



City of Nampa

Planning & Zoning Commission

Nampa City Hall, Council Chambers & Teams Meeting

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

Tuesday, February 23, 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:** *Tabled from 1/26/21 P&Z Commission meeting-public hearing closed.* 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 the owner - Clif Enterprises LLC (SPP 064-20). *Scheduled to present: Kristi Watkins.*
2. **Action Item:** *Tabled from 1/26/21 P&Z Commission meeting-public hearing closed.* Conditional Use Permit for an In-Home Daycare for seven (7) 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). *Scheduled to present: Parker Bodily.*

PUBLIC HEARINGS:

1. **Action Item:** Subdivision Plat Short Approval of Banner Park Subdivision in a RD (Two-Family Residential) zoning district, at 516 20th Ave N. (parcel #R1428561900) for division into 2 fourplex lots, 1 duplex lot, and 1 common lot for a total of 10 dwelling units (a .958 acre portion situated in the SE ¼ of the SW ¼, Section 23, T3N, R2W, BM) for Jadon Schneider representing Bronze Bow Inc. (SPS 036-21). *Scheduled to present: Parker Bodily.*
2. **Action Item:** *Continued from January 12, 2021 meeting-public hearing remained open.* **Annexation and Zoning to IL** (Light Industrial) 0, 0, 0 E. Railroad St – Parcels #R32392011A0, R32394010F0, R3239501200 (A total of 7.84 acres); Zoning Map Amendment from BC (Community Business), IL (Light Industrial), and IH (Heavy Industrial) to 16.37 acres of IL (Light Industrial), 12.72 acres of RMH (Multiple-Family Residential), and 56.35 acres of RP (Residential Professional) zoning district, for all, or portions of, the following six county parcels, all addressed as 0 E Railroad Street: R3239201100, R32392000000, R32394010D0, R32394010C0, R32394010F0, R3239501200, R3239500000; Subdivision Preliminary Plat Approval of Montesa HV Subdivision for 16.37 acres of IL, 12.72 acres of RMH, and 56.35 acres of RP zoning district minus 2.72 acres of S. Happy Valley Rd right-of-way, for all, or portions of the following county parcels addressed as 0 E Railroad St: R3239201100, R32392000000, R32394010D0, R32394010C0, R32394010F0, R3239501200, R3239500000, & R32392011A0 for a mixed use development for high density residential, single-family residential, industrial, and commercial/live-

work land uses all located in the S ½ of the NE ¼ of N ½ of SE ¼ and the SE ¼ of the SE ¼ of Section 36, T3N, R2W, BM, Canyon County, Idaho, for Dave Washburn ANN (187-20, ZMA 126-20 & SPP 061-20). **WITHDRAWN**

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.