



City of Nampa

**Planning & Zoning Commission**

Nampa City Hall, Council Chambers & Teams Meeting

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

Tuesday, September 28, 2021 – 6:30 pm

Public Hearings Commence at 7:00 pm\*

**MEETING CALL TO ORDER**

**ANNOUNCEMENTS:**

Carl Miller-COMPASS: Fiscal Impact Analysis Presentation

**APPROVAL OF MINUTES – ACTION ITEM**

**REPORT ON COUNCIL ACTIONS**

**BUSINESS ITEMS:**

1. **Action Item: Subdivision Final Plat Approval for Broadmore Business Park No. 1** in the IL (Light Industrial) and BC (Community Business) zoning district, for 5 lots on 4.67 acres at 490 N Broadmore Way - County Parcel #R130340100 (located in E 1/2 of the NE 1/4 & SE 1/4 of Section 16, T3N, R2W, BM) for Richard Evans/Silver Lining LLC representing AgEquity Holdings, LLC/Jon Brennan (SPF 172-21). *Scheduled to present: Kristi Watkins.*

**PUBLIC HEARINGS:**

1. **Action Item: Zoning Map Amendment from RP (Residential Professional) to IL (Light Industrial) zoning district and potential Development Agreement at 512 N 39th St** (a .47 acre parcel #R3170000000 located in the NE ¼ of Section 24, T3N, R2W, BM, Nampa, Canyon County) for Nick Barnes/WFS LLC. (ZMA 149-21). Original Concept: for a warehouse building. *Scheduled to present: Rodney Ashby.*
2. **Action Item: Subdivision Preliminary Plat for Powerline Townhomes Subdivision at 1165 S Powerline Rd** (Parcel #R117410000, an approximate 2 acre parcel in SE ¼ of the NE ¼ of Section 34, T3N, R2W, BM, Nampa, Canyon County), in a RML (Limited Multiple Family Residential) zoning district, for Daniil Chervak representing Zenith Homes (SPP 081-21). Original Concept: 26 single-family attached townhouses (totaling 1.12 acres), 5 common lots (totaling .35 acres), and .54 acres in Roads/ROW; for a gross density of 12.94 and a net density of 23.21. *Scheduled to present: Kristi Watkins.*
3. **Action Item: Zoning Map Amendment from RS8.5 (Single-Family Residential 8,500 sq. ft.) to RS7 (Single-Family Residential 7,000) zoning district, Development Agreement Modification Ordinance No. 3564, and Subdivision Preliminary Plat to allow for 226 residentially zoned parcels totaling 41.7 acres, 32 common lots totaling 17.2 acres (9.91 of open space), and 5 common drive lots totaling 17 acres (parcel #'s R343710100 and R343710000 - addressed as 0 and 8620 Ustick Rd.) a sum total of 75.9 acres (located in the SW 1/4 of Section 34, T4N, R2W, BM) Sweetwater Glen Subdivision** for Toll Bros, Inc. representing Louie M. Asumendi (ZMA 148-21, DAMO 047-21, & SPP 086-21). *Scheduled to present: Kristi Watkins.*
4. **Action Item: Annexation and Zoning to RD (Two-Family Residential - Duplex) zoning district, potential development agreement, and Subdivision Preliminary Plat for Wood Poppy Subdivision** at 0 Northside Blvd. (Parcel #R34373011, a 9.51 acre parcel in SW ¼ of the SW ¼ of Section 34, T4N, R2W, BM, Nampa, Canyon County), for Jarom Wagoner & Trilogy

Development, representing Corey Barton/Endurance Holdings LLC (ANN 205-21 & SPP 083-21).  
- Original Concept: 72 multi-family units on 18 buildable lots (totaling 6.94 acres) and 7 common lots/ROW (totaling 2.57 acres); for a gross density of 7.57. *Scheduled to present: Parker Bodily.*

5. **Action Item: Development Agreement Modification** to modify the concept plan (Exhibit B) and conditions of approval (Exhibit C) of Ordinance No. 3584, changing the site plan, the number of buildings, associated parking, and conditions, and Subdivision Preliminary Plat for the **Falcon Townhouses Subdivision** on 3 parcels addressed as 0 Lake Lowell Ave. - parcel #'s R32045000, R32045012, & R32045013 in a RD (Two-Family Residential) zoning district (three parcels totaling 7.8 acres in the SE 1/4 of Section 30, T3N, R2W, BM, Nampa, Canyon County) for Delta LLC./M Ataul Karim (DAMO 048-21 & SPP 087-21). Revised Concept: 48 single-family attached townhouse units in 12 buildings (4.3 acres), 28 multi-family units in 7 buildings (2.5 acres), and 1 common lot (.96 acres); for a gross and net density of 9.74. *Scheduled to present: Parker Bodily.*

## **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.*