



City of Nampa

Planning & Zoning Commission

Nampa City Hall, Council Chambers & Teams Meeting

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

Tuesday, October 12, 2021 – 6:30 pm

Public Hearings Commence at 7:00 pm*

MEETING CALL TO ORDER

STAFF COMMUNICATION: 3Q Density Report – Director Ashby

APPROVAL OF MINUTES – ACTION ITEM

REPORT ON COUNCIL ACTIONS

BUSINESS ITEMS:

1. **Action Item: Subdivision Final Plat Approval for Spring Hollow Ranch No. 3 Subdivision** in a RS8.5 (Single-Family Residential 8,500 sq. ft) zoning district; for 66 single family lots and 11 common lots with a 3.42 gross lot density and a 4.39 net lot density; addressed as 0 Ustick Rd. - parcel #R30373011B0 (a 20.16 acre parcel located in the S 1/2 of the NE 1/4 of Section 6, T3N, R1W, BM) for Trilogy Idaho representing Heartland Townhomes Property MGMT LLC (SPF 170-21). *Scheduled to present: Kristi Watkins.*

PUBLIC HEARINGS:

1. **Action Item: Annexation and Zoning to RD (Two-Family Residential - Duplex) zoning district, potential development agreement, and Subdivision Preliminary Plat for Valente Subdivision at 0 Ustick Rd.** (Parcel #R3083300000, a 37.72 acre parcel in SW ¼ of the NW ¼ of Section 3, T3N, R2W, BM, Nampa, Canyon County), for Jarom Wagoner & Trilogy Development, representing Corey Barton/Endurance Holdings LLC (ANN 205-21 & SPP 083-21). Original Concept: 115 single family lots (totaling 19.44 acres), 18 common lots (totaling 6.25 acres), and ROW (totaling 9.02 acres); for a gross density of 3.05 and a net density of 5.9. *Scheduled to present: Kristi Watkins.*
2. **Action Item: Annexation and Zoning to BC (4.5 acres), IL (3.66 acres), RMH (16.15 acres), & RS6 (22.09 acres)** - all located within four parcels numbered: #R3078101100, R3078100000, R3078301100, & R3078300000 (addressed as 7755, 0, 0, & 0 Ustick Rd), and potential development agreement, for **Trestle Creek Subdivision** (to be subdivided at a future date), a mixed-use development including commercial, industrial, multi-family, single-family attached and detached, and open space land uses (located in the NW 1/4 of Section 2, T3N, R2W, BM, Canyon County) for Jane Suggs/Gem State Planning representing Endurance Holdings LLC (ANN 212-21). *Scheduled to present: Parker Bodily.*
3. **Action Item: Conditional Use Permit for a Commercial Kennel License for up to 8 dogs** in a RS6 (Single-family Residential 6,000 sq. ft.) zoning district at **407 S. Banner St.** (a .09 acre, or approximately 3920 sq. ft. parcel of land in the SE 1/4 of Section 27, T3N, R2W, BM, Canyon County) in the Kurtz Addition Subdivision, for Jennifer Susan Maul (CUP 237-21). *Scheduled to present: Rodney Ashby.*

4. **Action Item: Annexation and Zoning to RS6 (Single-Family Residential 6,000 sq. ft.) zoning district to connect to city utilities** for an existing single family home and future lot split at 907 W Greenhurst Rd (a .98 acre parcel #R2928500000 in the NW ¼ of Section 4, T2N, R2W, BM) for Jose L and Martha Diaz (ANN 214-21). *Scheduled to present: Parker Bodily.*
5. **Action Item: Conditional Use Permit for Duplex** - Two Family Attached Residential Dwelling in an RS6 (Single-Family Residential 6,000 sq. ft) zoning district at 1119 10th Ave S. (Parcel R1590700000 located in the NW 1/4 of Section 27, T3N, R2W, BM) for Joshua Morrison (CUP 238-21). *Scheduled to present: Rodney Ashby.*
6. **Action Item: Conditional Use Permit for a home-occupation Firearms Business in an RS6 (Single-Family Residential 6,000 sq. ft.) zoning district at 6489 E Monroe St** (Parcel R3073835300 located in the SE 1/4 of Section 1, T3N, R2W, BM) for Jason Bjoralt representing Meredith Bjoralt (CUP 239-21). *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.