

NAMPA PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES

May 13, 2025

Meeting Call to Order/Roll Call

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

Absent: None

Staff Present: City Attorney Preston Rutter (arrived at 6:27 PM), City Clerk Char Tim, City Engineer Daniel Badger, Planning Director Rodney Ashby, Principal Planner Kristi Watkins, Clerk Stephanie Anderson, Associate Planner Damion Snodgrass

Chair Van Auken, 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 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. **Approved by Council.**
2. 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. **Approved by Council.**
3. Subdivision Condo Plat for the Amity Crossing Condominium No. 2 Subdivision in the BC (Community Business) zoning district, a 8.08 acre portion of parcel #R31801010A0, addressed as 3758 E Amity Ave, located in the SW ¼ of Section 25, T3N, R2W, BM), for Mark Bigelow of Amity Crossing LLC (SPC-00010-2025). **Approved by Council.**
4. Zoning Map Amendment from RD (Two-Family Residential) to BC (Commercial Business) zoning district, and potential Development Agreement for 1215 13th Street S, parcel #R1594200000 and right-of-way in front of the parcel, for a total of 0.389 acres, located in the (NW 1/4 of S27, T3N, R2W, BM), for Aaron Randell/JGT Architecture, representing Brenda & Oswaldo Rodriguez (ZMA-00198-2024). Original Concept: Construct and operate a new restaurant. **Denied by Council.**
5. Zoning Map Amendment from RA (Suburban Residential) to RS4 (Single Family Residential) zoning district and Preliminary Plat for Sunshine Meadows Subdivision, a 6.36 acre parcel #R3231600000 (NW1/4 of S35, T3N, R2 West, BM) and potential development agreement for 1426 Chicago Street, for Ardurra Engineers, representing Parekh Pratik, Owner (ZMA-00196-2024, SPP-00152-2024). Original Concept: Residential development to include 28 Single Family homes and 11 common lots. **Approved by Council.**
6. Vacation of an existing utility easement that encroaches a portion of the building, 0.50

acres in the BC (Community Business) zoning district located at 16608 Midland Blvd, Parcel #R3099300000 (SW 1/4 of the NW 1/4 Section 9 T3N, R2W, BM) for Antonio Conti representing D. Blaine Jacobson (VAC-00072-2024). Original Concept: Vacation of existing utility easement encroaching a section of the building on the south east end. **Approved by Council.**

7. New Alcohol License –Warehouse Nightclub – 1020 1st St S – On-Premise Beer, Wine & Liquor by the Drink. **Denied by Council.**

1-2. Staff Communications

- a. Appreciation of Service presentation by Rodney Ashby

Rodney Ashby and Kristi Watkins, Planning & Zoning recognized Ron Van Auker, Jr for his many years of community service and presented a plaque to him.

(2) Consent Agenda (Action Items)

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

RESULT: Passed [9 TO 0]

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

NOES: None

ABSTAIN: None

2-1. Minutes

- a. Minutes from Planning & Zoning Commission – Regular Meeting – April 29, 2025

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

RESULT: Passed [9 TO 0]

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

NOES: None

ABSTAIN: None

(3) Public Hearings

- 3-1. Action Item: Annexation and zoning in RS4 (Single Family Residential) zoning district, potential development agreement, and Subdivision Preliminary Plat for Millwood Pines on a 9.99 acre parcel #R2094200000 at 7161 Cherry Ln (NW 1/4 of the NE 1/4 Section 11 T3N, R2W BM) for Isaac Josifek of Adurra Engineers representing Schlapia Audrey Carole/ Hayden Homes (ANN-00325-2024, SPP-00154-2024). Original Concept: Development consisting of 56 single family detached lots and 6 common lots. *(Damion Snodgrass)*

Chair opened the public hearing.

Sabrina Minshall, Applicant, 1020 Hickory Way, Meridian presented the request.

Damion Snodgrass, Planning & Zoning presented the item to the Commission.

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

Applicant provided closing remarks and spoke on a summary of their projects.

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

Discussion ensued on the benefits of the infill project, attainable housing, density, and buffer. Mr. Snodgrass responded to Commission's questions on RP zoning.

MOVED by Morgan and **SECONDED** by Daffer to Recommend Approval of the Annexation and Zoning in RS4 (Single Family Residential) zoning district, potential development agreement, and Subdivision Preliminary Plat for Millwood Pines at 7161 Cherry Ln for Isaac Josifek of Adurra Engineers representing Schlapia Audrey Carole/ Hayden Homes (ANN-00325-2024, SPP-00154-2024) 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: Garner, Miller, Daffer, Turner, Van Auker Jr, Kehoe, Kirkman, Morgan, Sellman

NOES: None

ABSTAIN: None

3-2. Action Item: Zoning Map Amendment from RD (Two Family -Duplex- Residential) to RS6 (Single Family Residential) zoning district and potential development agreement for a 0.26 parcel #R117980000 at 1423 S Elder Street (NE 1/4 of Section 34, T3N, R2W, BM) for Celida Herrera (ZMA-00202-2025). Original concept: Zoning map amendment for building an addition to the existing home. ([Rodney Ashby](#))

Chair opened the public hearing.

Celida Herrera, Applicant, 1423 S Elder St, Nampa presented the request and responded to Commission's questions on rental options.

Rodney Ashby, Planning & Zoning presented the item to the Commission and responded to Commission's questions on the two different zonings located on the parcel. Daniel Badger, Engineering responded to Commission's questions on sidewalks.

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

Applicant provided closing remarks and spoke on the sidewalk requirement.

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 Daffer and **SECONDED** by Miller to Approve the Zoning Map Amendment from RD (Two Family -Duplex- Residential) to RS6 (Single Family Residential) zoning district and potential development agreement for a 0.26 parcel #R117980000 at 1423 S Elder Street for Celida Herrera (ZMA-00202- 2025) 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: Garner, Miller, Daffer, Turner, Van Auker Jr, Kehoe, Kirkman, Morgan, Sellman

NOES: None

ABSTAIN: None

3-3. Action Item: Conditional Use Permit for an "Animal Shelter" in a BC (Community Business) zoning district at 3202 12th Avenue Rd, a 0.71 acre parcel #R2922401000, (SW 1/4 of Section 3, T2N, R2W, BM), for Nancy Smith representing Pet Haven Inc. (CUP-00374-2025). Original concept: Pet adoption center, vaccines, and spay/neuter for cats, to a larger facility. (*Damion Snodgrass*)

Chair opened the public hearing.

Nancy Smith, Applicant and Board President of Pet Haven, Inc, 333 W Orchard, Nampa and Alfred Koenig, Vice President of Pet Haven, Inc, 11660 Lawrence Dr, Caldwell presented the request and responded to Commission's questions on types of animals, renting or buying property, number of cats currently and the anticipated number at new facility, and association with any humane society or other groups.

Damion Snodgrass, Planning & Zoning presented the item to the Commission.

The following spoke in support of the item: Margorie Koenig, 11660 Lawrence Dr, Caldwell (spoke on the Pet Haven's search for a larger facility); and Lola Smith, 5670 3rd Ave S, Nampa (if Pet Haven doesn't buy building, it will still be sold and daycare displaced).

The following spoke in opposition of the item due to the existing renter (TLC Daycare) being displaced by the purchase of the property: Tonia Davis, 4019 E Man O War Dr, Nampa; Christine Sugg, 11490 W Cumberland River Dr, Nampa; Kayla Davis, 4019 E Man O War Dr, Nampa, and Bobbi Beane, 2112 Lexis Ln, Apt 101, Nampa.

Applicant provided closing remarks and spoke on the gate access with D&B Supply, and that they are purchasing a property that is for sale and it is the current property owner's decision to displace the existing renter.

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

Commissioners spoke to the audience on the real estate process, what was before them for an action item, and that the building was for sale due to the decision by the property owner.

Preston Rutter, Legal responded to Commission's questions on a public forum section and spoke on the need for the public testimony to be relevant to the agenda item.

MOVED by Kirkman and **SECONDED** by Kehoe to Approve the Conditional Use Permit for an "Animal Shelter" in a BC (Community Business) zoning district at 3202 12th Avenue Rd, a 0.71 acre parcel #R2922401000, (SW 1/4 of Section 3, T2N, R2W, BM), for Nancy Smith representing Pet Haven Inc. (CUP-00374-2025) and adopt the proposed conditions and findings as listed in the staff report.

RESULT: Passed [9 TO 0]

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

NOES: None

ABSTAIN: None

- 3-4. Action Item: Nampa City Ordinance Text Amendments for Title 2, Chapter 18: Nampa Bicycle And Pedestrian Advisory Committee; Title 9, Chapter 6: Erosion and Sediment Control/Grading; Title 10, Chapter 1: General Provisions; Chapter 2: Enforcement; Chapter 3: Establishment Of Districts And Provisions For Nonconforming Uses; Chapter 8: RS (Single-Family Residential) zone; Chapter 10: RD (Two-Family Residential) zone; Chapter 15: Downtown Subdistricts; Chapter 19: IP (Industrial Park) zone; Chapter 19: IL (Light Industrial) zone; Chapter 20: IH (Heavy Industrial) zone; Chapter 22: Off Street Parking And Loading; Chapter 23: Signs; Chapter 25: Conditional Use Permits; Chapter 26: Planned Unit Developments And Master Planned Communities; Chapter 27: Subdivisions; and Chapter 33: Landscaping And Corridor Beautification, (ZTA-00044-2024 & ZTA-00045-2025) (*Kristi Watkins*)

Chair opened the public hearing.

Kristi Watkins, Planning & Zoning presented the item to the Commission and noted there was a typo in the agenda item title as the IP (Industrial Park) zone should be identified as Chapter 18. She responded to Commission's questions on service animals, sign materials and Conditional Use Permit amendments. Rodney Ashby, Planning & Zoning responded to Commission's questions on data centers.

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

Significant discussion ensued on Conditional Use Permit amendments regarding flexibility. Preston Rutter, Legal spoke on the significance of the placement of commas in a sentence as it could change the interpretation of it.

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 Garner and **SECONDED** by Miller to Approve the Nampa City Ordinance Text Amendments for Title 2, Chapter 18, Title 9, Chapter 6 and various chapters in Title 10, (ZTA-00044-2024 & ZTA-00045-2025), with the findings as presented by City Staff and the additional condition that staff coordinate with Legal to address the changes to the Conditional Use Permit revisions to match with those which were noted in staff's discussion.

RESULT: Passed [9 TO 0]

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

NOES: None

ABSTAIN: None

Adjournment

MOVED by Sellman and **SECONDED** by Morgan to Adjourn the meeting at 7:54 PM.

RESULT: Passed [9 TO 0]

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

NOES: None

ABSTAIN: None