

a. Minutes from Planning & Zoning Commission – Regular Meeting – June 10, 2025

NAMPA PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES

June 10, 2025

Meeting Call to Order/Roll Call

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

Absent: None

Staff Present: City Attorney Preston Rutter, City Engineer Daniel Badger, Planning Director Rodney Ashby, Principal Planner Kristi Watkins, Clerk Stephanie Anderson, Associate Planner Damion Snodgrass

Chair Miller 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. Action Item: Variance of code 10-4-5.B to request a reduction for the setback to 20' instead of code required 35', due to the widening of Franklin Rd, which has resulted in reduced available space for landscaping, parking and building footprint, for a GB1 (Gateway Business) zone, on a 3.43 acre parcel #R3047610000 at 4865 E Franklin Blvd (NW 1/4 of the NW 1/4 of S17, T3N, R1W, B.M.) for Victor Ferral representing Ony O'Neil/Echo Companies (VAR00179-2025). Original Concept: To provide additional space for landscaping and parking, which was reduced after the widening of Franklin Rd. **Approved by Council.**

2. Action Item: Variance of code 10-8-5.B to request substandard sized lots for a lot split of a .23 acre parcel, in a RS6 (Single Family Residential) zoning district, parcel#R1108600000, at 424 S Banner St (SE 1/4 of Section 27, T3N, R2W, BM) for Joe Pearson (VAR-00182-2025). Original Concept: Requesting a lot split of 10,078 sq ft lot into (2) 5,000 (approx) sq ft lots to build single family detached unit on each lot. **Approved by Council.**

3. Action Item: Annexation and Zoning to RMH (Multi Family Residential) and GB2 (Gateway Business) zoning districts and potential development agreement at 17672 N Can Ada Rd & 0 Ustick Rd, a total of 77.87 acres parcels# R3039601100, R3039500000, located in the NW 1/4 of Section 6, T3N, R1W, BM for Renee Strand of Holst Architecture representing Mike Arduino of Murphy Development (ANN-00328-2025). Original Concept: RMH zoning totaling 67.93 acres, and GB2 zoning totaling 9.94 acres for a mixed use development, land uses including 1,492 multi-family dwelling units, open space, agriculture, and commercial. **Approved by Council.**

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 18: 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). **Approved by Council.**

1-2. Staff Communications

Chair Miller addressed the Commissioners on proper protocol and elevation of the Planning and Zoning Commissioner meeting to be appropriate and respectful during the meetings.

He thanked the public in attendance for their presence in the meetings and providing feedback to assist in making the City of Nampa a better place to live.

(2) Consent Agenda (Action Items)

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

RESULT: Passed [8 TO 0]

AYES: Garner, Miller, Daffer, Turner, Kehoe, Kirkman, Morgan, Sellman

NOES: None

ABSTAIN: None

2-1. Minutes

a. Minutes from Planning & Zoning Commission – Regular Meeting – May 27, 2025

MOVED by Garner and **SECONDED** by Keho to Approve the minutes as presented.

RESULT: Passed [8 TO 0]

AYES: Garner, Miller, Daffer, Turner, Kehoe, Kirkman, Morgan, Sellman

NOES: None

ABSTAIN: None

2-2. Plat Approvals

a. Confirmation of Subdivision Preliminary Plat Compliance to City Council's approval conditions for Falcon Town Homes Subdivision Preliminary Plat in a RD (Two-Family Residential) zoning district, Parcel #s R3204500000, R3204501200, and R3204501300 totaling 7.77 acres at 0 Lake Lowell Ave (located in T3N, R1W, BM) for Delta LLC representing Ataul Karim (SPP-00146-2024; APL-00024-2024).

MOVED by Garner and **SECONDED** by Keho to Approve the minutes as presented.

RESULT: Passed [8 TO 0]

AYES: Garner, Miller, Daffer, Turner, Kehoe, Kirkman, Morgan, Sellman

NOES: None

ABSTAIN: None

(3) Public Hearings

- 3-1. Action Item: Conditional Use Permit for a Home Occupation gun related sales and services; in a RS8.5 (Single Family Residential) zoning district at 5616 E Walbrook, a 0.20 acre parcel #R3038721500 (SW 1/4 of Section 6 in T3N, R1W, BM), for Mark Bigler representing Edwards Family Trust (CUP-00375-2025). Original concept: Gunsmith services that would include repairs and alterations to rifles, and internet sales that include product pick-up and delivery from local gun stores. *(Damion Snodgrass)*

Chair Miller opened the public hearing.

Mark Bigler, Applicant, 5616 E Walbrook, Nampa presented the request.

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

No one spoke in support of or in opposition on this item, but requested clarification regarding public safety, noise, liability insurance and firearm testing: Megan Merkley, 5702 E Milam, Nampa; Jeff Wire, 5588 E Walbrook.

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

MOVED by Garner and **SECONDED** by Morgan to close the public hearing.

RESULT: Passed [8 TO 0]

AYES: Garner, Miller, Daffer, Turner, Kehoe, Kirkman, Morgan, Sellman

NOES: None

ABSTAIN: None

MOVED by Morgan and **SECONDED** by Daffer to Approve the Conditional Use Permit for a Home Occupation gun related sales and services; in a RS8.5 (Single Family Residential) zoning district at 5616 E Walbrook, a 0.20-acre parcel #R3038721500 (SW 1/4 of Section 6 in T3N, R1W, BM), for Mark Bigler representing Edwards Family Trust (CUP-00375-2025). Original concept: Gunsmith services that would include repairs and alterations to rifles, and internet sales that include product pickup and delivery from local gun stores.

RESULT: Passed [8 TO 0]

AYES: Garner, Miller, Daffer, Turner, Kehoe, Kirkman, Morgan, Sellman

NOES: None

ABSTAIN: None

- 3-2. Action Item: Conditional Use Permit for a Home Occupation gun related sales & services in a RS6 (Single Family Residential) zoning district at 30 N Sunset St, a 0.28 acre parcel #R1434400000 (SE 1/4 of Section 21, T3N, R2W, BM), for William Bullock (CUP-00376-2025). Original concept: Firearm sales & services (primarily online).*(Rodney Ashby)*

Chair Miller opened the public hearing.

William Bullock, Applicant, 30 N Sunset, Nampa presented the request.

Clerk's Note: Commissioner Turner recused himself and left the room at 6:37 PM.

Rodney Ashby, 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 on the item.

MOVED by Morgan and **SECONDED** by Kehoe to close the public hearing.

RESULT: Passed [7 TO 1]

AYES: Garner, Miller, Daffer, Kehoe, Kirkman, Morgan, Sellman

NOES: None

RECUSED: Turner

MOVED by Daffer and **SECONDED** by Sellman to Approve the Conditional Use Permit for a Home Occupation gun related sales & services in a RS6 (Single Family Residential) zoning district at 30 N Sunset St, a 0.28-acre parcel #R1434400000 (SE 1/4 of Section 21, T3N, R2W, BM), for William Bullock (CUP-00376-2025). Original concept: Firearm sales & services (primarily online)

RESULT: Passed [7 TO 1]

AYES: Garner, Miller, Daffer, Kehoe, Kirkman, Morgan, Sellman

NOES: None

RECUSED: Turner

Clerk's Note: Commissioner Turner returned to the meeting at 6:45 PM and took his seat at the dais.

- 3-3. Action Item: Conditional Use Permit to allow non enclosed storage and product display in retail parking lot as required in NCC 10-16-2, in BC (Community Business) zoning district at 2100 12th Avenue Road, Parcel #R3227500000, located in the SW 1/4 of Section 34, T3N, R2W, BM, for Joshua Smith representing Walmart (CUP-00368-2025). Original concept: To utilize designated parking spaces in a non-enclosed area, for staging and storing merchandise. ([Damion Snodgrass](#))

Chair Miller opened the public hearing.

James Miller, Applicant Representative, 11772 W Finch, Boise presented the request.

Clerk's Note: Commissioner Turner recused himself and left the room at 6:47 PM.

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

Jill Hardy, 326 E Greenhurst, Nampa and requested that her written statement previously submitted be retracted after receiving the clarification of details provided in the hearing.

Applicant did not provide closing remarks.

MOVED by Garner and **SECONDED** by Kehoe to close the public hearing.

RESULT: Passed [7 TO 1]

AYES: Garner, Miller, Daffer, Kehoe, Kirkman, Morgan, Sellman

NOES: None

RECUSED: Turner

MOVED by Garner and **SECONDED** by Kehoe to Approve the Conditional Use Permit to allow non enclosed storage and product display in retail parking lot as required in NCC 10-16-2, in BC (Community Business) zoning district at 2100 12th Avenue Road, Parcel #R3227500000, located in the SW 1/4 of Section 34, T3N, R2W, BM, for Joshua Smith representing Walmart (CUP-00368-2025). Original concept: To utilize designated parking spaces in a non-enclosed area, for staging and storing merchandise.

RESULT: Passed [7 TO 1]

AYES: Garner, Miller, Daffer, Kehoe, Kirkman, Morgan, Sellman

NOES: None

RECUSED: Turner

Clerk's Note: Commissioner Turner returned to the meeting at 7:00 PM and took his seat at the dais.

- 3-4. Action Item: Conditional Use Permit for a Foster Care Facility for 8 teenage boys, as an unlisted land use per NCC10-3-2.B, in a RD (Two Family Duplex Residential) zoning district, a 0.16 acre parcel #R0865400000 at 115 13th Avenue N, located in the SE 1/4 of Section 22, T3N, R2W, BM, for Jacqueline Sherwood representing LTO Properties LLC (CUP-00377-2025). Original concept: A facility used as a home for up to 8 teenage boys in the state foster care system and watched over by adult caretakers. *(Kristi Watkins)*

Chair Miller opened the public hearing.

Jacqueline Sherwood, Applicant, 13 N Adam, Nampa presented the request.

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

The following spoke in support of the item: Robert Ladnier, 1204 W Cole, Boise shared his personal experience with this agency. Luis Granados, 10269 Crystal Ridge, Nampa provided his support of this program and the empowerment they provide to the future youth in Nampa. Joshua Taylor, 1632 Martha Apt #21, Boise provided his personal experience with the agency and the benefits the program has provided to him and his success.

Applicant did not provide closing remarks.

MOVED by Daffer and **SECONDED** by Kehoe to close the public hearing.

RESULT: Passed [8 TO 0]

AYES: Garner, Miller, Daffer, Turner, Kehoe, Kirkman, Morgan, Sellman

NOES: None

ABSTAIN: None

MOVED by Turner and **SECONDED** by Sellman to Approve the Conditional Use Permit for a Foster Care Facility for 8 teenage boys, as an unlisted land use per NCC10-3-2.B, in a RD (Two Family Duplex Residential) zoning district, a 0.16 acre parcel #R0865400000 at 115 13th Avenue N, located in the SE 1/4 of Section 22, T3N, R2W, BM, for Jacqueline Sherwood representing LTO Properties LLC (CUP-00377-2025). Original concept: A facility used as a home for up to 8 teenage boys in the state foster care system and watched over by adult caretakers

RESULT: Passed [8 TO 0]

AYES: Garner, Miller, Daffer, Turner, Kehoe, Kirkman, Morgan, Sellman

NOES: None

ABSTAIN: None

Adjournment

MOVED by Sellman and **SECONDED** by Morgan to Adjourn the meeting at 7:21 PM.

RESULT: Passed [8 TO 0]

AYES: Garner, Miller, Daffer, Turner, Kehoe, Kirkman, Morgan, Sellman

NOES: None

ABSTAIN: None

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Absent: None

Staff Present: City Attorney Preston Rutter, City Engineer Daniel Badger, Planning Director Rodney Ashby, Principal Planner Kristi Watkins, Clerk Stephanie Anderson, Associate Planner Damion Snodgrass

Chair Miller called the meeting to order at 6:00 PM.

(1) Communications

1-1. Report on Council Actions

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1. Action Item: Variance of code 10-4-5.B to request a reduction for the setback to 20' instead of code required 35', due to the widening of Franklin Rd, which has resulted in reduced available space for landscaping, parking and building footprint, for a GB1 (Gateway Business) zone, on a 3.43 acre parcel #R3047610000 at 4865 E Franklin Blvd (NW 1/4 of the NW 1/4 of S17, T3N, R1W, B.M.) for Victor Ferral representing Ony O'Neil/Echo Companies (VAR00179-2025). Original Concept: To provide additional space for landscaping and parking, which was reduced after the widening of Franklin Rd. **Approved by Council.**

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1-2. Staff Communications

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He thanked the public in attendance for their presence in the meetings and providing feedback to assist in making the City of Nampa a better place to live.

(2) Consent Agenda (Action Items)

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

RESULT: Passed [8 TO 0]

AYES: Garner, Miller, Daffer, Turner, Kehoe, Kirkman, Morgan, Sellman

NOES: None

ABSTAIN: None

2-1. Minutes

a. Minutes from Planning & Zoning Commission – Regular Meeting – May 27, 2025

MOVED by Garner and **SECONDED** by Keho to Approve the minutes as presented.

RESULT: Passed [8 TO 0]

AYES: Garner, Miller, Daffer, Turner, Kehoe, Kirkman, Morgan, Sellman

NOES: None

ABSTAIN: None

2-2. Plat Approvals

a. Confirmation of Subdivision Preliminary Plat Compliance to City Council's approval conditions for Falcon Town Homes Subdivision Preliminary Plat in a RD (Two-Family Residential) zoning district, Parcel #s R3204500000, R3204501200, and R3204501300 totaling 7.77 acres at 0 Lake Lowell Ave (located in T3N, R1W, BM) for Delta LLC representing Ataul Karim (SPP-00146-2024; APL-00024-2024).

MOVED by Garner and **SECONDED** by Keho to Approve the minutes as presented.

RESULT: Passed [8 TO 0]

AYES: Garner, Miller, Daffer, Turner, Kehoe, Kirkman, Morgan, Sellman

NOES: None

ABSTAIN: None

(3) Public Hearings

- 3-1. Action Item: Conditional Use Permit for a Home Occupation gun related sales and services; in a RS8.5 (Single Family Residential) zoning district at 5616 E Walbrook, a 0.20 acre parcel #R3038721500 (SW 1/4 of Section 6 in T3N, R1W, BM), for Mark Bigler representing Edwards Family Trust (CUP-00375-2025). Original concept: Gunsmith services that would include repairs and alterations to rifles, and internet sales that include product pick-up and delivery from local gun stores. *(Damion Snodgrass)*

Chair Miller opened the public hearing.

Mark Bigler, Applicant, 5616 E Walbrook, Nampa presented the request.

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

No one spoke in support of or in opposition on this item, but requested clarification regarding public safety, noise, liability insurance and firearm testing: Megan Merkley, 5702 E Milam, Nampa; Jeff Wire, 5588 E Walbrook.

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

MOVED by Garner and **SECONDED** by Morgan to close the public hearing.

RESULT: Passed [8 TO 0]

AYES: Garner, Miller, Daffer, Turner, Kehoe, Kirkman, Morgan, Sellman

NOES: None

ABSTAIN: None

MOVED by Morgan and **SECONDED** by Daffer to Approve the Conditional Use Permit for a Home Occupation gun related sales and services; in a RS8.5 (Single Family Residential) zoning district at 5616 E Walbrook, a 0.20-acre parcel #R3038721500 (SW 1/4 of Section 6 in T3N, R1W, BM), for Mark Bigler representing Edwards Family Trust (CUP-00375-2025). Original concept: Gunsmith services that would include repairs and alterations to rifles, and internet sales that include product pickup and delivery from local gun stores.

RESULT: Passed [8 TO 0]

AYES: Garner, Miller, Daffer, Turner, Kehoe, Kirkman, Morgan, Sellman

NOES: None

ABSTAIN: None

- 3-2. Action Item: Conditional Use Permit for a Home Occupation gun related sales & services in a RS6 (Single Family Residential) zoning district at 30 N Sunset St, a 0.28 acre parcel #R1434400000 (SE 1/4 of Section 21, T3N, R2W, BM), for William Bullock (CUP-00376-2025). Original concept: Firearm sales & services (primarily online).*(Rodney Ashby)*

Chair Miller opened the public hearing.

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Clerk's Note: Commissioner Turner recused himself and left the room at 6:37 PM.

Rodney Ashby, 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 on the item.

MOVED by Morgan and **SECONDED** by Kehoe to close the public hearing.

RESULT: Passed [7 TO 1]

AYES: Garner, Miller, Daffer, Kehoe, Kirkman, Morgan, Sellman

NOES: None

RECUSED: Turner

MOVED by Daffer and **SECONDED** by Sellman to Approve the Conditional Use Permit for a Home Occupation gun related sales & services in a RS6 (Single Family Residential) zoning district at 30 N Sunset St, a 0.28-acre parcel #R1434400000 (SE 1/4 of Section 21, T3N, R2W, BM), for William Bullock (CUP-00376-2025). Original concept: Firearm sales & services (primarily online)

RESULT: Passed [7 TO 1]

AYES: Garner, Miller, Daffer, Kehoe, Kirkman, Morgan, Sellman

NOES: None

RECUSED: Turner

Clerk's Note: Commissioner Turner returned to the meeting at 6:45 PM and took his seat at the dais.

- 3-3. Action Item: Conditional Use Permit to allow non enclosed storage and product display in retail parking lot as required in NCC 10-16-2, in BC (Community Business) zoning district at 2100 12th Avenue Road, Parcel #R3227500000, located in the SW 1/4 of Section 34, T3N, R2W, BM, for Joshua Smith representing Walmart (CUP-00368-2025). Original concept: To utilize designated parking spaces in a non-enclosed area, for staging and storing merchandise. ([Damion Snodgrass](#))

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Applicant did not provide closing remarks.

MOVED by Garner and **SECONDED** by Kehoe to close the public hearing.

RESULT: Passed [7 TO 1]

AYES: Garner, Miller, Daffer, Kehoe, Kirkman, Morgan, Sellman

NOES: None

RECUSED: Turner

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RESULT: Passed [7 TO 1]

AYES: Garner, Miller, Daffer, Kehoe, Kirkman, Morgan, Sellman

NOES: None

RECUSED: Turner

Clerk's Note: Commissioner Turner returned to the meeting at 7:00 PM and took his seat at the dais.

- 3-4. Action Item: Conditional Use Permit for a Foster Care Facility for 8 teenage boys, as an unlisted land use per NCC10-3-2.B, in a RD (Two Family Duplex Residential) zoning district, a 0.16 acre parcel #R0865400000 at 115 13th Avenue N, located in the SE 1/4 of Section 22, T3N, R2W, BM, for Jacqueline Sherwood representing LTO Properties LLC (CUP-00377-2025). Original concept: A facility used as a home for up to 8 teenage boys in the state foster care system and watched over by adult caretakers. *(Kristi Watkins)*

Chair Miller opened the public hearing.

Jacqueline Sherwood, Applicant, 13 N Adam, Nampa presented the request.

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The following spoke in support of the item: Robert Ladnier, 1204 W Cole, Boise shared his personal experience with this agency. Luis Granados, 10269 Crystal Ridge, Nampa provided his support of this program and the empowerment they provide to the future youth in Nampa. Joshua Taylor, 1632 Martha Apt #21, Boise provided his personal experience with the agency and the benefits the program has provided to him and his success.

Applicant did not provide closing remarks.

MOVED by Daffer and **SECONDED** by Kehoe to close the public hearing.

RESULT: Passed [8 TO 0]

AYES: Garner, Miller, Daffer, Turner, Kehoe, Kirkman, Morgan, Sellman

NOES: None

ABSTAIN: None

MOVED by Turner and **SECONDED** by Sellman to Approve the Conditional Use Permit for a Foster Care Facility for 8 teenage boys, as an unlisted land use per NCC10-3-2.B, in a RD (Two Family Duplex Residential) zoning district, a 0.16 acre parcel #R0865400000 at 115 13th Avenue N, located in the SE 1/4 of Section 22, T3N, R2W, BM, for Jacqueline Sherwood representing LTO Properties LLC (CUP-00377-2025). Original concept: A facility used as a home for up to 8 teenage boys in the state foster care system and watched over by adult caretakers

RESULT: Passed [8 TO 0]

AYES: Garner, Miller, Daffer, Turner, Kehoe, Kirkman, Morgan, Sellman

NOES: None

ABSTAIN: None

Adjournment

MOVED by Sellman and **SECONDED** by Morgan to Adjourn the meeting at 7:21 PM.

RESULT: Passed [8 TO 0]

AYES: Garner, Miller, Daffer, Turner, Kehoe, Kirkman, Morgan, Sellman

NOES: None

ABSTAIN: None