



**CITY OF NAMPA**  
**Planning & Zoning Commission**  
**October 15, 2024**  
**City Hall – 411 Third Street South**  
**Livestreaming at**  
<http://www.youtube.com/@cityofnampapublicmeetings>  
**Regular Meeting - 6:00 PM**

## Call to Order

### (1) Communications

- 1-1. Report on Council Actions
- 1-2. Staff Communications

### (2) Consent Agenda (Action Items)

- 2-1. Minutes
  - a. Minutes from Planning & Zoning Commission – Regular Meeting – September 24, 2024
- 2-2. Plat Approvals
  - a. Subdivision Final Plat approval for Seven Maples Ranch No. 2 subdivision at 0 & 3204 E Oklahoma Ave, portions of two parcels #R2115800000 & R2115601100 totaling 15.54 acres in the RS6 (Single-family Residential) zoning district, located in the NW 1/4 of Section 01, T2N, R2W, BM, for Kent Brown representing Triology Idaho LLC/Corey Barton (SPF-00267-2024). Original concept: 66 buildable lots and 6 common lots.
  - b. Subdivision Final Plat approval for Almond Cove subdivision at 0 S Powerline Rd, two parcels #R1145001000 & R1144801000 totaling 2.07 acres in the RS6 (Single-family Residential) zoning district, located in the NW 1/4 of Section 34, T3N, R2W, BM, for Haven Idaho representing NPA Almond LLC (SPF-00268-2024). Original concept: 10 buildable lots and 1 common lot.
- 2-3. Extensions
  - a. One Year Extension to October 17, 2025, of Subdivision Final Plat Approval for Magnolia Estates Subdivision at 0 Northside Blvd in the RD zoning district, a 12.76 acre parcel #R3435701000 (located in the SE 1/4 of the SE 1/4 of Section 33, T4N, R2W, BM) for Kent Brown representing Corey Barton (SPF-00214-2022). Original concept: 38 single-family detached dwelling unit lots, and 7 common lots.

### (3) Public Hearings

- 3-1. Action Item: Subdivision Preliminary Plat Approval for the Stockyard District Business Park in a IH (Heavy Industrial) zoning district, a 10.33 acre parcel #R3182901100 addressed as 2586 2nd St S, located in the SE 1/4 of Section 26, T3n, R2W, BM, for Gary Johnston (SPP-00149-2024). Original Concept: Business park with 12 commercial lots and 1 common lot. *(Kristi Watkins)*

- 3-2. Action Item: Annexation and Zoning to RS6 (Single Family Residential), potential development agreement, and Preliminary Plat for Swainson's Hawk Arbor subdivision at 0 W Greenhurst Rd, a 39.42 acre parcel #R3209701300 located in the SW 1/4 of Section 32, T3N, R2W, BM, for Trilogy Development representing Corey Barton. (ANN-00310-2024, SPP-00150-2024) Original Concept: 146 single family detached dwelling lots and 15 common lots. *(Kristi Watkins)*
- 3-3. Action Item: Annexation and Zoning to IL (Light Industrial) and potential development agreement for future development at 8615 Cherry Ln, a 2.0 acre parcel #R3104601000 located in the NW 1/4 of Section 10, T3N, R2W, BM, for Tanner Lindquist representing AI Cherry LLD (ANN-00312-2024) Original Concept: future industrial development not yet designed. *(Rodney Ashby)*
- 3-4. Action Item: Conditional Use Permit for an unlisted land use in the DH (Downtown Historic) zoning district for Nampa Container Park to provide an outdoor eating plaza surrounded by shipping containers modified to serve food and beverages from serving windows, and the following exceptions to city code: 1. limiting fence height and type (10-15-7.H.3), 2. requiring building widths to go from property line to property line (10-15-7.D.4), 3. Buildings shall be built to front property line (10-15-7.C.2), 4. provide a base and facade shapes that match historic structures in the same area (10-15-7.D.3), 5. exterior finish materials shall follow standards outlined in 10-15-7.D.12, and 6. windows and pedestrian features shall be provided next to any sidewalk (10-15-7.D.9.a); all at 104 12th Ave S, a 0.11 acre parcel #R0827120000 located in the SE 1/4 of Section 22, T3N, R2W, BM, for Jeff Likes/ALC Architecture representing Derek Cooper (CUP-00349-2024). *(Rodney Ashby)*

## Adjournment

Individuals who require assistance to accommodate physical, vision, and/or hearing impairments, please contact the City Clerk's Office at Nampa City Hall, (208) 468-5415. Requests should be made at least three (3) days prior to the meeting to allow time to arrange accommodations. Requests that require county interpreter services need to be made at least seven (7) business days prior to the meeting.