



City of Nampa

Planning & Zoning Commission

Nampa City Hall, Council Chambers & Teams Meeting

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

Tuesday, November 23, 2021 – 6:30 pm **Amended**

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: Subdivision Final Plat Approval for Lekeitio Village No. 2 Subdivision** in a RS7 (Single-Family Residential 7,000 sq. ft) zoning district; addressed as 17390 & 0 N Can Ada Rd. - parcels #R303900000 & #R3039201000 (totaling 14.33 acre parcel located in the N 1/2 of the SW 1/4 of Section 6, T3N, R1W, BM) for Tim Mokwa/Hayden Homes Idaho, LLC representing Encore Lekeitio Village, LLC (SPF 173-21). Original Concept: 33 single family lots and 8 common lots (tot lot, sand volleyball court, half-court basketball court, and pathway, with a 2.3 gross lot density and a 5.06 net lot density. *Scheduled to present: Kristi Watkins.*
2. **Action Item: Subdivision Final Plat Approval for Sunnyvale West No. 1 Subdivision** in a RS6 (Single-Family Residential 6,000 sq. ft) zoning district; addressed as 0 W Flamingo Rd. - parcel #R3144901100 (a 10.74 acre parcel located in the SE 1/4 of the NW 1/4 of Section 18, T3N, R2W, BM) for Kent Brown representing Sunnyvale Properties (SPF 171-21). Original Concept: 36 single family lots and 7 common lots for 4.8 gross lot density and a 5.8 net lot density. *Scheduled to present: Parker Bodily.*
3. **Action Item: Subdivision Final Plat Approval for Sunnyvale No. 5 Subdivision** in a RMH (Multiple-Family Residential) zoning district; addressed as 0 W Karcher Rd. - parcel #R3142401200 (a 7.67 acre parcel located in the NE 1/4 of Section 18, T3N, R2W, BM) for Kent Brown representing Sunnyvale Properties (SPF 175-21). - Original Concept: 104 multi-family units (on 26 buildable lots) and 4 common lots for a 13.56 gross lot density and a 16.94 net lot density. *Scheduled to present: Parker Bodily.*
4. **Action Item: Subdivision Final Plat Approval for New York Landing No. 3 Subdivision** in a RS8.5 (Single-Family Residential 8,500 sq. ft.) zoning district; portions of two parcels addressed as 0 Southside Blvd. and 0 Alma Ln. - parcels #R2953001300 & R2953001400 (a total of 20.95 acres located in the N 1/2 of Section 12, T2N, R2W, BM) for Trilogy Idaho/Kent Brown representing Corey Barton (SPF 174-21). Original Concept: 67 single-family units and 7 common lots for a 3.19 gross lot density and a 5 net lot density. *Scheduled to present: Kristi Watkins.*
5. **Action Item: Subdivision Final Plat Approval Extension for Mossy Creek Subdivision** comprising 16.47 acres proposed to be platted into fifty-five (55) buildable and five (5) common lots for 3.14 units per gross acre located in a RS 7 Zoned area, addressed as 2878 Southside Blvd (R2115400000) and 0 Southside Blvd - parcel #R2115401000; a resubdivision of a portion of Lots

16, 19, 20, 22 and 24 and all of Lot 17 of Covert Subdivision (located in the S ½ of the NW ¼ of Section 1, T2N, R2W, BM, Canyon County in Nampa) for Dan Lardie representing BCL LLC (SPF 140-2020). *Scheduled to present: Kristi Watkins.*

6. **Action Item: Subdivision Final Plat Approval Extension for New York Landing Subdivision No. 2** comprising 18.67 acres proposed to be platted into Seventy-Five (75) buildable lots and six (6) common lots for 5.6 dwelling units per acre (net) / 3.9 dwelling units per acre (gross) located in a RS 8.5 zoned area, located in the N ½ of Section 12, T2N, R2W, Nampa, Canyon County on the east side of Southside Blvd and north of Alma Lane (SPF 195-20).

PUBLIC HEARINGS:

1. **Action Item: Fee Schedule Resolution to adopt new and updated fees for Planning & Zoning Applications and Permits:** Annexation, De-Annexation, Appeal, Comprehensive Plan Text and Map Amendments, Conditional Use Permit, Short/Preliminary/Final/Condo Plats, Home Occupation Permit, Kennel License, Legal Non-Conforming Use, Mobile Park Final/Preliminary, Planned Unit Development/Master Planned Community, Property Boundary Adjustment, RV Park, Vacation, Variance, Limited Staff Variance, Zoning Map Amendment, Extension, and Permit for Accessory Structure Under 200 sq. ft.; for City of Nampa Planning & Zoning (269-2021-Note). *Scheduled to present: Rodney Ashby.*
2. **Action Item: Zoning Map Amendment from RS6 (Single-Family Residential 6,000 sf) and RA (Suburban Residential) to RD (Two-Family Residential - Duplex) zoning district and potential Development Agreement at 941 Davis Ave** (a 1.67 acre parcel #R1616300000 located in the NW ¼ of Section 21, T3N, R2W, BM, Canyon County) for Taylor Jene Homes Inc. (ZMA 152-21). Original Concept: 20 residential units in five separate buildings to be platted at a future date into 5 four-plex lots; a gross and net density of 12. *Scheduled to present: Parker Bodily.*
3. **Action Item: Annexation and Zoning to RS6 (Single-Family Residential 6,000 sf) zoning district, potential development agreement, and Subdivision Preliminary Plat for Wagers Dairy Subdivision** at 16645 PORTNER RD, 11568 MOSS LN & 0 WILMA LN (Parcels #R2554100000, R2553200000, & R2052900000 totaling 19.67 acres in NW ¼ of Section 7, T3N, R2W, BM, Canyon County), for NV5 - Bonnie Layton representing Leigh Wilson (ANN 211-21 & SPP 089-21). Original Concept: 69 single family lots (18.05 acres), 13 common lots (4.68 acres of open space); for a gross density of 3.11 and a net density of 3.82. *Scheduled to present: Kristi Watkins.*
4. **Action Item: Zoning Text Amendment of Nampa City Code 10-1-16 (previously 10-1-19): Professional, Public Self-Storage Facility Design Regulations:** A.3. Locations Allowed; to allow an exception to the minimum 2500' buffer between storage unit developments, for new storage units that are accessory to another use and do not exceed 25% of the total property; for Casey Jones (ZTA 025-21). *Scheduled to present: Rodney Ashby.*

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.