

**NAMPA PLANNING AND ZONING COMMISSION**  
**AGENDA FOR REGULAR MEETING**  
Tuesday, February 11, 2020 – **6:30 p.m.**

**MEETING CALL TO ORDER**

**ANNOUNCEMENTS**

**APPROVAL OF MINUTES - ACTION ITEM**

**REPORT ON COUNCIL ACTIONS**

**BUSINESS ITEMS:**

- 1) Subdivision Plat Final Approval for Southern Ridge Subdivision No. 7 south of Southern Ridge No. 5 (Located in the SW ¼ of the SE ¼ of Section 1, T2N, R2W, BM - 50 dwelling units on 12.53 acres for 3.99 dwelling units per gross acre) for Kent Brown representing HDP Southern Ridge Properties LLC (SPF 120-19). – ACTION ITEM
- 2) Request for a Third 1-Year Extension of Preliminary Plat Approval for Silver Star Subdivision in a RS 8.5, RS 12, and RS 18 (Single Family Residential – 8,500 sq ft, 12,000 sq. ft. and 18,000 sq. ft.) zoned area east of Star Rd and south of Ustick Rd (234 Single Family Residential Lots on 85.07 acres, 2.75 dwelling units per acre – A portion of the NW ¼ of Section 5, T3N, R1W, BM) for Engineering Solutions, LLP representing Star Development, Inc. (SPP 014-17 formerly SUB 660-15). *Request to extend 10/10/19 approval which expired 2/15/2020 to 2/15/2021.*
- 3) Request for Mobile Home Park Exceptions for density, recreation area, and storage area for Gem Mobile Manor at 914 N Midland Blvd. (A 4.78-acre portion of Block 13 Home Subdivision in the SW ¼, Section 16, T3N, R2W, BM) for the addition of 2 lots for a total of 36 for Andrew Boespflug, Managing Member Gem Mobile Manor LLC (MHP 001-20).
- 4) Request for a 6-month Extension of Conditional Use Permit for a Recreational Vehicle Park – 126 spaces on 8.22 acres or 357,913 sq. ft. located in a part of the NW ¼, and a part of the SW ¼, Section 15, T3N, R2W, BM in an IL-RS (Industrial Park-Single Family Residential) Zoning District at 304 E. Carol Street for Paul Hilbig, Zoke LLC (CUP 148-19). *Request to extend 8/13/19 approval which expires 2/13/20 to 8/13/20*

**PUBLIC HEARINGS:**

- 1) Zoning Map Amendment from RP (Residential Professional) to BC (Community Business) for a Used Auto Sales Lot at 924 16<sup>th</sup> Avenue South (A Lot 12 in Block 31 of Waterhouse Addition and a portion of 10<sup>th</sup> Street South (formerly Ash Street) as shown on the official plat of Waterhouse Addition – Comprising .31 acres or 13,504 sq. ft.) for James Newell (ZMA 115-19). – ACTION ITEM
- 2) Conditional Use Permit for Retail Sales of Firearms, Ammunition and Accessories in a BC (Community Business) zoning district at 1527 N. Park Centre Place (Part of a .38 acre parcel situated in the NW ¼ Section 16, T3N, R2W, BM, Nampa, Canyon also known as Tax 05141 in Block 3 of Arbon Subdivision) for Jim Payne/Jim's Guns, Amo and Repair LLC (CUP 163-19). – ACTION ITEM

Continued next page...

- 3) Annexation and Zoning to BC (Community Business), Conditional Use Permit and Preliminary Site Approval for Bigfoot Recreational Vehicle Park (125 spaces) at 0 and 4663 Ustick Rd. (A 19.06-acre portion of the NW 1/4 of Sec 32, T3N, R1W, BM, Nampa, Canyon County, Idaho) for Jessen Buster represented by Daniel J King, Sterling Real Estate LLC (ANN 132-19, CUP 164-19, and RVP 002-19). – ACTION ITEM
- 4) Conditional Use Permit for Home Occupation Online Auto Parts Sales with Occasional Auto Repair in a RS6 (Single Family Residential – 6,000 sq. ft.) zoning district at 821 S. Cove Lane (A .85 acre parcel being a part of the NE 1/4 of the NW 1/4 of the NE 1/4 of Section 32, T3N, BM, Nampa Canyon County, ID; including Lot 15, Block 3 of Victory Subdivision) for Raffi Kassardjian (CUP 165-19). – ACTION ITEM
- 5) Annexation with Zoning to IL (Light Industrial) or IH (Heavy Industrial) for fifteen parcels totaling 355.67 acres in the area located between Cherry Lane on the south, Ustick on the north, Midland Blvd. on the west and Northside Blvd. on the east within Section 4, T3N, R2W, BM, Nampa, Canyon County, Idaho for the City of Nampa on behalf of seven property owners (ANN 143-19) – ACTION ITEM:

Owner	Parcel #	Address	Acres	Comp Plan	Zoning Request	Short Legal Description
Kinghorn Myrtice Life Estate	R30835010	0 W Ustick Road	38.36	Heavy Industrial	Heavy Industrial	04-3N-2W NE LT 2 E OF RR LS E 1.82 ACRES, LT 3 E OF RR
Johnson Shirley Family Trust	R30836011	0 Northside Blvd	60.2	Heavy Industrial	Heavy Industrial	04-3N-2W NE TX 96099 LS TX 11313 IN N1/2 SE1/4
Tuft Wayne LLC	R3083601	0 Northside Blvd	0.586	Heavy Industrial	Heavy Industrial	04-3N-2W SE TX 04770 & TX 04771 IN NESE
Tuft Wayne LLC	R30837011	0 Northside Blvd	8.77	Heavy Industrial	Heavy Industrial	04-3N-2W NE TX 04256 LS TX 07719 IN SENE
Tuft Wayne LLC	R30836012A	0 Northside Blvd	10.38	Heavy Industrial	Heavy Industrial	04-3N-2W NE N1/2 SE LYING E OF RR & W OF TX 96101
Tuft Wayne LLC	R30837	0 Northside Blvd	18.94	Heavy Industrial	Heavy Industrial	04-3N-2W NE TX 096101 IN S1/2 NE & N1/2 SE
Tuft Wayne LLC	R30836012	0 Northside Blvd	36.44	Heavy Industrial	Heavy Industrial	04-3N-2W NE S1/2 NE & N1/2 SE LYING W OF RR
JAG Investments LTD	R30855	0 Midland Blvd	16.73	Light Industrial	Light Industrial	04-3N-2W SW N 1/2 NESW LYING E OF CENTERLINE OF NOBLE SLOUGH DRAIN
JAG Investments LTD	R30862	17400 Midland Blvd	16.89	Light Industrial	Light Industrial	04-3N-2W SW N 1/2 NWSW LS TX 96729
JAG Investments LTD	R30863	17540 Midland Blvd	79.64	Light Industrial	Light Industrial	04-3N-2W NW S1/2 NW LESS TX 26
Corey Barton	R30837011A	0 Northside Blvd	9.77	Heavy Industrial	Heavy Industrial	04-3N-2W NE TX 07719 IN SENE
Adler Industrial	R30864	9641 Ustick Road	36.86	Heavy Industrial	Heavy Industrial	04-3N-2W NE LTS 2 & 3 LESS TX 19 W OF RR
Brad Miller, Adler Industrial	R30864010	9687 Ustick Road	0.72	Heavy Industrial	Heavy Industrial	04-3N-2W NW TAX 19 IN LOT 3
Brad Miller, Adler Industrial	R30865	9753 Ustick RD	7.28	Heavy Industrial	Heavy Industrial	04-3N-2W NW LT 4 N & E OF NOBLE SLOUGH DRAIN IN NWNW
JRL Properties LP	R30836011A	0 Northside Blvd	5.00	Heavy Industrial	Heavy Industrial	04-3N-2W NE TX 11313 IN SENESE
		<b>Total Acres</b>	<b>346.566</b>			

## 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.*