

NAMPA PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES

May 14, 2024

Meeting Call to Order/Roll Call

Present: Commissioner Matthew Garner, Commissioner Bret Miller (Remote), Commissioner Drew Morgan, Commissioner Tom Turner

Absent: Commissioner Kody Daffer, Commissioner Steve Kehoe, Commissioner Jeff Kirkman, Commissioner Peggy Sellman, Commissioner Ron Van Auker Jr

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

Vice Chair Tom Turner called the meeting to order at 6:03 p.m. He informed the audience that unless Commissioners could be reached to attend remotely, there would be No Quorum for the evening.

(1) Communications

1-1. Report on Council Actions

Rodney Ashby, Planning and Zoning reported on April 24, 2024 Council agenda item approvals.

1-2. Staff Communications

Vice Chair Tom Turner asked for Legal advice regarding No Quorum procedures.

Bryan Norton, Legal explained to the Commission, Staff, and Audience the processes that would be taken for a No Quorum meeting.

Vice Chair Tom Turner called for a recess at 6:20 p.m., to verify no other Commissioners could be reached to attend remotely.

Vice Chair Tom Turner announced that the action items would be continued to the May 28, 2024 meeting, per the verbal request from the applicants to the Planning and Zoning Director to approve the continuance of the scheduled items, due to not meeting the requirements of the open meeting quorum.

Vice Chair Tom Turner called the meeting at 6:30 p.m.

(2) Consent Agenda (Action Items)

2-1. Minutes

a. Minutes from Planning & Zoning Commission - Regular Meeting - April 23, 2024

2-2. Plat Approvals

- a. Subdivision Final Plat approval for Bentley Meadows Subdivision in a RS7 (Single-Family Residential) zoning district; a 5.69 acre parcel #R3179101500 at 0 S Grays Ln (located in the NE 1/4 of Section 25, T3N, R2W, BM) for JRMN Holdings, LLC/Rob Nash (SPF-00254-2024). Original concept: 22 single-family detached lots and 3 common lots. *(Candace Fry)*
- b. Subdivision Final Plat approval for East Ridgevue No. 3 Subdivision in a RS7 (Single-Family Residential) zoning district; a 13.6 acre parcel #R3437001100 at 0 Madison Rd (located in the SE 1/4 of Section 34, T4N, R2W, BM) for Mason & Associates representing Corey Baron (SPF-00257-2024). Original concept: 54 single-family detached lots and 5 common lots. *(Candace Fry)*
- c. Subdivision Final Plat approval for Woods Crossing, a commercial development in a BC (Community Business) zoning district; a 3.92 acre parcel #R3098701000 at 0 W Karcher Rd (located in the SW 1/4 of Section 9, T3N, R2W BM) for Jason Polson representing Randy Wood/Nampa Paving (SPF-00255-2024). Original concept: 5 lots for a commercial mix-use development. *(Candace Fry)*

2-3. Extensions

- a. One year extension to June 20, 2025 for Subdivision Final Plat for Seven Maples Ranch No. 1 Subdivision in an RS6 (Single-Family Residential) zoning district at 0 E Oklahoma Ave, (portions of two parcels including #R2115601000 and #R2909301000 totaling 13.16 acres, portions of the S 1/2 of the NW 1/4, and the N 1/2 of the SW 1/4 of Section 1, T2N, R2W, BM) for Shawn Brownlee/Trilogy Development (SPF-00239-2023). *(Parker Bodily)*

(3) Public Hearings

- 3-1. **Action Item:** Conditional Use Permit for two-unit single family attached dwelling units in an RS6 (Single-Family Residential) zoning district, Planned Unit Development for density of 9.63 dwelling units/acre, and Subdivision Preliminary Plat for Almond Cove Subdivision located at 0, 0 S. Powerline Rd (two parcel #'s R1145001000 & R1144801000 totaling 2.08 acres in the NE 1/4 of the NE 1/4 of Section 34, T3N, R2W, BM), for Haven Idaho representing NPA Almond LLC (SPP-00142-2024, PUD-00015-2024, CUP-00331-2024). Original Concept: 10 buildable lots for duplex dwelling units and 1 common lots. *(Parker Bodily)*
- 3-2. **Action Item:** Annexation and Zoning to BC (Community Business) zoning district and potential development agreement for a future commercial complex at 4379 E Franklin Rd (a 4.45 acre parcel #R304400000; located in the W 1/2 of the NW 1/4 of the NW 1/4 of Section 17, T3N, R1W, BM) for Jeff Hatch/Hatch Design Architecture representing Peter and Lynn Glidden (ANN-00299-2024). Original Concept: 6 flex-space commercial buildings. *(Parker Bodily)* (Continuation requested by applicant to date certain of June 25, 2024.)
- 3-3. **Action Item:** Subdivision Preliminary Plat approval for The Laurels Subdivision located at 0, 0 Southside Blvd, two parcels #R3230800000 and R3230601000 totaling 5.15 acres in the RD (Two-Family Residential) zoning district (located in the SE 1/4 of the NE 1/4 of Section 35, T3N, R2W, BM) for Centurion Engineers, Inc./David Crawford representing SSM2 Company (SPP-00141-2023). Original concept: 36 single-family attached dwelling units in 10 buildings (four 3-unit townhouses and six 4-unit townhouses) and 4 common lots. *(Parker Bodily)* (Continued from P&Z meeting 04/09/2024)

- 3-4. Action Item:** Conditional Use Permit for the expansion of a currently operating auto detailing business to provide extended services at a new site located in the DV (Downtown Village) zoning district at 1012 & 1014 1st St. S (Parcel#s R1412700000 & R141270010018232 totaling 0.31 acres, located in the SE 1/4 of Section 22 T3N, R2W, BM) for David Arredondo (CUP-00339-2024). *(Kristi Watkins)*
- 3-5. Action Item:** Conditional Use Permit for the operation of a pet alkaline hydrolysis (a.k.a. aquamation, a water-based, flameless form of small animal cremation) business in the IL (Light Industrial) zoning district at 3806 E Newby St (a 0.46 acres parcel #R1293951700 located in the SW 1/4 of Section 13, T3N, R2W, BM) for Kesler Thueson (CUP-00338-2024) *(Kristi Watkins)*

Adjournment