

# **NAMPA PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES**

## **October 29, 2024**

### **Meeting Call to Order/Roll Call**

Present: 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 Kody Daffer, Commissioner Drew Morgan

Staff Present: Deputy City Clerk Crystal Schultze, Planning Director Rodney Ashby, Principal Planner Doug Critchfield, Principal Planner Kristi Watkins

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:

- Changes to the Fire CIP – Approved by Council
- Title 10 Code Changes for cluster developments – Continued to 12/16/24
- Code Changes for the Wall Street historic district

#### **1-2. Staff Communications**

##### **a. Density Report – 3<sup>rd</sup> Quarter 2024**

Rodney Ashby, Planning & Zoning reported updates on the 3<sup>rd</sup> Quarter Density Report.

- b. Request for Planning & Zoning Commission input about specific information, topics, or data that the Commission would like to have included in upcoming Planning & Zoning Annual Report.

Rodney Ashby, Planning & Zoning reviewed the 2024 Report and was assisted by Breanna Son. Mr. Ashby asked for the Commission's feedback for the 2025 report and what they would like to see included. Commissioners provided their feedback.

Commissioner Turner asked for the annual report to provide the number of Certificates of Occupancy per quarter each year.

Commissioner Kirkman asked that the annual report provide analysis on what land is still developable in the impact area and what impact that would have on the city's future.

## **(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. Action Item: Approval of Minutes from Planning & Zoning Commission – Regular Meeting – October 15, 2024

**MOVED** by Garner and **SECONDED** by Kehoe to Approve the Minutes from Planning & Zoning Commission Regular Meeting October 15, 2024.

**RESULT: Passed [7 TO 0]**

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

**NOES:** None

**ABSTAIN:** None

### 2-2. Plat Approvals

- a. Action Item: Subdivision Final Plat approval for Sierra Meadows subdivision at 3 S Sugar St, 1.58 acre parcel #R3188300000 in the RD (Two-family Residential) zoning district, located in the NW 1/4 of Section 26, T3N, R2W, BM, for Centurion Engineers/David Crawford representing Robert Corral (SPF-00263-2024). Original concept: 4 buildable lots. (*Candace Fry*)

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

**RESULT: [7 TO 0]**

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

**NOES:** None

**ABSTAIN:** None

- b. Action Item: Subdivision Final Plat approval for Astaire Commercial subdivision in a BC (Community Business) zoning district at 0 Midland Blvd, a 10.48 acre portion of parcel #R3087000000 in the SE 1/4 of Section 05, T3N, R2W, BM, for Kent Brown Planning Services representing CIF Enterprises LLC (SPF-00270-2024). Original concept: 3 commercial lots and 2 common lots. (*Candace Fry*)

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

**RESULT: Passed [7 TO 0]**

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

**NOES:** None

**ABSTAIN:** None

2-3. Extensions

None reported.

**(3) Public Hearings**

- 3-1. Action Item: Zoning Map Amendment from IL (Light Industrial) to BC (Community Business) zoning district and potential development agreement for parcel #R3118701100, 1.18 acres at 0 E Chisholm Dr, located in the NE 1/4 of Section 14, T3N, R2W, BM, for Jeff Hatch of Hatch Design Architecture representing Brivan Idaho LLC (ZMA-00191-2024). Original concept: Rezone the property to match the zoning of the owner's adjacent property to allow for a future proposed property boundary adjustment. *(Rodney Ashby)*

Chair opened the public hearing.

Steve Thiesen, Applicant Representative, 200 W. 36<sup>th</sup> St, Boise presented the request.

Rodney Ashby, Planning & Zoning presented the item to the Commission and responded to Commission's questions on the history and land uses on the property.

No one appeared in support of or in opposition to this item.

Applicant Representative did not provide closing remarks.

**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

**MOVED** by Kirkman and **SECONDED** by Garner to Recommend Approval of Zoning Map Amendment from RA to RD zoning district and potential development agreement for 0 S Garland St, for Bobbi Phipps (ZMA-00193-2024), 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 0]**

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

**NOES:** None

**ABSTAIN:** None

- 3-2. Action Item: Annexation and zoning to IL (Light Industrial) zoning district and potential development agreement for parcel# R2292800000, 0.67 acres at 4717 Airport Rd, located in the NW 1/4 of Section 19, T3N, R1W, BM, for Curtis Stoddard representing Sun Peak Development LLC (ANN-00300-2024). Original concept: Continue existing business as playground equipment contractor in an industrial zoned location within City of Nampa. *(Rodney Ashby)*

Chair opened the public hearing.

Applicant, Curtis Stoddard, 1251 N. 3700 E, Ashton presented the item.

Rodney Ashby, Planning & Zoning presented the item to the Commission and responded to Commission's questions on the annexation and zoning to IL.

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

Applicant responded to inquiry on building types.

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

**MOVED** by Miller and **SECONDED** by Garner to Recommend Approval of the Annexation and zoning to IL (Light Industrial) zoning district and potential development agreement for parcel# R2292800000, 0.67 acres at 4717 Airport Rd, for Curtis Stoddard representing Sun Peak Development LLC (ANN-00300-2024) with the proposed conditions and Formal Findings.

**RESULT: Passed [7 TO 0]**

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

**NOES:** None

**ABSTAIN:** None

- 3-3. Action Item: Zoning Map Amendment from RA (Suburban Residential) to IL (Light Industrial) zoning district and potential development agreement for two parcels #R31772010A0 & R3175601200, 0.66 acres at 0 Airport Rd, located in the NW 1/4 of Section 24, T3N, R2W, BM, for Ben Semple of Rodney Evans+Partners, LLC representing Benigno Arreola (ZMA-00192-2024). Original concept: Construction and operation of a contractor's shop for an existing heating and cooling contractor business. (*Kristi Watkins*)

Chair opened the public hearing.

Ben Semple, Applicant Representative, 1450 W Bannock St, Boise presented the item.

Kristi Watkins, Planning & Zoning presented the item to the Commission and responded to Commission's questions on the references on pre-manufacturing of the building.

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

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

**MOVED** by Kehoe and **SECONDED** by Sellman to close the public hearing. 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 Zoning Map Amendment from RA to IL zoning district and potential development agreement for two parcels at 0 Airport Rd, for Ben Semple of Rodney Evans & Partners, LLC representing Benigno Arreola (ZMA-00192-2024), 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 0]**

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

**NOES:** None

**ABSTAIN:** None

- 3-4. Action Item: Zoning Map Amendment from RA (Suburban Residential) to RD (Two-family Residential) zoning district and potential development agreement for parcel #R32219014A0, 0.28 acres at 0 S Garland St, located in the SE 1/4 of Section 34, T3N, R2W, BM, for Bobbi Phipps (ZMA-00193-2024). Original concept: rezone to match area zoning and for future development and potential lot split/plat. (*Kristi Watkins*)

Chair opened the public hearing.

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

Kristi Watkins, Planning & Zoning presented the item to the Commission and responded to Commission's questions on the re-zoning from RA to RD and the Conditions of Approval.

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

Applicant Representative did not provide closing remarks.

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

**MOVED** by Kehoe and **SECONDED** by Kirkman to Recommend Approval of Zoning Map Amendment from RA to RD zoning district and potential development agreement for 0 S Garland St, for Bobbi Phipps (ZMA-00193-2024), 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 0]**

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

**NOES:** None

**ABSTAIN:** None

- 3-5. Action Item: Comprehensive Plan Map Amendment from Residential Mixed Use to Medium Density Residential Land Use designation for all parcels within the area North of Alma Lane, South of Locust Lane, East of Southside Blvd, and West of Happy Valley Road, excluding the area in the Northwest corner which is zoned BC (Community Business) and the Low-Density Residential area designated for the existing county subdivision, (exhibit of the exact area proposed for change is available at the Nampa Planning & Zoning department at 500 12th Ave S.) approx. 266.6 acres located in the NW 1/4 of Section 12, T2N, R2W, BM for Trilogy Development representing Endurance Holdings LLC (CMA-00060-2024). Original Concept: Change land use designation to better reflect the currently approved use of a large portion of the site (New York Landing Subdivision, 136 acres with RS8.5 Zoning) and allow for development of the area as a cohesive medium density residential neighborhood. (*Doug Critchfield*)

Chair opened the public hearing.

Kelly Black, Applicant Representative, 1119 E State St, Eagle presented the item and responded to Commission's questions on the map's identifiers for the northwest corner's zoning.

Doug Critchfield, Planning and Zoning presented the item to the Commission and responded to Commission's questions on the mixed use to medium density residential land use.

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

Applicant Representative Kelly Black provided no closing remarks.

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

**MOVED** by Turner and **SECONDED** by Kehoe to Recommend Approval of Zoning Map Amendment from RA to RD zoning district and potential development agreement for 0 S Garland St, for Bobbi Phipps (ZMA-00193-2024), 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 0]**

**AYES:** 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 7:09 PM.

**RESULT: Passed [7 TO 0]**

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

**NOES:** None

**ABSTAIN:** None