

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

NAMPA PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES

April 15, 2025

Meeting Call to Order/Roll Call

Present: Commissioner Matthew Garner, Commissioner Steve Kehoe, Commissioner Jeff Kirkman, Vice-Chair Bret Miller, Commissioner Tom Turner, Chair Ron Van Auker Jr

Absent: Commissioner Kody Daffer, Commissioner Drew Morgan, Commissioner Peggy Sellman

Staff Present: City Clerk Char Tim, City Engineer Daniel Badger, Planning Director Rodney Ashby, Principal Planner Kristi Watkins, 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 Wagers Dairy No 2 Subdivision in a RS-7 (Single Family Residential) zoning district, a total of 13.7 acres addressed as 16645 Portner Road, for Shawn Brownlee (SPF-00277-2024, SPP-00107-2022). **Approved by Council.**
2. Final Plat Approval for Cayuse Ridge Subdivision in a RS-6 (Single Family Residential) zoning district, a total of 10.37 acres addressed as 914 S Midland Blvd & 0 W Dooley Ln, for Becky Yzaguirre representing Ardurra (SPF-00279-2024, SPP-00147-2024). **Approved by Council.**
3. Annexation and zoning to IL (Light Industrial) zoning district and potential development agreement for a 1.01 acre parcel at 0 Landon Ln, for Steel National representing Viktor Onofreychuk (ANN-00319-2024). **Approved by Council.**
4. Annexation and zoning to RS6 (Single Family Residential) zoning district and potential development agreement for 7.0 acres in two parcels at 11281 Moss Ln, for Craig Kulchak of RCK Consultants representing Lyle and Sharon Johnson (ANN-00323-2024). **Approved by Council.**
5. Annexation and Zoning to RS6 (Single Family Residential) for a 0.70 acre parcel addressed as 0 S. Grays Ln, Zoning Map Amendment from RS18 (Single Family Residential) to RS6 (Single Family Residential) for a 0.52 acre parcel addressed as 507 S Grays Ln, and potential development agreement, both parcels for Steven A. & E. Joceee Vreeland (ANN-00321-2024, ZMA-00197-2024). **Approved by Council.**
6. Annexation and zoning to RS4 (Single Family Residential) zoning district, potential development agreement, and Subdivision Preliminary Plat for Grand Central subdivision on a 6.54 acre parcel at 4314 E Railroad St, for Jarron Langston representing Theodore & Nancy Waugh (ANN-00322-2024, SPP-00153-2024). **Approved by Council.**

1-2. Staff Communications

Rodney Ashby, Planning & Zoning spoke on the following items:

1. Downtown Feasibility Tour
2. Comp Plan Update regarding Selection Committee status
3. Joint Special Meeting (Workshop) with City Council on April 17, 2025 to discuss proposed Sign Code amendments

Chair Van Auker, Jr. announced that he will be moving out of the city limits and, therefore, will not be able to continue as a member of the Planning & Zoning Commission. His last meeting will be May 13, 2025.

(2) Consent Agenda (Action Items)

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

RESULT: Passed [6 TO 0]

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

NOES: None

ABSTAIN: None

2-1. Minutes

- a. Minutes from Planning & Zoning Commission – Regular Meeting – March 25, 2025

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

RESULT: Passed [6 TO 0]

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

NOES: None

ABSTAIN: None

2-2. Plat Approvals

- a. Subdivision 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). Original Concept: Subdivision development including 79 single family detached units on 13.43 acres, and 10 common area lots on 2.73 acres, and internal roadways of 5.28 acres.

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

RESULT: Passed [6 TO 0]

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

NOES: None

ABSTAIN: None

2-3. Extensions

None

(3) Public Hearings

- 3-1. Action Item: Conditional Use Permit to build a duplex in a RS6 (Single-family Residential) zoning district at 0 Smith Avenue, a 0.16 acre parcel #R1610601000, located in the (SW 1/4 of the NE 1/4 of Section 21, T3N, R2W, BM), for Yasser Abdulrazak, (CUP-00366-2025). Original concept: Build a duplex on lot. (*Kristi Watkins*)

Chair opened the public hearing.

Yasser Abdulrazak, Applicant, 2425 N Workload Pl, Boise presented the request.

Kristi Watkins, Planning & Zoning presented the item to the Commission and responded to Commission's questions on aerial view, requirement of a paved road, property details, easement, and Fire Department options. Daniel Badger, Engineering responded to Commission's questions on Fire Department review of site and building permit review process.

The following spoke in opposition to the item: Troy Burlison, 230 Smith Ave, Nampa (easement infrastructure, lot size, parking spots); and Linda Smith, 232 Smith Ave, Nampa (easement capacity, parking spots).

Preston Rutter, Legal spoke on access concerns/comments and stated that those should be addressed in a different venue.

Applicant provided closing remarks and responded to Commission's questions on easement, access from Hunter, parking, Fire Department driveway requirements, and pavement requirement.

Significant discussion ensued on easement vs driveway access.

MOVED by Miller 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 Kirkman and **SECONDED** by Miller to Approve the Conditional Use Permit to build a duplex in a RS6 zoning district at 0 Smith Avenue, for Yasser Abdulrazak, (CUP-00366-2025), with Recommended Conditions and Proposed Findings.

RESULT: Passed [6 TO 0]

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

NOES: None

ABSTAIN: None

- 3-2. Action Item: Conditional Use Permit for a duplex in a RS6 (Single-family Residential) zoning district at 812 N 2nd Street, a 0.16 acre parcel #R087000000 (SW 1/4 of the NE 1/4 of Section 22 in T2N, R2W, BM), for Ealton Rietema (CUP-00369-2025). Original concept: Development of a new two story duplex with garage space. (*Damion Snodgrass*)

Chair opened the public hearing.

Colton Rietema, Applicant, 23246 Boehner Rd, Wilder presented the request and responded to Commission's questions on garages.

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

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

Applicant did not provide any closing remarks.

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 Garner and **SECONDED** by Kirkman to Approve the Conditional Use Permit for a duplex in a RS6 (Single-family Residential) zoning district at 812 N 2nd Street, a 0.16 acre parcel #R087000000 (SW 1/4 of the NE 1/4 of Section 22 in T2N, R2W, BM), for Colton Rietema (CUP-00369-2025) with Recommended Conditions and Proposed Findings.

RESULT: Passed [6 TO 0]

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

NOES: None

ABSTAIN: None

3-3. Action Item: Subdivision Preliminary Plat Approval and Planned Unit Development for Sugar Creek Townhomes in a RD (Two Family (duplex) Residential) zoning district, a total of 7.68 acres, parcels #R3188200000, R13.88800000, R3188701000 addressed as 2205 3rd Street N, 0 S Sugar Street, 0 E Victory Rd (N 1/4 of Section 26, T3B, R2W, BM) for John Dixon/Slichter Ugrin Architecture representing Kyle Sales/Bunker Development (SPP-00156-2025,PUD-00018-2025). Original Concept: Development of a single family attached units (townhouses) including 72 building lots and 5 common lots. (*Kristi Watkins*)

Chair opened the public hearing.

John Dixon, Applicant Representative, 415 S 13th St, Boise presented the request and spoke on a proposed solution to resolve the incorrect number of parking spots originally submitted.

Kristi Watkins, Planning & Zoning presented the item to the Commission.

Chad Slichter, Applicant Representative, 415 S 13th St, Boise spoke on behalf of Kyle Sales, Applicant, who was unable to attend, and inquired on timing and utility costs. Daniel Badger, Engineering responded that staff would work with the Applicant on these items.

Applicant Representative did not provide any closing remarks.

MOVED by Miller 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 Kirkman and **SECONDED** by Kehoe to Recommend Approval of the Subdivision Preliminary Plat Approval and Planned Unit Development for Sugar Creek Townhomes in a RD at 2205 3rd Street N, 0 S Sugar Street, 0 E Victory Rd for John Dixon/Slichter Ugrin Architecture representing Kyle Sales/Bunker Development (SPP-00156-2025, PUD-00018-2025), with all conditions listed in the staff report and to adopt the proposed findings of approval as stated in the staff report.

RESULT: Passed [6 TO 0]

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

NOES: None

ABSTAIN: None

- 3-4. Action Item: Conditional Use Permit to add a manufactured home in an RS6 (Single family Residential) zoning district at 7734 Birch Lane, a 0.85 acre parcel #R209600000, (NW 1/4 of Section 11, T3N, R2W, BM), for Joshua & Michelle Rhuman (CUP-00370-2025). Original concept: Placement of a manufactured home on a chassis, not a foundation, for the temporary use of a caregiver residence. (*Rodney Ashby*)

Chair opened the public hearing.

Michelle Rhuman, Applicant, 7734 Birch Ln, Nampa presented the request. Joshua Rhuman, Applicant, 7734 Birch Ln, Nampa was available (remote) for any questions.

Rodney Ashby, Planning & Zoning presented the item to the Commission and responded to Commission's questions on temporary structure, parking requirements, and validity requirements of Conditional Use Permit. Preston Rutter, Legal responded to Commission's questions on potential legal issues with Canyon County requirements.

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

Applicant did not provide any closing remarks.

MOVED by Garner 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 Kirkman and **SECONDED** by Kehoe to Approve the Conditional Use Permit to add a manufactured home in an RS6 (Single family Residential) zoning district at 7734 Birch Lane, a 0.85 acre parcel #R209600000, for Joshua & Michelle Rhuman (CUP-00370-2025), with Proposed Conditions and Proposed Findings.

RESULT: Passed [6 TO 0]

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

NOES: None

ABSTAIN: None

Adjournment

MOVED by Garner and **SECONDED** by Kehoe to Adjourn the meeting at 7:29 PM.

RESULT: Passed [6 TO 0]

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

NOES: None

ABSTAIN: None