



City of Nampa

**Planning & Zoning Commission**

Nampa City Hall, Council Chambers & Teams Meeting

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

Tuesday, February 9, 2021 – 6:45 pm

Public Hearings Commence at 7:00 pm\*

**MEETING CALL TO ORDER**

**ANNOUNCEMENTS:**

**APPROVAL OF MINUTES – ACTION ITEM**

**REPORT ON COUNCIL ACTIONS**

**BUSINESS ITEMS:**

- 1) **Action Item:** Final Site Plan Approval for Kiwi Mobile Home Park to replace a prior mobile home park at 125 1st St. No., including two existing mobile homes and four new mobile homes (A .89 acre or 38,768 sq. ft. portion of the NW ¼, Section 22, T3N, R2W, BM, Nampa, Canyon County, Idaho, and the S ½ of Lot 6 and all of Lots 7 and 8, Block 15, Nampa City Acres 2) for Jeff Hatch representing Kiwi Enterprises LLC (MHP 003-20). *Scheduled to present: Rodney Ashby.*
- 2) **Action Item:** Request for a Fourth Extension of preliminary plat approval for Silver Star Subdivision (a proposed, single-family residential subdivision) for six (6) months, in order to extend the third extension of approval from 2/15/2021 to 07/15/2021; the project is located at 8142 W. Ustick Road, 17535 Star Road, 17547 Star Road and three (3) parcels addressed mutually as 0 Star Road; said time extension request having been submitted for, and on behalf of, Silver Star Development, LLC. as Owner with Engineering Solutions, LLP/Becky McKay, as representative(s) and applicant; City case file no. SUB 660-15 (x-ref.: ANN 2065-15/SPP-00014-2017). *Scheduled to present: Kristi Watkins.*

**PUBLIC HEARINGS:**

- 1) **Action Item: Annexation and Zoning to RS6** (Single-family Residential 6,000 sf) and Subdivision Preliminary Plat Approval of Chase Subdivision for 113 single family lots and 13 common lots for a 3.43 Gross Density and a 5.54 Net Density at 0 Middleton Rd - Parcel #R3145601200 (A 32.92 acre portion of land located in the NE ¼ of Section 19, T3N, R2W, BM, Canyon County, Idaho, for Schultz Development (ANN 190-20 & SPP 066-20). *Scheduled to present: Kristi Watkins.*
- 2) **Action Item: Development Agreement Modification** originally recorded for Lakebrook Subdivision - Ordinance No. 3610, modifying the site plan, eliminating the proposed church to be replaced with additional single-family residential, removal of narrow private streets and gated neighborhoods, and revising the dimensional standards; **Zoning Map Amendment** from RSPUD to RS6 (Single-Family Residential 6,000 sf minimum); and **Subdivision Preliminary Plat** Approval for Middlebury Subdivision in an RS6 zoning district for 334 buildable lots, 1 existing home, and 36 common lots on 105.78 acres for 3.17 gross lot density and 5.22 net lot density; all located at 12246 Orchard Ave - County Parcel #s - R3280300000, R328001100, & R3279901000b(located in S 1/2 of Section 13, T3N, R3W, BM) for Jane Suggs - Gem State Planning representing Clinton R. Wissel (DAMO 040-20, ZMA 129-20 & SPP 065-20). *Scheduled to present: Kristi Watkins.*

- 3) **Action Item: Zoning Map Amendment** from RS6 (Single Family Residential – 6,000 sq. ft.) to RMH (Multiple-Family Residential) at 916 E. Colorado Ave., 915 E. Bird Ave. and 908 and 912 S. Elder St. (Parcels R11455011, R11455010, R11451012, R11451013 totally an approximate 3.936 acre portion of the NE ¼ of Section 34, T3N, R2W, BM, Nampa, Canyon County, Idaho) for 3-story multi-family apartments, for Brandon Whallon representing Kennedy Family Ventures, LLC for Broadstone Apartments (ZMA 130-20).  
*Scheduled to present: Parker Bodily.*
  
- 4) **Action Item: 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 O 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).  
*Scheduled to present: Kristi Watkins.*

## **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.*