



City of Nampa

Planning & Zoning Commission

Nampa City Hall, Council Chambers & Teams Meeting

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

Tuesday, October 26, 2021 – 7:00 pm

Public Hearings Commence at 7:00 pm*

MEETING CALL TO ORDER

ANNOUNCEMENTS

APPROVAL OF MINUTES – ACTION ITEM

REPORT ON COUNCIL ACTIONS

BUSINESS ITEMS: None

PUBLIC HEARINGS:

- 1. Action Item: Comprehensive Plan Map Amendment from Commercial and Medium Density Residential to Residential Mixed Use designation, Zoning Map Amendment to adjust the boundaries of the BC (Community Business), RMH (High Density Residential), and RS6 (Single Family Residential 6,000 sq. ft.) zoning districts, Development Agreement Modification to remove requirements related to: design guidelines, minimum home sizes, Article VI. Use and Building Restrictions; and Subdivision, Preliminary Plat for a mixed use development - Franklin Village North subdivision at 0, 7354, & 7882 Cherry Ln. (parcel #s R2093901000, R2094000000, & R2093900000, located in the SW 1/4 of Section 2, T3N, R2W, BM) for Providence Properties (Patrick Connor) representing Donald Brandt (CMA 049-21, ZMA 150-21, DAMO 049-21, SPP 092-21). - Original Concept: 66 single-family lots averaging 4,500 sf, 42 averaging 6,000 sf, 43 averaging 6,600 sf, 73 averaging 7,150 sf, 90 averaging 9,000 sf; 17 multi-family lots with a fourplex on each - totaling 68 units; 16 common lots (including 13.5 acres, or 14.5% or usable open space); and 6 shared driveway lots; for a 3.7 gross density and a 6.5 net density. *Scheduled to present: Doug Critchfield.***
- 2. Annexation and Zoning to RMH (Multiple-Family Residential) zoning district and potential development agreement at 4618 Airport Rd and 325 N. Happy Valley Rd, for a four-plex development to be subdivided at a future date. 7 acres on two parcels in NE ¼ of Section 24, T3N, R2W, BM, Nampa, ID for Blake Wolf/Wolf Building Co. representing Gene and Mary Hazen/Pain Enterprises LLC (ANN 217-21).**
- 3. Action Item: Zoning Map Amendment from BC (Community Business) to RP (Residential Professional) zoning district, potential Development Agreement, and Subdivision Preliminary Plat for Diamond Peak Townhouses at 7 6th St N - Parcel #R126500000; and Zoning of the abutting right-of-way totaling 1.08 acres (located in the SW 1/4 of Section 15, T3N, R2W, BM) for Jake Woodward representing Mark Engstrom and Mountain Star Partners, LLC. (ZMA 153-21 and SPP 084-21). Original Concept: for 16 single-family attached dwellings in 3 three-story buildings for a gross and net density of 22. *Kristi Watkins presenting for Parker Bodily.***

WITHDRAWN

4. **Action Item: Annexation and Zoning to RD** (Two-Family Residential - Duplex) zoning district, potential development agreement, and **Subdivision Preliminary Plat for Magnolia Estates Subdivision** at 0 and 18189 Northside Blvd. (Parcels #R3435700000 and #R343570100 totaling 23.6 acres in SE ¼ of Section 33, T4N, R2W, BM, Nampa, Canyon County), for Trilogy Development, representing Corey Barton and Melodee Barrus (ANN 215-21 & SPP 091-21). Original Concept: 38 single family lots, 14 fourplex lots (56 units), 13 common lots (totaling 6.2 acres), and ROW (totaling 2.17 acres); for a gross density of 4.24 and a net density of 8.44. *Scheduled to present: Kristi Watkins.*

5. **Action Item: (Continued from 9/14/21) Annexation and Zoning to RS7 (Single-Family Residential 7,000 sq. ft) zoning district, potential development agreement, and Subdivision Preliminary Plat for Fenway Subdivision at 0 Alma Ln** (Parcel #R2952901200, a 28.25 acre parcel in NE ¼ of the SW ¼ of Section 12, T2N, R2W, BM, Nampa, Canyon County), for Trilogy Idaho (Shawn Brownlee) representing Endurance Holdings LLC (ANN 208-21 & SPP 085-21). Original Concept: 85 single family lots (totaling 16.08 acres), 18 common lots (totaling 5.68 acres), and 6.49 in ROW and other; for a gross density of 3.01 and a net density of 5.28. *Rodney Ashby presenting for Parker Bodily.*

6. **Action Item: Annexation and Zoning to RS6** (Single-Family Residential 6,000 sf) zoning district, potential, development agreement, and **Subdivision Preliminary Plat for Locust Grove Subdivision** at 0, 0, 2306, 2414, & 2418 E Locust Ln (Parcels #R2911900, R2911600, R2911700, R2912000, & R29121010) totaling 25.06 acres in the SE ¼ of Section 2, T2N, R2W, BM, Canyon County), for Sawtooth Land Acquisition LLC (ANN 213-21 & SPP 090-21). Original Concept: 90 single family lots (totaling 16.3 acres), 9 common lots (totaling 2.77 acres), and ROW (totaling 6 acres); for a gross density of 3.59 and a net density of 5.52. *Scheduled to present: Rodney Ashby.*

7. **Action Item: Conditional Use Permit for a City of Nampa Wastewater Treatment Plant** equipment and capacity expansion with potentially hazardous materials in a IL (Light Industrial) zoning district at 340 W Railroad St (Parcel R3130000000) to provide Class A Recycled Water and a new pipeline, meet phosphorus limits, and increase capacity to meet flow and loads in 2040 (located in the SE 1/4 of Section 16, T3N, R2W, BM) for Gregg Thompson representing City of Nampa/Nate Runyan (CUP 236-21). *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.