

NAMPA PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES

April 23, 2024

Meeting Call to Order/Roll Call

Present: Commissioner Kody Daffer, Commissioner Matthew Garner, Commissioner Steve Kehoe, Commissioner Jeff Kirkman, Commissioner Bret Miller, Commissioner Peggy Sellman, Commissioner Tom Turner, Commissioner Ron Van Auker Jr

Absent: Commissioner Drew Morgan

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

Chair Van Auker, Jr called the meeting to order at 6:00 p.m.

(1) Communications

1-1. Report on Council Actions

Rodney Ashby, Planning and Zoning reported on April 9, 2024 Council agenda item approvals.

1-2. Staff Communications

1. 2024 - Q1 Density Report (*Rodney Ashby*)

Rodney Ashby, Planning and Zoning presented the first quarter Density Report to the Commission.

(2) Consent Agenda (Action Items)

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

RESULT: Passed [8 TO 0]

AYES: Daffer, Garner, Kehoe, Kirkman, Miller, Sellman, Turner, Van Auker Jr

NOES: None

ABSTAIN: None

2-1. Minutes

a. Planning and Zoning Commission – Regular Meeting – April 9, 2024

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

RESULT: Passed [8 TO 0]

AYES: Daffer, Garner, Kehoe, Kirkman, Miller, Sellman, Turner, Van Auker Jr

NOES: None

ABSTAIN: None

2-2. Plat Approvals

- a. Subdivision Final Plat Approval for Reflections Edge Phase 1 Subdivision; two parcels totaling 9.07 acres (#R3239201100 & R3239200000) at 0 & 0 E Railroad St in the RS4 and RS7 (Single-Family Residential) zoning districts, located in the NE 1/4 of Section 36, T3N, R2W, BM; for KB Homes Idaho, LLC (SPF-00220-2022). Original Concept: 40 single-family detached residential dwelling units and 1 common lot. *(Candace Fry)*

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

RESULT: Passed [8 TO 0]

AYES: Daffer, Garner, Kehoe, Kirkman, Miller, Sellman, Turner, Van Auker Jr

NOES: None

ABSTAIN: None

(3) Public Hearings

- 3-1. Annexation and Zoning to RP (Residential Professional) zoning district and potential development agreement for 9.51 acres for a future single family residential subdivision (Wood Poppy) at 0 Northside Blvd (parcel #R3437301100; located in the SW 1/4 of the SW 1/4 of Section 34, T4N, R2W, BM), for Katie Miller/Bailey Engineering representing Trilogy Development, Inc. (ANN-00294-2023). Original Concept: 9 single-family detached dwelling units, 20 single-family attached dwelling units in 5 buildings (4-unit townhouses), 8 single family attached dwelling units in 4 buildings (duplex units), and 11 common lots, totaling 37 dwelling units on 9.51 acres. *(Kristi Watkins)*

Chair opened the public hearing.

David Bailey, Applicant Representative, 1119 E State St, Eagle presented the request.

Kristi Watkins, Planning and Zoning presented the item to the Commission. Daniel Badger, Engineering responded to Commission's questions regarding the roadway construction timing.

The following spoke in opposition of the project:

Traci	Casetta	18201 N Orchid Way, Nampa Density
Babara	Jarabak	18438 N Geranium Way, Nampa
Andrew	Jarabak	18438 N Geranium Way, Nampa Parking, Street Maintenance
Elly	Lyons	8848 E Hyacinth St, Nampa
Todd	Lyons	8848 E Hyacinth St, Nampa
David	Saunders	8891 E Sago Lily Dr, Nampa Traffic
Richard	Froehlich	8905 Sage Lily Dr, Nampa
Jolynne	Walker	18167 N Phlox Way, Nampa Density, Property Value

Curtis	Walker	18167 N Phlox Way, Nampa
Charmian	Ronis	8862 E Hyacinth St, Nampa
Kim	Nivens	18089 N Phlox Way, Nampa Growth, Schools
Kylie	Broeker	18132 N Phlox Way, Nampa Property Overcrowding, Traffic
Sara	Palmer	8821 E Hyacinth St, Nampa Infrastructure, Traffic, Density
Tara	Smith	18242 N Phlox Way, Nampa
Angie	Hassler	18249 N Orchid Way, Nampa
Roger	Hassler	18249 N Orchid Way, Nampa Road Construction, Traffic
Nick	Roser	18143 N Phlox Way, Nampa Property Value, Traffic, Growth
Dason	Alverson	8833 E Hyacinth St, Nampa Traffic, School Capacity, Growth
Ben	Broeker	18132 N Phlox Way, Nampa
TJ	Williams	8768 E Lavender Dr, Nampa
Josh	Nivens	18089 N Phlox Way, Nampa
Brian	Parker	18119 N Phlox Way, Nampa Road Construction, Traffic
Perry	Griffis	18237 N Orchid Way, Nampa Traffic Noise
Linda	Guidici	8796 E Lavender Dr, Nampa

Applicant Representative provided closing remarks.

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

MOVED by Daffer and **SECONDED** by Miller to Recommend approval the Annexation and Zoning to RP zoning district and potential development agreement for 9.51 acres for a future single family residential subdivision (Wood Poppy) at 0 Northside Blvd, for Katie Miller/Bailey Engineering representing Trilogy Development, Inc. (ANN-00294-2023) with all conditions listed in the staff report and to adopt the proposed findings of approval as stated in the staff report.

RESULT: Passed [7 TO 1]

AYES: Daffer, Garner, Kehoe, Miller, Sellman, Turner, Van Auker Jr

NOES: Kirkman

ABSTAIN: None

- 3-2.** Subdivision Short Plat Approval for 16-84 Commerce Center Subdivision in the GB1 (Gateway Business) zoning district of 14.27 acres, Parcel #R3047601200 and R3047700000 addressed as 15918 Star Rd and 0 E Franklin Rd (located in NW 1/4 of Section 17, T3N, R1W, BM) , for Baron Properties/Shannon Ely representing BPS Nampa MC LLC (SPS-00057-2024). Original Concept: Commercial mixed-use development with approx. 5 buildings. (*Parker Bodily*)

Chair opened the public hearing.

Kendall Hancey, Applicant Representative, 346 W Striped Owl St, Kuna presented the request.

Parker Bodily, Planning and Zoning presented the item to the Commission. Daniel Badger, Engineering responded to Commission's questions regarding a secondary access point.

The following spoke in support of the item:

Scott Darings 3609 S Julianite Ave, Nampa

Applicant Representative provided closing remarks.

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

MOVED by Garner and **SECONDED** by Daffer to Recommend approval the Subdivision Short Plat Approval for 16-84 Commerce Center Subdivision in the GB1 (Gateway Business) zoning district of 14.27 acres, addressed as 15918 Star Rd and 0 E Franklin Rd for Baron Properties/Shannon Ely representing BPS Nampa MC LLC (SPS-00057-2024) with recommended conditions and adopt the potential findings in the staff report, with the proposed condition of a secondary approval that the applicant work with the Southern property owner to develop a cross access agreement, for the Southern entrance off of Star Road.

RESULT: Passed [8 TO 0]

AYES: Daffer, Garner, Kehoe, Kirkman, Miller, Sellman, Turner, Van Auker Jr

NOES: None

ABSTAIN: None

- 3-3.** Conditional Use Permit for a Home Occupation Online Firearm Sales office in a RS7 (Single-Family Residential) zoning district at 18232 N Camas Creek Ave (a .18 acre parcel #R3437032200, located in the SE 1/4 of Sec. 01 T4N, R2W, BM) for Matthew Randazzo (CUP-00337-2024). (*Parker Bodily*)

Chair opened the public hearing.

Matthew Randazzo, Applicant, 18232 N Camas Creek Ave, Nampa presented the request.

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

The following spoke in support of the item:

Paul Langton 8080 E Sunray Dr, Nampa

Applicant provided closing remarks.

MOVED by Sellman and **SECONDED** by Kehoe 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 Kehoe to Approve the Conditional Use Permit for a Home Occupation Online Firearm Sales office in a RS7 (Single-Family Residential) zoning district at 18232 N Camas Creek Ave, for Matthew Randazzo (CUP-00337-2024) with Recommended Conditions and Proposed Findings.

RESULT: Passed [8 TO 0]

AYES: Daffer, Garner, Kehoe, Kirkman, Miller, Sellman, Turner, Van Auker Jr

NOES: None

ABSTAIN: None

- 3-4.** Zoning Map Amendment from IL_RS to RS8.5 (Single-Family Residential) zoning district at 0 1st St N, Parcel #R1289201000, a 0.22 acre parcel located in the NE 1/2 of Section 22, T3N, R2W, BM) for Ivan Sandoval (ZMA-00187-2024). Original Concept: Rezone from IL_RS designation to specify RS8.5 zoning to allow for the construction of a new single-family detached dwelling unit. (Kristi Watkins)

Chair opened the public hearing.

Kristi Watkins, Planning and Zoning, presented the request for the Applicant, Ivan Sandoval, 0 1st St N, Nampa and responded to Commission's questions.

Clerk's Note: Due to langue barriers, Planning and Zoning Staff presented both the item and Staff Report without comments from the Applicant who attended the meeting.

The following spoke in opposition of the item:

Brad	Hammer	447 1st St N, Nampa ADA Access, Water Main
Lelon	Hienbauch	16591 Wood Duck St, Nampa Easement, ADA Access, Water Main Valve, Tree Removal

MOVED by Miller 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 Kehoe and **SECONDED** by Daffer to Recommend approval of the Zoning Map Amendment from IL_RS to RS8.5 zoning district at 0 1st St N, for Ivan Sandoval (ZMA-00187-2024) and to adopt the proposed findings.

RESULT: Passed [7 TO 1]

AYES: Daffer, Garner, Kehoe, Miller, Sellman, Turner, Van Auker Jr

NOES: Kirkman

ABSTAIN: None

- 3-5.** Zoning Code Amendment of Title 10, Chapter 23, Section 8 adding items L & M for prohibited signs related to advertising illegal activity and the sales of controlled substances for the City of Nampa, ZTA-00040-2024 (*Kristi Watkins*)

Chair opened the public hearing.

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

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

MOVED by Garner and **SECONDED** by Miller 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 Miller to Recommend approval the Zoning Code Amendment of Title 10, Chapter 23, Section 8 adding items L & M for prohibited signs related to advertising illegal activity and the sales of controlled substances for the City of Nampa, ZTA-00040-2024.

RESULT: Passed [8 TO 0]

AYES: Daffer, Garner, Kehoe, Kirkman, Miller, Sellman, Turner, Van Auker Jr

NOES: None

ABSTAIN: None

Adjournment

MOVED by Sellman and **SECONDED** by Garner to Adjourn the meeting at 8:07 p.m.

RESULT: Passed [8 TO 0]

AYES: Daffer, Garner, Kehoe, Kirkman, Miller, Sellman, Turner, Van Auker Jr

NOES: None

ABSTAIN: None