

# NAMPA PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES

## April 29, 2025

### Meeting Call to Order/Roll Call

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

Absent: None

Staff Present: City Clerk Char Tim, City Engineer Daniel Badger, Planning Director Rodney Ashby, City Attorney Preston Rutter, Associate Planner Damion Snodgrass

Chair Van Auker, Jr. called the meeting to 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. Final Plat Approval for Cherry Grove No 5 in a RS8.5 (Single Family Residential) zoning district, a total of 21.44 acres parcel #R3422900000 addressed as 0 Elm Ln, (N 1/2 of the SW 1/4 of S26, T4N, R2W, BM) for KB Home Idaho LLC (SPF-00283-2025, SPP-00103-2022). **Approved by Council.**
2. Vacation of an unused portion of existing City of Nampa utility easement on a 3.34 acre parcel in the BC (Community Business) zoning district located at 383 & 395 Caldwell Blvd, Parcels #R0966400000 & R0966300000 (SE 1/4 of S16, T3N, R2W, BM) for Paul Hilbig/Epic Shine representing Cobblestone Idaho Propco (VAC-00073-2025). **Approved by Council.**
3. Variance of NCC 10-33-2 (landscape) and 10-22-9 (drive thru) for the adjustment of a landscape buffer on a DB (Downtown Business) zoning on a .52 acre parcel #R1449800000 at 95 2nd Street (SW1/4 of the NW 1/4 of Section 22, T3N, R2W, BM) for, Jeff Likes representing Greenstar Foods LIC (VAR-00176-2025). **Approved by Council.**
4. Vacation of an unused portion of existing public utility easement on a 6.98 acre parcel in the BC (Community Business) zoning district located at 11110 W Karcher Rd, 0, 0, 0 Hailey Avenue, Parcels #R2317000000, R2316500000, R231640100, R231640000 (in the SE 1/4 of the SE 1/4 Section 7, T3N, R2W, BM) for Ben Millick representing Karcher Middleton LLC (VAC-00071-2024). **Approved by Council.**
5. Zoning Map Amendment from IP (Industrial Park) to BC (Community Business) zoning district and potential development agreement for parcel #R312280000, 1.18 acres at 1405 W Industrial Rd, located in the NE 1/4 of Section 15, T3N, R2W, BM, for Calvin Berg (ZMA-00199-2024). **Applicant was not present to answer Council's questions- Continued to May 19, 2025 meeting.**

#### 1-2. Staff Communications

- a. Planning & Zoning Quarterly Density Report, 2025 Quarter 1

Rodney Ashby, Planning & Zoning presented the item to the Commission.

**(2) Consent Agenda (Action Items)**

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

**RESULT: Passed [9 TO 0]**

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

**NOES:** None

**ABSTAIN:** None

2-1. Minutes

a. Minutes from Planning & Zoning Commission – Regular Meeting – April 15, 2025

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

**RESULT: Passed [9 TO 0]**

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

**NOES:** None

**ABSTAIN:** None

2-2. Plat Approvals

a. Final Plat Approval for Lady Bird Landing in a RD (Two Family -Duplex - Residential) zoning district, a total of 3.17 acres on two parcels #R2909800000, R9097012000 addressed as 3809 & 0 Greenhurst Rd, (NW 1/4 of Section 1, T2N, R2W, BM) for Mason & Associates Inc representing SI Construction LLC (SPF-00284-2025). Original Concept: Development and construction of 24 single-family attached units (six 4-unit townhouse buildings) on 1.78 acres, and 6 common area lots on .71 acres.

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

**RESULT: Passed [9 TO 0]**

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

**NOES:** None

**ABSTAIN:** None

b. Final Plat Approval for Franklin Village North No 5 in a RS-6 (Single Family Residential) zoning district, a total of 10.95 acres; parcel #R209400000 addressed as 7345 Cherry Lane (SE 1/4 of Section 2, T3N, R2W, BM) for Hubble Homes (SPF-00275-2024, SPP-00092-2021). Original Concept: 30 single family detached units on 6.85 acres, and 9 common area lots on 1.97 acres, with a ROW dedication of 2.13 acres.

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

**RESULT: Passed [9 TO 0]**

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

**NOES:** None

**ABSTAIN:** None

2-3. Extensions

- a. One Year Extension to April 3, 2026 of Subdivision Final Plat approval for Sunnyvale East No 1 Subdivision at 0 Karcher Rd, Parcel #R3142800000 on 6.31 acres in the RMH (Multi Family Residential) zoning district (NE 1/4 of Section 18, T3N, R2W, BM) for Kent Brown representing MM & T Holdings LLC (SPF-00229-2023).

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

**RESULT: Passed [9 TO 0]**

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

**NOES:** None

**ABSTAIN:** None

- b. One Year Extension to January 16, 2026 of Subdivision Preliminary Plat approval for Northland Subdivision at 0 Prescott Ln, Parcels #R3438801000 & R3438800000, RS4 (Single Family Residential) on 43.81 acres, RMH (Multiple Family residential) on 5.88 acres, BC (Community Business) on 4.01 acres for a total of 53.71 acres (SW 1/4 of Section 35, T4N, R2W, BM) for Providence Properties representing Oral Brandt Foundation (SPP-00115-2022).

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

**RESULT: Passed [9 TO 0]**

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

**NOES:** None

**ABSTAIN:** None

**(3) Public Hearings**

- 3-1. Action Item: Zoning Map Amendment from RA (Suburban Residential) to RD (Two-family Residential) zoning district and potential development agreement for two parcels #R3221901400, R32219014B0, a total of 1.09 acres at 1504 S Garland St (SE 1/4 of Section 34, T3N, R2W, BM) for Bobbi Phipps & Jade Duffin (ZMA-00200-2024). Original concept: rezone to match area zoning and for future development. ([Damion Snodgrass](#))

Chair opened the public hearing.

Jade Duffin, Applicant, 16789 N Wentworth Ln, Nampa presented the request.

Damion Snodgrass, Planning & Zoning presented the item to the Commission and responded to Commission's questions on development plans, and potential structures. Daniel Badger, Engineering responded to Commission's questions on frontage improvements. Rodney Ashby, Planning & Zoning spoke on the process.

The following cited concerns on the potential of multi-family development and access point into parcel: Debbie Clover, 1415 Fern St, Nampa; Linda Martindale, 1408 Fern St, Nampa; and Holly Tooley, 1407 Fern St, Nampa.

Applicant provided closing remarks and spoke on request which is trying to match surrounding property to allow a single-family residence, and that the driveway access would be off of Garland and through Bobbi Phipps property.

Mr. Badger provided access history for that area.

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

Mr. Ashby responded to Commission's questions on a potential Development Agreement as it was listed in the request.

**MOVED** by Garner and **SECONDED** by Daffer to Recommend Approval of Zoning Map Amendment from RA (Suburban Residential) to RD (Two-family Residential) zoning district and potential development agreement for two parcels #R3221901400, R32219014B0, a total of 1.09 acres at 1504 S Garland St (SE 1/4 of Section 34, T3N, R2W, BM) for Bobbi Phipps & Jade Duffin (ZMA-00200-2024) with all conditions listed in the staff report and to adopt the proposed findings of approval as stated in the staff report.

**RESULT: Passed [9 TO 0]**

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

**NOES:** None

**ABSTAIN:** None

## **Adjournment**

**MOVED** by Sellman and **SECONDED** by Kirkman to Adjourn the meeting at 6:30 PM.

**RESULT: Passed [9 TO 0]**

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

**NOES:** None

**ABSTAIN:** None