

**NAMPA PLANNING AND ZONING COMMISSION**  
**AGENDA FOR REGULAR MEETING**

Tuesday, April 12, 2016 – 6:45 p.m.

**MEETING CALL TO ORDER**

**ANNOUNCEMENTS**

**APPROVAL OF MINUTES**

**REPORT ON COUNCIL ACTIONS**

**BUSINESS ITEMS:**

None

**PUBLIC HEARING ITEMS:**

- 1) Preliminary Plat Approval for **Sonata Pointe Subdivision** in a RS 7 (Single Family Residential – 7,000 sq ft) zoned area west of S Middleton Rd between Lone Star Rd and W Roosevelt Ave (149 single family residential lots on 43.41 acres, 3.43 dwelling units per acre – A portion of the NE ¼ of Section 30, T3N, R2W, BM) for JUB Engineers, Inc. representing Trilogy Development. (SUB 670-16).
- 2) Modification of Annexation/Zoning Development Agreement between Patrick Scheffler/Shady Grove, LLC and the City of Nampa, recorded 5/11/07 as Instrument No 2007032293 - Amending Exhibit "B" to incorporate an amended preliminary plat, and amending Exhibit "C" Conditions of Approval deleting conditions #2 and #5 regarding the relief trunk sewer line and the required minimum dwelling size; and Amended Preliminary Plat Approval for **Shady Grove Place Subdivision** in a RS 7 (Single Family Residential – 7,000 sq ft) zoned area on the west side of Chicago Street north of the Elijah Drain (37 single family residential lots on 8.70 acres, 4.25 dwelling units per acre – A Portion of the SE ¼ of the NW ¼ of Section 35, T3N, R2W, BM) for Shady Grove, LLC. (ANN 2150-16 & SUB 671-16).
- 3) Annexation and Zoning to RS 7 (Single Family Residential – 7,000 sq ft) for connection to sewer at 2714 E Amity Ave (A .386 acre or 16,841 sq ft portion of Section 26, T3N, R2W, SE ¼, Tax 40 in SE ¼ SE ¼ less Tax 96662 & less road) for Michael McCarver (ANN 2157-16).
- 4) Annexation and Zoning to RA (Suburban Residential) for connection to pressure irrigation at 80 N Sugar St (A .772 acre or 33,635 sq ft portion of Section 23, T3N, R2W SE ¼ Plat A Tax 69 in Lot 24 in SE ¼ less road) for Lori and Victor Cordell (ANN 2158-16).
- 5) Conditional Use Permit for a Commercial Day Care in an IL/RS 6 (Light Industrial/Single Family Residential – 6,000 sq. ft.) zoning district at 210 E Carol St (Section 15. T3N, R2W SW ¼ Tax 02360 in NW ¼ SW ¼ for Jennifer Koppes (CUP 2161-16).
- 6) Short Plat Approval for **Linden Ridgevue Subdivision** in a RS 8.5 (Single Family Residential – 8,500 sq ft) zoned area east of Madison Rd and adjacent and east of Ridgevue High School (2 non-residential lots on 22.36 acres – .86 acres & 21.69 acres – A Portion of NE ¼ Section 34, T4N, R2W and a portion of Tax 13278 lying in the NE ¼ NE ¼) for Gene Ulmer representing the LDS Church (SUB 672-16).
- 7) Comprehensive Plan Amendment Future Land Use Map Amendment from Employment Center to Low Density Residential, and Annexation and Zoning to RA (Suburban Residential) for a parcel split at 1906 S Powerline Road (A 4.683 acre portion of Section 35, T3N, R2W, SW ¼ N ½ SW ¼ SW ¼ north and east of the Aaron Drain less Tax 49, 59, 60, and 69) for Mark and Sheri Murray (CMP 2167-16 & ANN 2168-16).

**ADJOURNMENT**