary Johnston (SPP-00149-2024). Original Concept: Business park with 12 commercial lots and 1 common lot. (*Kristi Watkins*)

Vice Chair opened the public hearing.

Jesse Christiansen, Applicant, 2151 W Willowpoint Ave, Nampa presented the item.

Kristi Watkins, Planning & Zoning presented the item to the Commission and responded to Commission's questions on the Subdivision Preliminary Plat Approval for the Stockyard District Business Park.

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

Applicant did not provide closing remarks.

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

**MOVED** by Garner and **SECONDED** by Sellman to Recommend Approval of the Subdivision Preliminary Plat Approval for the Stockyard District Business Park in a IH zoning district, at 2586 2nd St S, for Gary Johnston (SPP-00149-2024), with all conditions listed in the staff report.

#### **RESULT: Passed [6 TO 0]**

**AYES:** Daffer, Garner, Kehoe, Morgan, Sellman, Turner

**NOES:** None

**ABSTAIN:** None

- 3-2. Action Item: Annexation and Zoning to RS6 (Single Family Residential), potential development agreement, and Preliminary Plat for Swainson's Hawk Arbor subdivision at 0 W Greenhurst Rd, a 39.42 acre parcel #R3209701300 located in the SW 1/4 of Section 32, T3N, R2W, BM, for Trilogy Development representing Corey Barton. (ANN-00310-2024, SPP-00150-2024) Original Concept: 146 single family detached dwelling lots and 15 common lots. (*Kristi Watkins*)

Vice Chair opened the public hearing.

Kelly Black, Applicant Representative, 1119 E State St, Eagle presented the request.

Kristi Watkins, Planning & Zoning presented the item to the Commission and responded to Commission's questions on annexing and zoning to RS6 and potential development agreement.

The following spoke in opposition to the item: Jeremy Banfield, 2373 W Egret St, Nampa (inadequate roadway plans, increased traffic and pressurized water study); Jerome Remy, 2011 S Herron Dr, Nampa (density and safety); Don Renshler 2234 S Herron Dr, Nampa (no requirement on new lots to have an easement); Dennis Davis 2102 S Herron Dr, Nampa (road widening, sidewalks, safety, and traffic); Steve Jackson, 2226 S Herron Dr, Nampa (traffic); Maurice Sugar, 2008 S Kona Ave (traffic, roundabout on Midland/Greenhurst); Belinda McBurney 11914 Iowa, Nampa (Traffic Impact Studies done when school was out, sidewalks and safety); Terry Poiser, 1627 W Belknap Dr, Nampa (Traffic study, road expansion needed); Mark Hamilton, 2124 S. Herron Dr (traffic and entrance for semi trucks, sewer); David Tuck, 2121 S Herron Dr, Nampa (street width);

Cheryl Higley, 12441 S Abbot Downing Way, Nampa

*Clerk's Note: Ms Higley asked to yield her time to Jeremy Banfield and the City Attorney was asked by Vice Chair Turner to address the code regarding her request. Counsel quoted Nampa City Ordinance 10-2-8 sub-section c.2.a stating the 3 minute rule for each speaker. Ms Higley read from Jeremy Banfield's notes addressing the 2019 Master Plan and growth concerns.*

Applicant Representative responded to Commission's questions on traffic study performed.

Daniel Badger, City Engineer responded to Commissions questions regarding traffic study, roadway and sidewalks issues raised by public speakers.

*Clerk's Note: Cynthia Gruton announced that she was not called upon to speak and after discussion with counsel, it was agreed to allow Ms. Gruton to speak.*

Speaking in opposition: Cynthia Gruton, 2201 S Herron Dr, Nampa (traffic study validity done on 1/23).

Applicant Representative responded to concerns regarding the traffic study.

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

Significant discussion ensued addressing the traffic, right-of-way, and sidewalk issues that were discussed openly with the public by the applicant.

**MOVED** by Garner and **SECONDED** by Kehoe to Recommend Approval of the Annexation and Zoning to RS6, potential development agreement, and Preliminary Plat for Swainson's Hawk Arbor subdivision at 0 W Greenhurst Rd, for Trilogy Development representing Corey Barton. (ANN-00310-2024, SPP-00150-2024), with all conditions listed in the staff report and to adopt the proposed findings of approval as stated in the staff report.

**RESULT: Passed [6 TO 0]**

**AYES:** Daffer, Garner, Kehoe, Morgan, Sellman, Turner

**NOES:** None

**ABSTAIN:** None

3-3. Action Item: Annexation and Zoning to IL (Light Industrial) and potential development agreement for future development at 8615 Cherry Ln, a 2.0 acre parcel #R3104601000 located in the NW 1/4 of Section 10, T3N, R2W, BM, for Tanner Lindquist representing AI Cherry LLD (ANN-00312-2024) Original Concept: future industrial development not yet designed. ([Rodney Ashby](#))

Vice Chair opened the public hearing.

Will Adler, Applicant, 8665 W. Emerald, Boise presented item.

Rodney Ashby, Planning & Zoning presented the item to the Commission and responded to Commission's questions on future industrial development not yet designed.

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

Applicant did not provide closing remarks.

**MOVED** by Garner and **SECONDED** by Sellman to close the public hearing. Vice Chair asked for a

voice vote with all Commission members present voting **YES**. MOTION CARRIED

**MOVED** by Morgan and **SECONDED** by Kehoe to Approve the Conditional Use Permit for an unlisted land use in the DH (Downtown Historic) zoning district for Nampa Container Park to provide an outdoor eating plaza surrounded by shipping containers modified to serve food and beverages from serving windows at 104 12th Ave S, a 0.11 acre parcel #R0827120000, for Jeff Likes/ALC Architecture representing Derek Cooper (CUP-00349-2024) and adopt the proposed findings and conditions listed in the staff report.

**RESULT: Passed [6 TO 0]**

**AYES:** Daffer, Garner, Kehoe, Morgan, Sellman, Turner

**NOES:** None

**ABSTAIN:** None

3-4. Action Item: Conditional Use Permit for an unlisted land use in the DH (Downtown Historic) zoning district for Nampa Container Park to provide an outdoor eating plaza surrounded by shipping containers modified to serve food and beverages from serving windows, and the following exceptions to city code: 1. limiting fence height and type (10-15-7.H.3), 2. requiring building widths to go from property line to property line (10-15-7.D.4), 3. Buildings shall be built to front property line (10-15-7.C.2), 4. provide a base and facade shapes that match historic structures in the same area (10-15-7.D.3), 5. exterior finish materials shall follow standards outlined in 10-15-7.D.12, and 6. windows and pedestrian features shall be provided next to any sidewalk (10-15-7.D.9.a); all at 104 12th Ave S, a 0.11 acre parcel #R0827120000 located in the SE 1/4 of Section 22, T3N, R2W, BM, for Jeff Likes/ALC Architecture representing Derek Cooper (CUP-00349-2024). ([Rodney Ashby](#))

Vice Chair opened the public hearing.

Cassie Hubel, Applicant, 1119 E. State St, Eagle presented the item.

Rodney Ashby, Planning & Zoning presented the item to the Commission and responded to Commission's questions on land use and obtaining design review.

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

**MOVED** by Kehoe and **SECONDED** by Morgan to Recommend Approval of the Subdivision Preliminary Plat Approval for the Stockyard District Business Park in a IH zoning district, at 2586 2nd St S, for Gary Johnston (SPP-00149-2024), with all conditions listed in the staff report.

**RESULT: Passed [6 TO 0]**

**AYES:** Daffer, Garner, Kehoe, Morgan, Sellman, Turner

**NOES:** None

**ABSTAIN:** None

## Adjournment

**MOVED** by Sellman and **SECONDED** by Morgan to Adjourn the meeting at 8:37 PM.

**RESULT: Passed [6 TO 0]**

**AYES:** Daffer, Garner, Kehoe, Morgan, Sellman, Turner

**NOES:** None

**ABSTAIN:** None