

NAMPA PLANNING & ZONING COMMISSION

**MINUTES OF REGULAR MEETING HELD
TUESDAY, JULY 28, 2020, 6:45 P.M.**

Members:

Peggy Sellman- Chairman	Bret Miller
Steve Kehoe – Vice Chair	Tom Turner
Michaella Franklin	Ron Van Auker, Jr
Matthew Garner	Rodney Ashby – Planning Director
Adam Hutchings	Kristi Watkins – Principal Planner
Jeff Kirkman	Daniel Badger – City Engineer

Madam Chair Sellman and Commission members Franklin, Hutchings, Miller, Turner and Van Auker, Jr were present via Teams meeting, and Commission members Kehoe and Kirkman were present in the Council Chambers

Madam Chair Sellman called the meeting to order at 6:50 P.M.

ANNOUNCEMENTS: Director Ashby announced that Administrative Coordinator, Sylvia Mackrill would be leaving the City of Nampa Planning and Zoning Department as of August 4th, 2020. The Commission wished Sylvia well.

Approval of Minutes: Garner motioned and Miller seconded to approve the Minutes of the July 14, 2020 Planning and Zoning Commission meeting. Motion carried.

Report on Council Actions. No City Council representative present to report on City Council actions. Planning Director Ashby reported that during the July 20th City Council meeting, the Council approved the request for ANN-00176-2020 Annexation and zoning to BC for 26.21 acres on Cherry Ln. Also approved, was a Variance VAR-00092-2020 for setbacks for a shed at 806 E Sheridan Ave. The Variance requested by Rodney Roberts at 4604 S Feldspar (VAR-00091-2020) was continued to the August 17, 2020 City Council meeting. Ashby noted the CDBG Annual Action Plan had also been approved by City Council.

Madam Chair Sellman proceeded to the Business Items on the agenda.

Business Item No. 1:

Subdivision Plat Final Approval for Summit Ridge Subdivision No. 4 (A 23.30 acre portion of land, being the easterly portion of Canyon County Tax ID# R2929101100, also being a portion of N ½ of the NE ¼ of Section 5, T2N, R2W, BM, Canyon County, Nampa; for 57 single-family lots and 5 common lots on for 4.49 dwelling units per gross acre for M3 Companies, LLC – Mark Tate, representing M3 Idaho Greenhurst LLC (SPF-137-20). ACTION ITEM.

- **Planning Director Ashby** advised that earlier in the day the applicants requested continuation of the review for Summit Subdivision No. 4 Final Plat until the August 11, 2020 Planning and Zoning Commission meeting, due to the fact they would be making a few revisions to the plat layout.
- **Therefore, the Final Plat for Summit Ridge Subdivision No. 4 will be reviewed on the August 11th Planning and Zoning Commission meeting.**

Business Item No. 2:

Final Plat One Year Extension for Sonata Pointe Subdivision No. 3 (hereinafter the “Development”), comprising 15.92 acres proposed to be platted into fifty-seven (57) buildable and seven (7) common lots all located in an RS 7 Zoned area in the NW ¼ of Section 30, T3N, R2W, BM, Canyon County in Nampa south of W. Lone Star Road and west of Middleton Road – Trilogy Development as Developer with JUB Engineers representing (SPF 091-19). ACTION ITEM

Principal Planner Watkins:

- Watkins reviewed the request for a One Year Extension for Sonata Pointe Subdivision No. 3.
- The extension was requested, continued Watkins, due to a delay in the transfer or ownership on the subject property.

Commissioner Miller motioned and Commissioner Hutchings seconded to approve the request for a One (1) year extension of the Final Plat Approval for Sonata Pointe Subdivision No. 3, located on the south side of Lone Star Road, west of S Middleton Rd, for Trilogy Development, subject to:

- 1. The Sonata Pointe Subdivision No 3 Final Plat will now expire July 28, 2021.**
- 2. All conditions previously associated with the Sonata Pointe Subdivision No. 3 Final Plat are still in force.**

Motion carried with all Commission members in favor.

Madam Chair Sellman proceeded to the public hearing items on the Agenda at 7:02 p.m.

Public Hearing No. 1:

Conditional Use Permit for Commercial Daycare for more than twelve (12) children in an RD (Two-Family/Duplex Residential) zoning district at 609 15th Avenue North (a 1.55 acre parcel being a portion of the SW ¼ of Section 23, T3N, R2W, BM; also known as Lots 1-6 including ½ of the adjacent alley, and lots 10-12 including ½ of the adjacent vacated alley in the Martha Knight Replat subdivision) for ATARA Group Holdings – Tracy Crooks as applicant and Nampa School District No. 131 as owner (CUP-00186-2020) ACTION ITEM.

Madam Chair Sellman proceeded to public hearing.

Ron Crooks of 5410 S Fountain Hills Court, Nampa – representing the applicant.

- According to Mr Crooks, with the growth of Nampa, there was a need for good quality education for pre-kindergarten and kindergarten children.
- In the future, added Mr Crooks, they would hope to expand and grow.

Principal Planner Watkins:

- Watkins advised the subject property was located at 609 15th Ave N, located on 1.5 acres and had previously been the Parkview Elementary School, across from Lakeview Park.
- The Comprehensive Plan Future Land Use Map indicates the area as a High Density Residential designation.
- The property is located within the RD (Two Family [Duplex] Residential) zoning district.
- The zoning to the southwest, southeast and northwest is RD, and on the northeast by Lakeview Park in the RS-6 zoning district.

- The Nampa City Code defines a Commercial Daycare as 13 plus children, and requires a Conditional Use Permit approval in the RD zone.
- Watkins reviewed the signage allowed in the RD zone for business use.
- Correspondence, added Watkins, was received from the Nampa School District, in support of the proposed use.
- The Engineering Division outlined guidelines for parking and traffic flow.
- The Nampa Fire Department indicated the proposed daycare would be required to pass a Fire Inspection.
- The Building Department stated the standard Title IV Building regulations would be applied at the time of Building Permit.
- Code Compliance reported there were no violations on the property.
- Watkins reviewed the Staff Report and recommended conditions of approval.
- Staff, stated Watkins recommends approval of the Conditional Use Permit, with the conditions stated in the Staff Report.
- Commissioner Kehoe noted the C-U-P application was for more than 12 students, and questioned if there would be any upper limit to the number of students.
- Watkins replied the number of students on site would be determined by the Fire Department as far as capacity for the building.
- In response to a question from Commissioner Kehoe, Watkins replied the Nampa Fire Department does perform annual inspections.

Garner motioned and Miller seconded to close public hearing. Motion carried with all Commission members in favor.

- Commissioner Miller noted the applicants would be taking over the existing school and will continue to make it look nice instead of the building deteriorating.
- Madam Chair Sellman considered the proposed daycare would be a great use for the school building that had been vacant, and helping the community.

Van Auken, Jr motioned and Kirkman seconded to approve the Conditional Use Permit for a Commercial Daycare for more than 12 children in an RD zoning district at 609 15th Avenue North (formerly the Parkview Elementary School), for Tracy Crooks, representing the Atara Group Holdings, subject to:

1. Comply with all City department/division or outside agency requirements pertinent to this matter, including, but not limited to, State of Idaho, and City of Nampa Building, Fire and Engineering Departments.
2. The project shall not impede traffic flow in the area.
3. Obtain appropriate permits and inspections from the Fire Department.

Motion carried with all Commission members in favor.

Public Hearing No. 2:

Conditional Use Permit for two duplexes in an RS6 (Single-Family Residential 6,000 sq. ft) zoning district totaling four dwelling units at 3908 and 3916 E Park Ridge Drive (A .44 acre portion of land in the SW ¼ of the NE ¼ of Section 25, T3N, R2W, BM, Nampa, Canyon County, Idaho, also known as Lots 3 & 4 of the newly platted Charlotte Meadows subdivision) for LEAP Housing Solutions (Martin Taylor) representing John & Mary Ostyn (CUP 188-20) ACTION ITEM.

Bart Cochran, founder and Executive Director of LEAP Housing Solutions, 1220S Vista Avenue, Boise – the co-applicant:

- Mr Cochran gave a Power Point presentation for the development named by the applicant as the Charlotte Meadows Infill Project.
- Mr Cochran noted their partner organization: Neighborworks Boise.
- According to Mr Cochran, the lots involved with the C-U-P request for duplexes, were Lot No. 3 and Lot No. 4 of Charlotte Meadows Subdivision.

- The development, added Mr Cochran was a joint venture between two housing non-profits, for a total of four affordable housing units, representing more than a \$1 million dollar local investment.
- The project, according to Mr Cochran, would be stick built, to the highest construction standards, emphasizing energy efficiency, modern finishes and overall compatibility with the surrounding homes.
- There are no prohibitions on duplexes within the Charlotte Meadows Subdivision. The project is located in an RS-6 zoning district, which permits a duplex with approval of a Conditional Use Permit.
- The project will meet all required setbacks and site improvements. No Variances are being requested.
- Mr Cochran considered the proposed project met several objectives of the adopted City of Nampa Comprehensive Plan, including density, infill and affordable housing.
- Mr Cochran presented a conceptual plan for the duplexes.
- Mr Cochran noted the importance of trying to be compatible with the surrounding subdivision, Park Ridge Meadows.
- According to Mr Cochran, a single family home would be built on the adjacent lot on the west in Charlotte Meadows Subdivision.
- A Neighborhood Meeting was scheduled and letters were sent out to households within 300 ft of the subject property, and was hosted on site. There were 6 attendees, 4 of which were for the project, 1 was undecided, and 1 opposed.
- Mr Cochran noted they would be consolidating the entrances for the duplexes, to minimize the impact on Park Ridge Dr. Some design modifications had been made at the request of the adjacent neighbor to insure privacy. A stick built construction product would be used, with board and batten lap siding, and would also be placing vinyl fencing to keep a similar look along the streetscape.
- They had also reached out to the Park Ridge Meadows HOA, but their efforts were unsuccessful and they were unable to reach anyone.
- Yesterday, noted Mr Cochran, they received a call from Bill Beverage, the HOA Interim President and they did have a meeting last night. The two important elements regarding the application, stated Mr Cochran, were access and traffic. Mr Cochran indicated the consolidated entrances for the two duplexes, with the garages in the middle, and the third and fourth living units at the rear of the lot.
- Mr Cochran noted the access to the two duplex lots would be off Grays Ln on to Park Ridge Dr, and then a U turn around the traffic island to the entrance to the two lots, which was approved at the time of the Charlotte Meadows Subdivision.
- The project would also meet and exceed the landscaping plan approved with the Charlotte Meadows Subdivision.
- The long term ownership of the property, reported Mr Cochran, would be LEAP Housing Solutions, and noted that LEAP was obligated to maintain strict physical and safety conditions and standards.
- Residents would have to meet the legal criteria, screening, contractual agreements and community rules which would be enforced.
- Mr Cochran noted the subject property was within the Medium Density Residential designation in the City of Nampa Future Land Use map.
- Mr Cochran reported two multi family projects were recently approved on Kings Rd, and one on Kings Rd and Victory Rd. Mr Cochran referred to the Comprehensive Plan regarding Mixed Use developments.
- According to Mr Cochran, there was a deficit of 4,000 affordable housing units in Nampa.
- Mr Cochran put forth additional information on affordable housing in Nampa and the criteria for “affordable housing” and those that would be eligible.
- Mr Cochran indicated letters of support from St Alphonsus, the Nampa School District, local churches, service providers, as well as two letters from current residents of affordable housing.
- Both of the property owners directly adjacent to the subject lots are in support of the CUP application.
- Mr Cochran emphasized the need for accessible housing was of extreme importance.

Planning Director Ashby:

- Ashby reported the applicants were requesting four living units within two duplex buildings, one duplex on each lot.
- Ashby indicated the location of the subject property, south of the Nampa Airport, along Grays Ln, then east on Park Ridge Dr.
- The subject property, continued Ashby, was within the Medium Density Residential designation on the Comprehensive Plan future land use map. The existing zoning is RS-6 (Single Family Residential – 6000 sq ft minimum lot size).
- Ashby indicated the recently approved RMH (Multiple Family Residential) zoning to the northeast of the intersection of E Victory Rd and N Kings Rd; and another recently approved for RD (duplex) zoning – proposing four-plexes to be located E of S Kings Rd and just north of Parkview Way.
- Ashby reviewed the zoning in the area of the subject property, primarily surrounded by residential single-family subdivisions.
- The adjacent parcel to the west (82 S Grays Ln), advised Ashby, was being developed as a single family home, currently under construction.
- Ashby noted there had been some confusion over the type of construction for the proposed duplex units.
- Ashby reported the duplexes would be stick built, to be located on two, approximately 9,583 sq ft lots.
- The proposed building elevations for the two duplexes were noted by Ashby, as well as the aerial view of a similar project in Boise.
- Access to the two parcels, added Ashby, would be from Park Ridge Dr, and residents would have to make a “U” turn around the traffic island to enter the two parcels on the north side of E Park Ridge Dr.
- The landscaped traffic island, continued Ashby, was owned by the Park Ridge Meadows HOA, and any access through the traffic island would have to be negotiated with the HOA.
- The Park Ridge Meadows HOA placed the existing fence on the subject property, and had repaired it over the years, but do not own the property.
- Utilities are available to the site, stated Ashby.
- On May 4, 2020 the Charlotte Meadows Subdivision Short Plat was approved for four single family lots – as presented at the time. The Planning and Zoning Commission recommended approval during their April 28, 2020 meeting. At that time, public hearing testimony included concerns about the traffic through Park Ridge Meadows and would the proposed project fit with the existing subdivision and lot sizes, etc.
- Commissioner Kirkman noted that at the time of short plat review there had been opposition to four single family homes.
- Ashby noted a duplex in the RS-6 zoning district required approval of a Conditional Use Permit.
- Ashby reviewed the criteria for approval or denial of a Conditional Use Permit.
- A lot of correspondence has been received regarding the application, stated Ashby, and additional correspondence was received after sending out the Staff Report.
- Ashby reviewed the letters of support from the Nampa School district, St Alphonsus Hospital, Nampa Community Development Department, and the comments from the Nampa Engineering Division.
- Ashby played the audio recordings of those calling in to make comments regarding the application:
- **Carol Crayhill of 1207 N 14th, a resident of Boise – in favor.**
- **Sarah Robney 11106 W Culpepper, Nampa – in favor.**
- **Anthony Anderson, working with the Intermountain Fair Housing Council – in favor.**
- **Vivian Parrish a member of the Boise-Ada Homeless Coalition – in favor.**
- **Dale Wilde of 2226 E Caine St, Boise, a member of the Boise-Ada County Homeless Coalition – in favor.**
- **Kay Mark of 3300 E Redstone Dr, Boise – in support, a member of the Boise-Ada County Homeless Coalition – in favor.**
- **Brent Peterson, Co-Chair of Healthy Nampa – in favor.**
- **Mike Kip of 823 W Mountain Ash Loop, Nampa – in favor.**
- **Kathy Winwood of 1404 59th St N, Nampa, involved with Trinity New Hope Housing – in favor.**

- **Lydia Campbell White, a resident of Nampa – in favor.**
- **Robin Sneegas of 4272 E Iris Ct, Nampa, in Park Ridge Subdivision – opposed.**
- **Ashby reviewed comments received voicing concern with the proposed duplexes.**
 - a) Duplexes are inconsistent with single family homes in the area.
 - b) Duplexes would negatively impact the aesthetics and property values of the homes in the area.
 - c) Would have negative traffic and safety impacts for the community.
 - d) The applicant did not submit detailed development plans, or elevations of homes to be evaluated.
 - e) Higher density is not consistent with the plans for the area.
 - f) Concern over the quality of construction and appearance for each duplex and worries the materials used would be shipping containers.
 - g) Lot sizes are not large enough for families and children will play in the road, creating safety concerns.
 - h) Concerns that cars will park on Park Ridge Dr which will create safety issues for the narrow roadway.
 - i) Concerns the proposed location does not meet the recommendations of the Idaho Transportation Department for developing affordable housing near transit and other services, requiring residents to travel great distances to access transportation and other services.
- There are schools in the area stated Ashby, both a high school and elementary school.
- A gas station is located about 1 mile away at Amity Ave and Happy Valley Rd.
- According to Ashby, access to the property off Park Ridge Dr is directly from City right-of-way, and therefore cannot be prevented by the Park Ridge Meadows HOA.
- Although the applicant stated all homes would be single family at the time of the Charlotte Meadows Short Plat approval, unless a Development Agreement was put into place, or the approval of the Short Plat was conditioned on it being single family residential, the underlying zoning regulates the land use. Because the property is zoned RS-6, it does allow for duplexes with Conditional Use Permit approval.
- The requirement for obtaining a Conditional Use Permit ensures that potential inconsistent land uses, i.e. duplexes are vetted through the public hearing process.
- The neighboring properties in the area are solely single family homes.
- No duplexes or multi-family in an abutting subdivision, or along Grays Ln exist.
- The applicant was working with a non-profit to ensure the dwellings are used for affordable housing units, and for long term maintenance of those buildings.
- Ashby referred to the 2040 Comprehensive Plan strategies for affordable housing.
- The Planning Commission must evaluate whether the criteria for approval of the Conditional Use Permit applies to the proposed development.
- Ashby reviewed the recommended conditions of approval in the Staff Report.
- **Commissioner Kehoe** inquired how many people had objections to the proposed project.
- **Commissioner Kehoe** noted that of the people speaking in favor of the project, most of them did not live in Nampa.

Madam Chair Sellman proceeded to public testimony.

Michael Shepherd of 3713 S Gekeler, Boise - in favor.

- Mr Shepherd stated he was in full support of the application and was an employee of NeighborWorks Boise and would be the person overseeing the proposed development. Mr Shepherd stated he had participated in several other projects in the Nampa area.
- Mr Shepherd indicated photos of a projects in Boise and Nampa to show the quality of construction.

Meggan Manlove of 1116 W Mission Pointe Dr, Nampa – in favor.

- Ms Manlove stated she had served for several years on the Bike and Pedestrian Advisory Committee and currently sits on the Nampa Building and Site Design Standards Committee. The proposed Charlotte Meadows duplex development, added Ms Manlove, would promote infill development and affordable housing, and believed the subject development would positively impact the neighborhood. As Pastor of the Trinity Lutheran Church she noted in the 1990s there were fears of the neighborhood changing and home values decreasing with the New Hope Housing Neighborhood, but the project has positively impacted the neighborhood and the City.
- Ms Manlove stated she had been impressed with the LEAP products and their professionalism.

Bud Comphor, of 8825 Zip Ln, Middleton - the CEO of NeighborWorks Boise – in favor.

- Mr Camphor stated he had been involved in the Nampa area with Mercy Housing and was now with NeighborWorks, Boise and noted some of the rehab work in the Nampa area, including one in Park Ridge Meadows.

Thomas Keating – in favor but did not speak.

Rebecca Johnston of 3924 E Park Ridge Dr, Nampa – in favor.

- Ms Johnston stated the duplexes would actually be built right behind her property.
- According to Ms Johnston she had grown up needing low income housing.
- Ms Johnston did not see a problem with affordable housing and considered the housing should be located to fill the need.

Mary Ostyn of 76 S Grays Ln and 82 S Grays Ln – in favor.

- Ms Ostyn stated they currently live in the farmhouse at 76 S Grays Ln and just started building their new home at 82 S Grays Ln and the new home will share a fence with the proposed duplex project.
- According to Ms Ostyn, they support the duplex after visiting projects in Boise and considered the duplex project as a solution for helping more families and added they would fit in very nicely.
- LEAP is actively seeking places to build more affordable homes.

Natalie Sandoval of 1112 E Dewey Dr, Nampa – in favor.

- Ms Sandoval stated she works for the Nampa School District and also live in Nampa.
- According to Ms Sandoval she was with the Homeless Education Liaison and worked with other Housing Coalitions serving 9 counties in SW Idaho, with Canyon County one of those counties.
- Ms Sandoval stated her work with the Nampa School District included working with all 23 NSD schools and three of the charter schools, to serve families and students that are experiencing homelessness.
- Currently there are 1,125 persons that are homeless between the ages of 0 and 21.
- The schools serving the Charlotte Meadows project would be Park Ridge Elementary, East Valley Middle School, and Columbia High School, all three being Title One schools, with a high percentage of families that are low income.

Amanda Blodgett – in favor but did not speak.

Griffin Williams – in favor but did not speak.

Martin Taylor of 3529 N 36th St, Boise – in favor:

- Mr Taylor stated he was a LEAP employee and his sole task was to ensure the highest standards of construction were upheld.

- Mr Taylor added his job would be to maintain a clean and safe work environment and maintain the quality of construction and apply all Building Codes and methods and means of construction, and being a good neighbor that they would be sharing a fence line with.

Kim Carly – in favor but did not speak.

Madam Chair Sellman proceeded to those signed up in opposition.

Miriam Sellers – opposed but did not speak, and submitted a letter of opposition.

Lara Roetto of 66 S Grays Ln, Nampa – opposed:

- Ms Roetto stated she and her husband and 5 children live at 66 S Grays Ln, within 300 ft of the proposed development. Ms Roetto stated they were not invited to the Neighborhood Meeting and added she was not in favor of the proposed duplexes.
- Although she was opposed to the duplexes, added Ms Roetto, she was not opposed to affordable housing.
- Ms Roetto considered the proposed duplexes would not be compatible with the established single family home neighborhood.
- There are no apartments, townhomes or duplexes in the surrounding subdivisions or anywhere on Grays Ln.
- The subject properties were surrounded to the north and south on Grays Ln by larger lots, comprising an acre or more.
- The duplexes would not be in harmony with the existing scale, bulk coverage and density of the homes surrounding the proposed development.
- By design, duplexes would squeeze more people on to the same amount of land.
- The traffic would have to do a “U” turn around the landscaped island to turn into opposite moving traffic exiting from the Park Ridge Meadows Subdivision, in order to enter their residences, and would be extremely dangerous.
- Ms Roetto stated she was surprised the proposed access to the duplex lots had been approved as there were children walking along Park Ridge Dr to get to Columbia High School.

Dan Best – opposed but did not speak.

Molly Langford – opposed but did not speak.

John Jordan – opposed but did not speak.

Audra Dressen – opposed but did not speak.

Jason Dressen – opposed but did not speak.

Kathleen Kuehn – opposed but did not speak.

Kristen Gray – opposed but did not speak.

Lonnie Noble – opposed but did not speak.

Paul Dille of 4225 E Park Ridge Dr, Nampa – opposed.

- Mr Dille concurred with Lara Roetto’s comments and stated he was for affordable housing and hoped that LEAP would come back with single family homes on the subject lots.
- Mr Billy stated he was surprised, but OK with the approval of the Charlotte Meadows Subdivision, however, when the homes were changed to duplexes, he became very concerned.

- That area on Park Ridge Dr where the duplexes would be located was a dangerous blind spot.
- Most of the people that were opposed to the application were local residents in the neighborhood and the majority of those speaking in favor were Boise residents.
- Mr Dille reiterated that two single family homes on the subject lots would be preferable.

David Jordan of 4209 Park Ridge Dr, Nampa – opposed.

- According to Mr Jordan, he was opposed to the development because the duplexes do not coincide with the surrounding homes.
- Mr Jordan noted the lack of safety for the “U” turn traffic. There was also a 4-way stop nearby.
- Mr Jordan advised he was in favor of affordable, however, he questioned the integrity of the proposed duplexes, because there were a lot of loose ends with the development.

Wendy Glubo – did not speak.

Brian Warrick of 403 Buckskin Dr – opposed.

- Mr Warrick stated the applicant had appeared to build a large coalition of support, however, although those participants were in support of affordable housing, they do not live in the neighborhood where the impact would occur.
- Mr Warrick noted the Charlotte Meadows Short Plat was approved for single family lots, and two months later were now requesting approval for two duplex lots.
- Mr Warrick questioned the approval of the “U” turn process around the traffic island for vehicles to access the two duplex lots. Mr Warrick reiterated that access to the subject property was in no way safe.
- To add duplexes to those lots in place of single family homes would double the problem and would be more of an egregious error.
- According to Mr Warrick, he drove his small Ford Ranger pick up on Park Ridge Dr and did the “U” turn tonight and stated he could not make the complete “U” turn without driving up on the sidewalk.
- Mr Warrick suggested if the duplexes were approved, then one of the conditions should be for the owner to provide access off Grays Ln between the existing house and the new development, and provide access to the subject two lots.
- According to Mr Warrick, there had been no green space for children provided on the proposed duplex lots, and there would be no street parking for visitors to the duplexes.

John Hochhalter 4103 E Iris Ct, Nampa – opposed.

- Mr Hochhalter stated his residence was located in Park Ridge Meadows Subdivision.
- Mr Hochhalter reviewed the Zoning Ordinance relating to the criteria for reviewing Conditional Use Permits 10-25-4-A-1, and a map of the intersection involved.
- Mr Hochhalter considered the duplexes should not be located in the neighborhood, within a residential area that no duplexes or multi-family housing units.
- According to Mr Hochhalter, many of those speaking in favor of the Conditional Use Permit do not live in the area, but live in Boise.
- There would be two cut-outs for driveways off E Park Ridge Dr, adjacent the traffic island.
- Mr Hochhalter stated he highly doubted the earlier comments that multi-family units do not affect the property values of surrounding single family dwellings.
- The Code relating to bulk, scale and density would be violated with the proposed duplexes.
- Mr Hochhalter stated he drove the entire area around the proposed development and did not see any multi-family units.
- Mr Hochhalter disagreed with the earlier statement that there would be more duplexes and apartments in the area.

- The roundabout at Happy Valley Rd and Victory, stated Mr Hochhalter had not been completed as yet and there was already a traffic problem.

Bill Mitchell of 70 S Grays Ln, Nampa – opposed:

- Mr Mitchell stated his property was located directly next door to the Ostin's, the people developing the property.
- Mr Mitchell questioned if access to the duplexes would be granted Off Grays Ln behind his property and would run right past his bedroom window.
- According to Mr Mitchell, there were way too many cars on Grays Ln already and more cars would impact when he tries to leave his property on to Grays Ln.
- There were only two neighbors that were in favor of the proposed duplex development. Mr Mitchell stated he was not invited to the Neighborhood meeting regarding the subject duplex development.
- Mr Hochhalter stated Charlotte Meadows had been approved for single family lots.
- According to Mr Hochhalter he had been advised the proposed duplexes would be constructed from shipping containers, and noted the applicant was now stating the duplexes would be stick built.

Bart Cochran – applicant:

- Mr Cochran responded to some of the questions brought up by previous speakers.
- Mr Cochran emphasized the two duplexes would be traditional stick built, wood frame construction.
- **Commissioner Kirkman** inquired why the switch from single family homes on the subject lots to duplexes.
- **Mr Cochran** replied it was not a switch for LEAP Housing, as they had never proposed anything but duplexes on the property.
- In response to a question from **Commissioner Garner**, **Mr Cochran** stated the two lots were currently under contract, and approval of the C-U-P was one of the conditions of the Contract.
- According to Mr Cochran there was a fourth criteria for the Conditional Use Permit review, and that was that the project provides an essential service for the area, and Mr Cochran considered the project meets all the criteria.
- Mr Cochran considered the City of Nampa Comprehensive Plan 2040 was very clear about the direction of the City, with higher density, diversity of housing, and infill development.
- Mr Cochran advised the street scape would be preserved, the access points were approved, the units would be moved back and the garages off the street.
- LEAP Housing, stated Mr Cochran was a non-profit corporation and not for-profit developer, and were trying to advance the mission of affordable housing. A duplex would be a permitted use with approval of the Conditional Use Permit.
- **Ashby** noted a question had been raised by a previous speaker regarding multi-family housing in the area.
- There were some multi-family applications recently approved, noted Ashby, but they had not started construction as yet. One is just north of Park View Dr, along Kings Rd, and just north of Victory Rd and to the east of Kings Rd with multi-family zoning approved for the future.
- **Commissioner Kehoe** voiced concern regarding the access to the two lots and questioned why the access had been approved, allowing a "U" turn around the traffic island.
- **City Engineer Badger** responded, and stated the traffic island was not owned by the City. If it were owned by the City, we could then have required the applicants to remove a section of the traffic island to allow access to the drive approaches. However, the traffic island was considered private property and that was how it was allowed to develop in the early 2000s, making it so that we could not require that of the Meadows HOA.
- **Commission Kehoe** noted the dangers in the narrow "U" turn area.

- **Badger** commented if the plat had been platted with a common driveway off Grays Ln, that could have alleviated that problem. However, that was not what was proposed or approved previously. Badger indicated the intersection just to the east which has plenty of room for a typical “U” turn.

Commissioner Kehoe motioned and Commissioner Kirkman seconded to close public hearing. Motion carried with all Commission members in favor.

- **Commissioner Turner** stated he was in favor of affordable housing, however, the original plat was split into three lots along E Park Ridge Dr for single family lots and he did not like it coming back 3 months later for duplexes on two of the lots. None of the surrounding lots were small, stated Turner, and none of the adjacent properties were multi-family. Turner considered the proposed duplex lots did not fit in with the local area.
- **Commissioner Kirkman** noted the issue was not affordable housing but whether the proposed duplexes would be compatible with the area and would they fit the C-U-P guidelines and criteria.
- **Commissioner Kirkman** added many of the people in favor of the duplexes referred to projects in Boise and Ada County, which was not the same as the proposed neighborhood.
- **Commissioner Kirkman** questioned if the proposed duplexes would be in compliance with the harmony, scale, bulk, coverage and density as noted in the C-U-P review points. The four single family homes originally proposed for Charlotte Meadows would be more in harmony with the existing neighborhood.
- **Commissioner Kirkman** stated he was not in favor of approving the Conditional Use Permit.
- **Commissioner Kehoe** stated that he wanted to listen to the people that live in Nampa, and the Park Ridge Subdivision, not from people 20 miles away.
- **Commissioner Van Auker, Jr** stated the people living in the Park Ridge Meadows Subdivision were not necessarily opposed to affordable housing, but were opposed to the duplexes and the density.
- **Commissioner Van Auker, Jr** suggested the LEAP Housing project could possibly come together in a single family residence manner, and that would also be more appealing to the neighborhood.
- **Commissioner Garner** concurred with Commissioners Van Auker, Jr, Turner, Kehoe and Kirkman.
- **Commissioner Franklin** also concurred with the comments from the Commissioners.

Kirkman motioned and Kehoe seconded to deny the Conditional Use Permit for two duplexes in an RS-6 zoning district at 3908 and 3916 E Park Ridge Drive (Lots 3 and 4 of Charlotte Meadows Subdivision, for LEAP Housing Solutions, representing John and Mary Ostin, due to:

- 1. The proposed development location, size, and design and operating characteristics of are not compatible with the livability or appropriate development of abutting properties and the surrounding neighborhood.**
- 2. A duplex structure is not compatible with the surrounding single family homes in the area.**
- 3. Additional dwelling units would increase the traffic concerns for drivers to conduct U-Turns in a heavily used pedestrian area.**

Motion carried with all Commission members in favor of denying the application.

Meeting adjourned at 9:25 p.m.

Rodney A Ashby, Planning Director



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