

NAMPA PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES

March 25, 2025

Meeting Call to Order/Roll Call

Present: Commissioner Matthew Garner, Vice-Chair Bret Miller, Commissioner Tom Turner, Commissioner Steve Kehoe, Commissioner Drew Morgan, Commissioner Peggy Sellman

Absent: Commissioner Kody Daffer, Chair Ron Van Auker Jr, Commissioner Jeff Kirkman

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

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

(1) Communications

1-1. Report on Council Actions

Rodney Ashby, Planning & Zoning reported on the following items presented to Council:

1. Annexation and Zoning to RS8.5 (Single Family Residential) and potential development agreement at 3106 S Stanford St, (ANN-00317-2024). Original Concept: Connection to city water. **Council approved**
2. Annexation and Zoning of a total of 134.57 acres for East Ranch, a mixed-use community, SPP-00148-2024, CUP-00348-2024, VAR-00163-2024). **Council approved**
3. Annexation and Zoning of a total of 134.57 acres to include 81.8 acres RS4 (Single-Family Residential), 22.878 acres RMH (Multiple-Family Residential), 17.07 acres IL (Light Industrial), and 12.83 acres BC (Community Business), potential development agreement Conditional Use Permit to construct and operate a public storage facility all for East Ranch (ANN-00306-2024, SPP-00148-2024, CUP-00348-2024, VAR-00163-2024). **Council approved**
4. Annexation and Zoning to BC (Community Business) and potential development agreement at 0 Ustick Rd, (ANN-00320-2024). Original Concept: Fuel station and convenience store location with potential for future commercial development project. **Council approved**
5. Annexation and Zoning to RS6 (Single Family Residential), potential development agreement, and Conditional Use Permit for duplex in RS6 zoning district, at 7694 Birch Ln. Original Concept: Future lot split with existing residential dwellings to remain. **Council approved**
6. Authorize Mayor to sign resolution adopting the Southwest Nampa Specific Area Plan amending Chapter 15 of the Nampa 2040 Comprehensive Plan for the City of Nampa regarding the definition of the Southwest Nampa Specific Area Plan, amending the City of Nampa future land use map to include the boundaries and land uses of the Southwest Nampa Specific Area Plan, and providing for an effective date (CTA-00061-2024, CMA-00061-2024). **(continued to 4/7/25 City Council meeting)**

1-2. Staff Communications

None

(2) Consent Agenda (Action Items)

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

RESULT: Passed [6 TO 0]

AYES: Garner, Miller, Turner, Kehoe, Morgan, Sellman

NOES: None

ABSTAIN: None

2-1. Minutes

a. Minutes from Planning & Zoning Commission – Regular Meeting – March 11,2025

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

RESULT: Passed [6 TO 0]

AYES: Garner, Miller, Turner, Kehoe, Morgan, Sellman

NOES: None

ABSTAIN: None

2-2. Plat Approvals

a. Final Plat Approval for Wagers Dairy No 2 Subdivision in a RS-7 (Single Family Residential) zoning district, a total of 13.7 acres parcels #R205290000, R2554100000 addressed as 16645 Portner Road, (S 1/2 of the NW 1/4 Section 7 T3N, R2W, BM) for Shawn Brownlee (SPF-00277-2024, SPP-00107-2022). Original Concept: Subdivision development including 43 single family detached units on 7.43 acres, and 5 common area lots on 4.33 acres.

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

RESULT: Passed [6 TO 0]

AYES: Garner, Miller, Turner, Kehoe, Morgan, Sellman

NOES: None

ABSTAIN: None

b. Final Plat Approval for Cayuse Ridge Subdivision in a RS-6 (Single Family Residential) zoning district, a total of 10.37 acres parcels #R292730000, R292700000 addressed as 914 S Midland Blvd & 0 W Dooley Ln, (SW 1/4 of the NW 1/4 of Section 4 T2N, R2W, BM) for Becky Yzaguirre representing Ardurra (SPF-00279-2024, SPP-00147-2024). Original Concept: Subdivision development including 33 single family detached units on 4.81 acres, 4 common area lots & 1 open space lot on 2.51 acres.

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

RESULT: Passed [6 TO 0]

AYES: Garner, Miller, Turner, Kehoe, Morgan, Sellman

NOES: None

ABSTAIN: None

2-3. Extensions

- a. One Year Extension to May 1, 2026 of Subdivision Final Plat approval for Fenway No 1 Subdivision at 0 Alma Ln, Parcel #R2952901200 on 10.063 acres in the RS7 zoning districts (NE 1/4 of the SW 1/4 of Section 12, T2N, R2W, BM) for Kent Brown representing Endurance Holdings LLC (SPF-00234-2023).

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

RESULT: Passed [6 TO 0]

AYES: Garner, Miller, Turner, Kehoe, Morgan, Sellman

NOES: None

ABSTAIN: None

- b. One Year Extension to March 18, 2026 of Subdivision Final Plat approval for Clearcreek Subdivision at 0 Middleton Rd, Parcel #R20300100 on 15.25 acres in the RS6 & RS4 zoning districts (NW 1/4 of the NW 1/4 of Section 29, T3N, R2W, BM) for Becky McKay/ Challenger Development Inc. representing Endurance Holdings LLC (SPF-00251-2023).

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

RESULT: Passed [6 TO 0]

AYES: Garner, Miller, Turner, Kehoe, Morgan, Sellman

NOES: None

ABSTAIN: None

- c. One Year Extension to March 5, 2026 of Final Plat approval for Wilson Landing at 0 Wilson Ln, Parcel #R3243401000 on 3.74 acres in the AG zoning districts (NW 1/4 of Section 36, T3N, R2W, BM) for Mark Peterson & Becky Yzaguirre representing Wilson Landing LLC (SPP-00124-2023).

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

RESULT: Passed [6 TO 0]

AYES: Garner, Miller, Turner, Kehoe, Morgan, Sellman

NOES: None

ABSTAIN: None

(3) Public Hearings

- 3-1. Deannexation of one parcel totaling 3.45 acres #R328030000, addressed as 12246 & 12250 Orchard Avenue in the RS6 (Single Family Residential) zoning district, (located in the SW 1/4 of the SE 1/4 of Section 13 T.3N., R.3W., B.M) for Michael Wissel representing Clinton Wissel (DANX-00016-2025). Original Concept: Deannexation from City of Nampa which is stated to have been done in error.

Vice Chair opened the public hearing.

Mike Wissell, Applicant 1252 W Lago Bello Dr, Eagle presented the item to the Commission.

Kristi Watkins presented the item to the Commission and responded to questions on County zoning acceptance, refund of fees, access through other parcels and shared driveway.

No public testimony was given.

Applicant responded to Commission's questions on reason for request and Corey Barton Homes' acquisition of property.

MOVED by Turner 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

Discussion ensued on need for Mr. Wissell to obtain further County input regarding County zoning acceptance buy-back.

MOVED by Turner and **SECONDED** by Kehoe to Continue the item to the April 29, 2025 meeting.

RESULT: Passed [6 TO 0]

AYES: Garner, Miller, Turner, Kehoe, Morgan, Sellman

NOES: None

ABSTAIN: None

Adjournment

MOVED by Sellman and **SECONDED** by Morgan to Adjourn the meeting at 6:40 PM.

RESULT: Passed [6 TO 0]

AYES: Garner, Miller, Turner, Kehoe, Morgan, Sellman

NOES: None

ABSTAIN: None