

NAMPA PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES

November 26, 2024

Meeting Call to Order/Roll Call

Present: Commissioner Kody Daffer, Commissioner Matthew Garner (arrived at 6:03 PM), Commissioner Steve Kehoe, Commissioner Jeff Kirkman, Commissioner Bret Miller, Commissioner Drew Morgan, Commissioner Peggy Sellman, Commissioner Tom Turner

Absent: Commissioner Ron Van Auker Jr

Staff Present: Deputy City Clerk Crystal Schultze, City Attorney Ben Layman, City Engineer Daniel Badger, Planning Director Rodney Ashby, Principal Planner Kristi Watkins, Senior Planner Breanna Son

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 Council updates:

1. Annexation and Zoning to IL – Cherry Lane – Approved
2. Annexation and Zoning to RS4 – Shadow Creek and Lake Lowell – Denied
3. Vacation of Public Utilities – Madison Rd – Approved

1-2. Staff Communications

None

(2) Consent Agenda (Action Items)

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

RESULT: Passed [8 TO 0]

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

NOES: None

ABSTAIN: None

2-1. Minutes

a. Minutes from Planning & Zoning Commission – Regular Meeting – November 12, 2024

MOVED by Morgan and **SECONDED** by Kehoe to Approve the Minutes from Planning & Zoning Commission of Regular Meeting November 12, 2024.

RESULT: Passed [8 TO 0]

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

NOES: None

ABSTAIN: None

2-2. Plat Approvals

- a. Subdivision Final Plat approval for Stoddard Crossing subdivision in the RS6 (Single Family Residential) zoning district, 24.67 acres in five parcels #R2911900000, R2911600000, R2911700000, R2912000000, and R2912101000 addressed as 0, 0, 2306, 2414, 2418 E Locust Ln (located in the SE 1/4 of Section 2, T2N, R2W, BM) for Hubble Homes, LLC (SPF-00264-2024). Original concept: 92 buildable lots for single family detached dwelling units and 17 common lots.

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

RESULT: Passed [8 TO 0]

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

NOES: None

ABSTAIN: None

- b. Subdivision Final Plat approval for Baker Park No. 1 subdivision in the GB2 (Gateway Business) zoning district, 9.8 acres in four parcels #R31061010C0, R3106101000, R31061010C5, R3106100000, addressed as 0, 16761, 16763 Idaho Center Blvd (located in the NE 1/4 of Section 12, T3N, R2W, BM) for Trilogy Idaho representing Open Door Rentals LLC (SPF-00272-2024). Original concept: 5 buildable lots for two family attached dwelling units, one lot for 205 multi-family attached dwelling units, and 4 common lots.

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

RESULT: Passed [8 TO 0]

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

NOES: None

ABSTAIN: None

2-3. Extensions

- a. One Year Extension to April 1, 2026 for Subdivision Final Plat Approval for La Paloma Blanca subdivision at 87 S Happy Valley in the RS7 (Single Family Residential) zoning district, a 2.21 acre parcel #R24709012A0 (located in the NE 1/4 of Section 25, T3N, R2W, BM) for Oscar Diaz (SPF-00238-2023). Revised concept: 8 single-family detached dwelling unit lots and 4 common lots.

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

RESULT: Passed [8 TO 0]

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

NOES: None

ABSTAIN: None

- b. One Year Extension to November 6, 2025 for Subdivision Final Plat approval for Wagers Dairy Subdivision in the RS7 (Single-Family Residential) zoning district at 11568 Moss Ln (a 6.6 acre parcel #R2553200000, located in the SE 1/4 of the NW 1/4 of Section 7, T3N, R2W, BM) for Bonnie Layton of NV5 representing Endurance Holdings, LLC and Trilogy Development, Inc. (SPF-00243-2023).

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

RESULT: Passed [8 TO 0]

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

NOES: None

ABSTAIN: None

- c. Six-month extension to June 13, 2025 for Conditional Use Permit for a 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).

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

RESULT: Passed [8 TO 0]

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

NOES: None

ABSTAIN: None

(3) Public Hearings

- 3-1. Action Item: Adoption of the Southwest Nampa Specific Area Plan; Comprehensive Plan Map amendment to include the boundaries and land uses of the Southwest Nampa Specific Area Plan; and a Comprehensive Text Amendment to include the definition of the Southwest Nampa Specific Area Plan in Chapter 15.1.1 of the Nampa 2040 Comprehensive Plan, for the City of Nampa (CMA-00061-2024, CTA-00016-2024) (*Breanna Son*) (***continued from the November 12, 2024 meeting; Public Hearing is still open***)

Breanna Son, Planning & Zoning presented the item to the Commission and responded to Commission's questions on impact to Caldwell, water supply, density, utilities and emergency response.

Discussion ensued on late submittal documents received from Cheryl Higley.

The following spoke in opposition to the item: Katie Trzeniewski, 14334 S Florida Ave, Nampa read comments into record of Jodi Arnold, 13448 Lakeside Village Dr, Nampa (area impact area, density and wildlife); Katie Trzeniewski, 14334 S Florida Ave, Nampa spoke on her own behalf (water, infrastructure, density, and urban sprawl); Doris Phillips 220 S Ivy St, Nampa (density, traffic and emergency response); Cheryl Higley 12441 Abbott Downing Way, Nampa (density and traffic); Belinda McBurney, 1914 Iowa Ave, Nampa (wildlife, traffic and loss of farmland); Dean Cascio 9975 Tiercel Dr, Nampa (leakage into water supply, landscaping maintenance, and does agree with mix use); David Allison, 11168 W Mureau River St, Nampa (downstream of dam); and Jill Hallows, 603 W Crimson Loop, Nampa (wildlife and water).

The following spoke in favor of the item: Elizabeth Allen, 13330 Williams Ln, Nampa (City's need of housing, development well done); David Gurston, 11929 W Calais Dr, Nampa (plan well done, traffic will be mitigated, and is in a centralized area); and Andrew Cascio, 9975 Tiercel Dr, Nampa (property owners' rights to sell and develop land).

Ms. Son responded to Commission's questions and significant discussion ensued on environmental impact studies, dam issue, landscaping, water and wildlife, and commercial and high density residential within the Midland Lonestar District.

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

MOVED by Morgan and **SECONDED** by Kehoe to Recommend Adoption of the Southwest Nampa Specific Area Plan, with the proposed change to the Community Mixed Use land use description, the Comprehensive Plan Map amendment that includes the boundaries and land uses of the Southwest Nampa Specific Area Plan; and the Comprehensive Plan Text Amendment to include the definition of the Southwest Nampa Specific Area Plan in Chapter 15.1.1 of the Nampa 2040 Comprehensive Plan, for the City of Nampa (CMA-00061-2024, CTA-00016-2024) and to adopt the proposed findings of approval as stated in the staff report.

RESULT: Passed [8 TO 0]

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

NOES: None

ABSTAIN: None

Clerk's Note: Vice Chair announced a short break at 7:50 PM.

- 3-2. Action Item: Annexation and Zoning of a total of 100.52 acres with approx 93.52 acres into RS7 (Single-Family Residential) and 7 acres BC (Community Business) zoning district, potential development agreement, Planned Unit Development, and Subdivision Preliminary Plat approval for Brookhaven subdivision at 0 & 4101 Alma Ln, a total of 100.52 acres in two parcels #R2951800000 & R2952100000, located in the SE 1/4 of Section 12, T2n, R2W, BM, for Patrick Connor representing Wekebach LLLP and Lionwood Properties LLC, (ANN-00313-2024, PUD-00016-2024 & SPP-00151-2024). Original Concept: 338 single-family detached dwelling lots, 3 commercial lots, and 50 common lots. *(Kristi Watkins)*

Vice Chair opened the public hearing.

Patrick Connor, Applicant Representative, 701 S Allen St, Meridian presented the item to the Commission and responded to Commission's questions on amenities.

Krist Watkins, Planning & Zoning presented the item to the Commission and responded to Commission's questions on vicious dogs.

The following spoke in opposition to the item: Dave Allison, 11168 W Mureau River St, Nampa (commercial property and density); Jill Hallows 603 W Crimson Loop, Nampa (intersection improvement).

Daniel Badger, Engineering responded to public comments on 12th and Locust signal being installed next year.

The following spoke in favor of the item: Andrew Cascio 9975 Tiercel Dr, Nampa (road connectivity and open space, concern with reduction in density); and Donald Gangrich, 4517 Alma Ln, Nampa (design, commercial move and dog park are benefits).

Applicant Representative responded to Commission's questions on commercial plans, landscape, and collection ponds.

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

MOVED by Kirkman and **SECONDED** by Garner to Recommend Approval of the Annexation and Zoning of a total of 100.52 acres with approx 93.52 acres into RS7 and 7 acres BC zoning district, potential development agreement, Planned Unit Development, and Subdivision Preliminary Plat approval for Brookhaven subdivision at 0 & 4101 Alma Ln, for Patrick Connor representing Wenkebach LLLP and Lionwood Properties LLC, (ANN-00313-2024, PUD-00016-2024 & SPP-00151-2024)... with all conditions listed in the staff report and to adopt the proposed findings of approval as stated in the staff report.

RESULT: Passed [7 TO 1]

AYES: Daffer, Kehoe, Miller, Sellman, Turner, Kirkman, Garner

NOES: Morgan

ABSTAIN: None

- 3-3. Action Item: Zoning Map Amendment from RS15 (Single Family Residential) to BC (Community Business) zoning district and potential development agreement for parcel #R2643900000, 0.66 acres at 2925 E Greenhurst Rd, located in the SE 1/4 of Section 02, T2N, R2W, BM, for Miguel Victorio (ZMA-00195-2024). Original concept: rezone to allow use as office for tax-related services. (*Rodney Ashby*)

Vice Chair opened the public hearing.

The Applicant was not present.

Rodney Ashby, Planning & Zoning presented the item to the Commission and responded to Commission's questions on re-zoning, city water and sewer, and limits at a later date.

The following spoke in favor of the item: Andrew Cascio 9975 Tiercel Dr, Nampa (agrees with commercial use).

Discussion ensued on BC zoning requirements and possible changes.

MOVED by Morgan 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 Miller to Recommend Approval of Zoning Map Amendment from RS15 (Single Family Residential) to BC (Community Business) zoning district for 2925 E Greenhurst Rd, for Miguel Victorio (ZMA-00195-2024), with all conditions listed in the staff report with an additional condition that the land use be limited to uses that are both permitted or conditional use permitted in the BC (Community Business) zoning district, and within the BN (Neighborhood Business) zoning district and to adopt the proposed findings of fact as stated.

RESULT: Passed [7 TO 1]

AYES: Daffer, Garner, Kirkman, Sellman, Turner, Morgan, Miller

NOES: Kehoe

ABSTAIN: None

- 3-4. Action Item: Conditional Use Permit for primary business operation to include the continued unenclosed outdoor display and storage of retail merchandise both seasonally and year-round, in a BC (Community Business) zoning district at 3106 & 3200 12th Ave Rd, 5.52 acres in two parcels #R2922400000 & R2922402000 located in the SW 1/4 of Section 03, T3N, R2W, BM, for Elizabeth Allen of Ball Ventures Ahlquist representing Schrandt Family Limited Partnership (CUP-00352-2024). Original Concept: Seasonal and year-round display and storage of retail merchandise in unenclosed outdoor areas on retail store property. (*Damion Snodgrass*)

Vice Chair opened the public hearing.

Commissioner Morgan disclosed his professional involvement with the project and recused himself and left the room.

Elizabeth Allen, Applicant Representative, 1144 S Silverstone Way, Meridian presented the item to the Commission and responded to Commission's questions on employee parking.

Damion Snodgrass, Planning & Zoning presented the item to the Commission and Kristi Watkins, Planning & Zoning responded to Commission's questions on prior Conditional Use Permit requirements.

The following spoke in opposition to the item: Andrew Casio, 9975 Tiercel Dr, Nampa (Conditional Use Permit requirement).

Applicant Representative provided closing comments to the Commission.

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

MOVED by Kirkman and **SECONDED** by Kehoe to Recommend Approval of the Conditional Use Permit for primary business operation to include the continued unenclosed outdoor display and storage of retail merchandise both seasonally and year-round, in a BC zoning district at 3106 and 3200 12th Ave, for Ball Ventures Ahlquist (CUP-00352-2024) with Recommended Conditions and Findings for approval as stated in the staff report.

RESULT: Passed [7 TO 0]

AYES: Daffer, Garner, Miller, Sellman, Kirkman, Kehoe, Turner

NOES: None

ABSTAIN: None

- 3-5. Action Item: Annexation and zoning to IL (Light Industrial) zoning district and potential development agreement for a 0.89 acre parcel # R1428555300 at 97 N Kings Rd, located in the SE 1/4 of Section 23, T3N, R2W, BM, for Brandon & Crystal Hattar (ANN-00316-2024). Original concept: Operation of a restaurant supply sales and delivery business including office, inventory storage, and parking for delivery trucks. (*Kristi Watkins*)

Vice Chair opened the public hearing.

Brandon Hattar, Applicant, 707 Meadowview Dr, Nampa, presented the item to the Commission and responded to Commission's questions on vehicles parked on property.

Kristi Watkins, Planning & Zoning presented the item to the Commission.

Applicant did not provide closing remarks.

The following appeared in favor of the item: Andrew Cascio, 9975 Tiercel Dr, Nampa (right-of-way).

MOVED by Garner 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 Morgan and **SECONDED** by Garner to Approve the Annexation and zoning to IL zoning district at 97 N Kings Rd, for Brandon & Crystal Hattar (ANN-00316-2024) with all conditions listed in the staff report and to adopt the proposed findings of approval as stated in the staff report.

RESULT: Passed [8 TO 0]

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

NOES: None

ABSTAIN: None

Adjournment

MOVED by Sellman and **SECONDED** by Kehoe to Adjourn the meeting at 9:34 PM.

RESULT: Passed [8 TO 0]

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

NOES: None

ABSTAIN: None