

**NAMPA PLANNING AND ZONING COMMISSION**  
**AGENDA FOR REGULAR MEETING**  
Tuesday, January 14, 2020 – **6:30 p.m.**

**MEETING CALL TO ORDER**

**ANNOUNCEMENTS**

**APPROVAL OF MINUTES - ACTION ITEM**

**REPORT ON COUNCIL ACTIONS**

**BUSINESS ITEMS:**

- 1) Election and Appointment of 2020 Nampa Planning & Zoning Commission Officers. – ACTION ITEM.
- 2) Subdivision Plat Final Approval for Calvary Springs Subdivision at 1713 E. Iowa Ave. (64 single family detached lots on 16.79 acres for 3.81 average dwelling units per gross acre - a 16.79-acre or 731,372 sq. ft. portion of the NW ¼ SW ¼ Section 35, T3N, R2W, BM) for Kent Brown representing Trilogy Idaho (SPF 115-19). – ACTION ITEM.
- 3) Subdivision Plat Final Approval for Spring Hollow Ranch Subdivision No. 1 in an RS 8.5 (Single Family Residential – 8,500 sq. ft.) zoning district between Ustick Rd. and Cherry Lane on the west side of Star Road at 17535 and 17547 Star Rd. (78 single family detached lots on 25.70 acres for 3.04 average dwelling units per gross acre - a portion of the E ½ of Section 6, T3N, R1W, BM) for Kent Brown representing Trilogy Idaho (SPF 111-19). – ACTION ITEM.
- 4) Subdivision Plat Final Approval for Feather Cove Subdivision No. 2 on the east side of N Franklin Blvd north of Cherry Lane (A portion of Lots 5-8 Cortland Place Subdivision located in SW 1/4, Section 2, T3N, R2W, BM – 73 single family dwellings on 20.58 acres for 3.55 average dwelling units per gross acre) for Kent Brown representing Heartland Townhomes Property Management LLC (SPF 112-19). – ACTION ITEM.
- 5) Subdivision Plat Final Approval for Springbrook Subdivision No. 1 and No. 2 at 1104, 1210, 1306, and 1318 Lone Star Rd. (A portion of the SE ¼ SE ¼ of Section 20, T3N, R2W, BM – 59 single family dwellings on 13.52 acres for 4.36 average dwelling units per gross acre) for Lanco, Inc. (SPF 110-19). – ACTION ITEM.

**PUBLIC HEARINGS:**

- 1) Annexation and Zoning to BC (Community Business) for the southerly 10 acres and to IL (Light Industrial) for the northerly 23.13 acres at 0 Midland Blvd. and 9778 E Cherry Lane (A 33.13 acre portion of the East ½ of the SW ¼ SW ¼ and a portion of the South ½ of the NW ¼ SW ¼, Section 4, T3N, R2W, BM) for Hatch Design Architecture representing Kiwi Enterprises, LLC (ANN 135-19). *Continued from 12/10/19 meeting.* – ACTION ITEM.

- 2) Modification of Annexation and Zoning Development Agreement between Hunter's Point Golf Community LLC and the City of Nampa recorded 5/19/2006 as Inst. No. 200638438 amending Exhibit "B" Conceptual Plan changing the use of a previously designated Apartment area to Single Family Residential use; Zoning Map Amendment from RMH (Multiple-Family Residential) and RP (Residential Professional) to RS6 (Single Family Residential – 6,000 sq. ft.); and Subdivision Plat Preliminary Approval for Red Hawk Ridge Subdivision No. 6 all for Parcel R 3207200000 on the west side of S. Middleton Rd. north of W. Greenhurst Rd. (15 single family detached lots on 4.18 acres for 3.59 dwelling units per gross acre – A portion of the south half of the southeast quarter of Section 31, T3N, R2W, BM) for JUB Engineers representing MD ID RHR Middleton LLC (DAMO 034-19, ZMA 114-19, SPP 050-19). – ACTION ITEM.
- 3) Conditional Use Permit for 6 Dogs in a RS6 (Single Family Residential - 6,000 sq. ft.) zoning district at 1018 W. Holland Ave. (.20 acre or 8,835 sq. ft. parcel being Lot 3, Block 1, West Park Subdivision, and a portion of the NE 1/4, Section 20, T3N, R2W, BM) for Chad and Natalie Raynor (CUP 159-19). – ACTION ITEM.
- 4) Subdivision Plat Short Approval for Devlin Subdivision in a IL (Light Industrial) zoning district near the southwest corner of N. Franklin Blvd. and E. Karcher Rd. (7 industrial lots on 21.85 acres for 3.12 lots per gross acre - A part of the NE ¼ of the NE ¼ of Section 15, T3N, R2W, BM) for Kent Brown Representing Adler AB Owner V LLC and Adler AB Owner IX LLC (SPS 027-19). – ACTION ITEM.
- 5) Annexation and Zoning to IL (Light Industrial) for a Small-Scale Auto Transmission Repair Shop in the freestanding buildings behind and west of the dwelling at 16545 Madison Rd. (.96-acre or 41,818 sq. ft. portion of the SE ¼ NW ¼, Section 10, T3N, R2W, BM, Canyon County, Idaho) for Glenn and Judith Watts (ANN 137-19). – ACTION ITEM.
- 6) Amendment of Title 10, Chapter 21 Animal Zoning Regulations, Sections 10-21-01 through 20-21-05, inclusive, pertaining to zoning regulations applicable to the keeping of animals; and Amendment of Title 10, Chapter 24 Variance, Sections 10-24-01 through 20-24-05, inclusive, pertaining to the scope and procedure for obtaining a variance. Zoning Text Edits are for the purpose of adding additional clarity and increasing the readability of Title 10, Chapters 21 and 24 for the City of Nampa (ZTA 014-19 and ZTA 015-19). – ACTION ITEM.

## **ADJOURNMENT**

*Individuals who require language interpretation or special assistance to accommodate physical, vision or hearing impairments, please contact the Planning Department in City Hall or call (208) 468-5484. Requests should be made at least five (5) days prior to the meeting to allow time to arrange accommodations.*