



City of Nampa

**Planning & Zoning Commission**

Nampa City Hall, Council Chambers & Teams Meeting

Livestreaming at <https://livestream.com/cityofnampa>

Tuesday, January 26, 2021 – 6:30 pm

Public Hearings Commence at 7:00 pm\*

**MEETING CALL TO ORDER**

**ANNOUNCEMENTS:**

**Review of 1/19/21 City Council Quarterly Density Report Presentation - (Director Ashby)**

**APPROVAL OF MINUTES – ACTION ITEM**

**REPORT ON COUNCIL ACTIONS**

**BUSINESS ITEMS:**

- 1) **Action Item:** Subdivision Final Plat Approval of Spring Shores No. 2 on 11.83 acres for 37 single-family residential lots and 2 common lots in an RS8.5 (Single-family Residential 8,500 sq. ft.) zoning district at 0 11th Ave No., also known as parcel R2092700000, with a gross density of 3.12 dwelling units per acre and a net density of 4.23, a portion of tracts 2 and 3 of Cortland Place Subdivision and located in the SE ¼ of the NE ¼ of Section 2, T3N, R2W, BM, Canyon County, Idaho, for Kent Brown representing the applicant - Trilogy Idaho, and the owner - Heartland Townhomes Property Management SPF 153-20 (**APPROVE/DENY**). *Scheduled to present: Kristi Watkins.*

**PUBLIC HEARINGS:**

- 1) **Action Item:** Subdivision Preliminary Plat Approval of Astair Subdivision including 31.36 acres/220 lots for single family residential, 9.98 acres/1 lot for Assisted Living, 10.13 acres/3 lots for commercial land uses, 7.59 acres of common area, and .75 acres of open-space for a total acreage of 62.95 in the RP (Residential Professional) zoning district, and 10.13 in the BC (Community Business) zoning district at 0 Midland Blvd., also known as parcel R3087000000 for a mixed use development with a gross density of 3 dwelling units per acre and a net density of 6.54, located in the SE ¼ of Section 5, T3N, R2W, BM, Canyon County, Idaho, for Kent Brown representing Clif Enterprises LLC SPP 064-20 (**APPROVE/DENY**). *Scheduled to present: Kristi Watkins.*
- 2) **Action Item:** Conditional Use Permit for an In-Home Daycare for eight (8) to twelve (12) children in a RD (Two-Family/Duplex Residential) zoning district at 3424 E Greenhurst Rd. (a .26 acre or 11,326 sq. ft. parcel being a portion of the SW ¼ of Section 36, T3N, R2W, BM) for Dionisia J and Navarro De Sanchez CUP 204-20 (**APPROVE/DENY**). *Scheduled to present: Parker Bodily.*
- 3) **Action Item:** Annexation and Zoning to IL (Light Industrial) zoning district at 245 N Happy Valley Rd and 4513 Airport Rd, lots P, Q, & Z of the Home Acres #2 Subdivision (4.45 acres portion of the NE ¼ of Section 24, T3N, R2W, BM, for Petersen Holdings LLC ANN 189-20 (**RECOMMEND/DENY**). *Scheduled to present: Ronald Ashby.*

- 4) **Action Item:** Zoning Map Amendment from RA (Suburban Residential) to RD (Two-Family/Duplex Residential) for a future development at 1110 S. Elder St. (parcel #R11579010; a .18 acre portion of Block 145, Amended Plat of Kurtz Addition (Vacated) located in the SW 1/4 of the NE 1/4 of Section 34, T3N, R2W, BM, Nampa, Canyon County, Idaho) for David Nugent ZMA 128-20 (RECOMMEND/DENY). *Scheduled to present: Parker Bodily.*
  
- 5) **Action Item:** *(This item will be moved to the February 9, 2021 P&Z Commission Meeting)* Zoning Map Amendment from RD (Two-Family Duplex Residential) to RP (Residential Professional) for a portion of Parcel # R1177900000; and Conditional Use Permit for Multi-Family Residential apartments in an RP (Residential Professional) zoning district at 411 and 515 E Hawaii and 0 Constitution Way - county parcels R11767600000, R1177900000, & R1681700000, for a gross and net density of 20.37 on 18.65 acres (located on a portion of Lots 1 through 5 and all of Lots 6 through 10 of Block 187 of the Amended Plat of Kurtz Addition to Nampa Idaho as on file in Book 2 of Plats at Page 37 in the Office of the Recorder for Canyon County, Idaho, situated in the NW 1/4 of Section 34, T3N, R2W, BM) for Patrick Stoffregen - Pedcor representing Saint Alphonsus/Trinity Health ZMA 131-20 & CUP 206-20 (RECOMMEND/DENY)\*. *Scheduled to present: Kristi Watkins.*
  
- 6) **Action Item:** *(Continued from January 12, 2021 P&Z Commission Meeting)* Annexation and Zoning to BC (Community Business) zoning district at 11043 Moss Ln., and Conditional Use Permit for a Vehicle Repair and Used Vehicle Dealership; (a .42 acre portion of the SE ¼ of Section 07, T3N, R2W, BM, for Dwaine Steve Lee (ANN 188-20 & CUP 203-20) (RECOMMEND/DENY)\*. *Scheduled to present: Doug Critchfield.*

***\*NCC § 10-25-6 "...when a rezone (or annexation and initial zoning designation) application is combined with a conditional use permit application, the commission shall make recommendations on both applications, rather than recommending on the rezone/initial zoning designation and making a (conclusive) decision on the conditional use permit."***

## **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.*