

NAMPA PLANNING & ZONING COMMISSION

MINUTES OF REGULAR MEETING HELD TUESDAY, MARCH 10, 2020, 6:30 P.M.

Members:	Steve Kehoe – Vice Chair	Tom Turner
	Michaella Franklin	Norm Holm - Director
	Matthew Garner	Rodney Ashby – Principal Planner
	Adam Hutchings	Kristi Watkins – Senior Planner
	Jeff Kirkman	Caleb LaClair – Assistant City Engineer
	Bret Miller	
Absent:	Peggy Sellman- Chairman	Daniel Badger – City Engineer
	Ron Van Auker, Jr	

Acting Chairman Kirkman called the meeting to order at 6:44 p.m. **Vice Chairman Kehoe** detained until after 7:00 p.m.

Approval of Minutes: Miller motioned, and Hutchings seconded to approve the Minutes of the February 25, 2020 Planning and Zoning Commission meeting. Motion carried.

Report on Council Actions. No City Council members present.

Acting Chairman Kirkman proceeded to the Business Items on the agenda.

Business Item No. 1:

Final Site Plan Approval for Broadmore Recreational Vehicle Park in an IL (Light Industrial) zoning district at the southwest corner of N. Broadmore Way and 4th St. No. just south of Indian Creek (155 RV spaces on 11.74 acres for 13.20 average spaces per gross acre – A parcel of land being a portion of Parcel “4” of the Amended Record of Survey Instrument No. 2018-054013, Records of Canyon County, Idaho and lying in a portion of the SE ¼ of Section 16, T3N, R2W, BM) for All Terra Consulting, LLC representing Broadmore RV Park LLC (RVP 003-20). – ACTION ITEM

Senior Planner Watkins:

- The property had been rezoned to IL, added Watkins, a Conditional Use Permit approved for the RV Park, and the Preliminary Site Plan approved with conditions.
- Since those approvals, continued Watkins, the applicants submitted the Final Site Plan addressing the majority of those conditions, and a new Landscape Plan has also been approved.
- Chapter 32 of the Zoning Ordinance, stated Watkins, outlines the process for the Final Site Plan.
- The project comprises 11.74 acres, with 155 RV spaces proposed, 27 visitor parking spaces and 3 common areas, located at 0 N Broadmore Way, on the south side of Broadmore Way and west of Northside Blvd.
- The subject property is located inside Nampa City limits with an IL zoning designation, bordered on the north, south and west sides by Light Industrial zoned property and has BC zoned property on the east.
- In September of 2017 a Comprehensive Plan Amendment and Rezone to IL was approved.
- In June of 2019, the C-U-P for the RV Park use was approved.
- In November of 2019, the Preliminary Site Plan for the RV Park was approved.
- The Final Plan for the Broadmore RV Park conforms to all the conditions of approval established by the Conditional Use Permit and the approved Preliminary Site Plan.
- The layout of the RV spaces, the density, open space, parking and amenities all conform to the approved Preliminary Site Plan.
- The Final Site Plan conforms to the applicable zoning standards for the RV Park design.

- Staff, added Watkins, feels it is appropriate for the Planning Commission to approve the Final Plan for the Broadmore RV Park with the conditions as listed in the Staff Report, and any other conditions the Commission see fit to impose.
- **Miller** inquired how the developer would prove that no RVs will stay longer than the permitted time, and noted the Nampa School District had responded to the notice they received and stated the Nampa School District wanted a safe bus pick up area – which indicated people would be living there for longer than 180 days.
- Watkins suggested Nampa School District had based their comments on past history for existing RV Parks, where there had been a history of long-term stays.
- According to Watkins, the current Code only allows for a 180 day stay at a time, and their business plan assured us that would be the case.
- **Kirkman** noted even if a family was at the RV Park for 90 days and they have children, they could still be going to school. In that light, added Kirkman, we should require provision of a safe bus stop.

Miller motioned and Garner seconded to approve the Broadmore RV Park Final Site Plan located at the southwest corner of N Broadmore Way and 4th St S, for 155 RV spaces, for All Terra Consulting, LLC, representing Broadmore RV Park, LLC, subject to:

1. **Comply with all City department/division or outside agency requirements pertinent to this matter. This is to include any extant but applicable conditions from prior approvals for this subdivision as iterated in correspondence on file with the City pertaining to the approved preliminary plan for Broadmore RV Park; and,**
2. **Submit a revised Landscape Plan.**
3. **Obtain Right-of-Way & Erosion Control permits.**
4. **Developer’s Engineer shall satisfactorily address all Construction Drawings and Drainage Report comments identified in this memo from the Nampa Engineering Division prior to construction drawing approval.**
5. **The Developer and their Engineer and Contractor shall adhere to the “Construction Duty and Responsibility Policy”, Section 108 of the 2017 City of Nampa Engineering Development Process and Policy Manual, during the construction process. The Developer shall sign the City of Nampa Commercial/Industrial Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.**
6. **The project shall demonstrate to the Nampa Engineering Division compliance with all FEMA and City Code requires regarding development within the floodplain prior to construction drawing approval, including final LOMR approved by FEMA.**
7. **The Developer shall provide City with documentation of review and any required executed permits from the Army Corp of Engineers, Idaho Fish and Game, etc., for any work to be performed within the banks of Indian Creek.**
8. **All drainage shall be retained on site in accordance with approved plans. Inspection and certification of the private drainage facilities shall be by the Engineer of Record (EOR). EOR shall provide a letter to the Nampa Engineering Division certifying on-site drainage facilities were installed in substantial conformance with the approved plans at the time of Record Drawing submittal and prior to final acceptance of improvements by the City.**
9. **The property shall be annexed into the City of Nampa Municipal Irrigation District prior to connection to the City’s pressurized irrigation system. Developer shall provide documentation from Pioneer Irrigation District demonstrating active water rights and that all irrigation assessments for the property have been paid in full prior to annexation into the Municipal Irrigation District.**
10. **Provide corrected Erosion and Sediment Control plan page – it shows fewer parking spaces than the Construction drawings**

Motion carried.

Business Item No. 2:

Subdivision Plat Final Approval for Meriwether Park Subdivision No. 4 on the east side of Meriwether Park #2 and approximately 2,500 feet east of Franklin Blvd. on Toussand Dr. in a RS7 (Single Family Residential - 7,000 sq. ft.) zoning district (42 single family residential lots on 10.85 acres, 3.87 dwelling units per gross acre - A portion of the SE 1/4 of the NW 1/4 of Section 2, T3N, R2W, BM) for Kent Brown representing Corey Barton, DBA Challenger Development, Inc. (SPF 125-20). – ACTION ITEM

Senior Planner Watkins:

- Watkins reported the subdivision was located east of N Franklin Blvd, and south of Ustick Rd, inside Nampa City limits, within an RS-7 zoning district. Meriwether Park Subdivision No. 4 is bordered on the north and west sides by Phases 1, 2 and 3 of Meriwether Park Subdivision, and on the south and east sides by RS-8.5 City zoned residential properties.
- The subject section of the subdivision was annexed in November of 2009, with a Development Agreement and Preliminary Plat for Meriwether Subdivision.
- Phases 1 and 2, added Watkins, have been completed and recorded, and Phase 3 is ready to record.
- The development would propose 42 single family residential lots and 2 common lots on 10.85 acres and will complete as the final phase of the subdivision.
- The proposed development conforms to the approved Preliminary Plat, and the applicable Subdivision and Zoning standards for Nampa.
- There were no other comments received after the Commission received the Staff Report.
- Staff feels it would be appropriate for the Commission to recommend approval of the Final Plat for Meriwether Park Subdivision No. 4 to City Council with the recommended conditions of approval.

Garner motioned and Miller seconded to recommend to City Council approval of the Final Plat for Meriwether Subdivision No. 4, east of N Franklin Blvd and south of Ustick Rd, within an RS-7 zoning district, for Kent Brown, representing Corey Barton, dba Challenger Development, Inc, subject to:

1. **Compliance with all City department/division or outside agency requirements pertinent to this matter. This is to include any extant but applicable conditions from prior approvals for this subdivision as iterated in correspondence on file with the City pertaining to the approved preliminary plat of/for Meriwether Park Subdivision No. 4.**
2. **Submit a revised Landscape Plan.**
3. **Obtain an Erosion Control permit from the City of Nampa.**
4. **Revise “N Floud Ave” to “N Floud Way” and “N Patchin Ct” to “E Patchin St” per Nampa GIS review comment.**
5. **The Developer’s Surveyor shall address all Final Plat comments prior to City Engineer signature of the plat.**
6. **Developer’s Engineer shall address all Construction Drawing and Drainage Report comments identified in the “Meriwether Park Subdivision #4 – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division prior to construction drawing approval.**
7. **The Developer and their Engineer and Contractor shall adhere to the “Construction Duty and Responsibility Policy”, Section 108 of the 2017 City of Nampa Engineering Development Process and Policy Manual, during the construction process. The Developer shall sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.**
8. **Developer shall provide documentation from the Irrigation District that all irrigation assessments for the property have been paid in full prior to City Engineer signature of the plat.**
9. **Correct any spelling, grammar and punctuation and numbering errors that may be evident on the plat face and/or in the proposed Project plat development notes.**

Motion carried.

Business Item No. 3:

Request for a Second 1-Year Extension of Subdivision Plat Final Approval for Modena Subdivision at 17590 N. Franklin Blvd. (A portion of the South 1/2 of the Northwest 1/4, Section 2, T3N, R2W, BM located on the east side of N. Franklin Blvd. 1/2 mile south of Ustick Rd. - 32 Single Family Residential lots on 11.74 acres or 2.73 lots/gross acre) for 1099 LLC (SPF 046-18). Request to extend 3/18/19 approval which expires 3/18/20 to 3/18/21. – ACTION ITEM

Senior Planner Watkins:

- Watkins explained the applicant was requesting approval of a second one-year extension for the Final Plat for Modena Subdivision, until March 18, 2021.

- The Annexation, Development Agreement, and Preliminary Plat for the Modena Subdivision were approved in September of 2017, and the Final Plat was approved in March of 2018. The first extension was approved in March of 2019.
- According to the applicant, stated Watkins, the construction was progressing, and as weather conditions allow, should be completed during the month of March.
- The extension has been requested to give a little more time to get the Plat recorded as they will miss their current deadline by a couple of weeks.

**Garner motioned and Miller seconded to recommend approval to City Council for a Second 1-year Extension of Subdivision Final Plat Approval for Modena Subdivision at 17590 N Franklin Blvd, for 1099 LLC, to extend approval one more year to March 18, 2021, subject to:
Compliance with all prior conditions of approval.
Motion carried.**

Acting Chairman Kirkman proceeded to the Public Hearing items on the Agenda at 7:00 p.m.

Public Hearing No. 1:

Annexation and Zoning to IL (Light Industrial) at 16658 Northside Blvd. for future industrial use (A 1.52-acre parcel situated in the SW ¼ of the NW ¼ of Section 10 T3N, R2W, BM, Nampa, Canyon County, Idaho) for Kent Brown representing Adler Revocable Family Trust (ANN-00166-2020). – ACTION ITEM

Acting Chairman Kirkman proceeded to public hearing.

Brad Miller, with Adler Industrial – 10259 W Emerald St, Boise – representing the applicant:

- Mr Miller noted the subject 1.52-acre property was a small enclaved parcel, and the applicants own all the property around it.
- According to Mr Miller, Adler Industrial had just recently purchased the property and would like to Annex, zone IL, for the property to be in conformance with the surrounding land.

Planning Director Holm:

- Holm reported the subject parcel comprised 1.52 acres, with a Comprehensive Plan Future Land Use Map designation of Industrial, and proposed zoning of Light Industrial.
- The surrounding land on the north, east and south has zoning of Light Industrial, with Agricultural use at the present time, and Canyon County property on the west side of Northside Blvd.
- Utilities are available to the area advised Holm, and the sewer line would be extended from the south up to the subject property.
- Access to the property would be from Northside Blvd.
- Holm reviewed the Staff Report and recommended conditions of approval.
- No comments had been received from any surrounding property owners advised Holm.
- **Garner** inquired if the property could still be farmed after annexation into the City and IL zoning. **Holm** responded that the property could still be farmed.

Acting Chairman Kirkman proceeded to public testimony.

No public comment forthcoming.

Garner motioned and Miller seconded to close public hearing. Motion carried.

Miller motioned and Garner seconded to recommend to City Council Annexation and IL zoning for 16658 Northside Blvd, for Adler Revocable Family Trust, subject to:

1. **Upon annexation into the City, public right-of-way along Northside Blvd. frontage will need to be dedicated. Dedicated right-of-way width to be 50' eastward from section line.**
2. **We recommend including the 25' prescriptive right of way located west of the section line along parcel frontage with this annexation to complete annexation of Northside Blvd. The applicant must provide a separate legal description and exhibit for this strip to include in the annexation ordinance.**
3. **Any future development of the site will require the placement of sidewalk per City standards along entire Northside Blvd frontage. Coordinate this with Engineering Division.**

4. The following are City utilities either currently available to this site or planned. Any future development of the site will require connection to and/or extension of City utilities to and through the site.
- a) Domestic water – is currently available via 12” main line in Northside Blvd.
 - b) Pressure irrigation – The City currently has plans in for review for development of the site located at 16570 Northside Blvd these plans include a pressure irrigation mainline extension from the intersection of Birch Ln & Northside Blvd to their north property line. Upon development of 16658 Northside Blvd this new pressure irrigation main line will be required to be extended up Northside Blvd to the north property line of said lot.
 - c) Sewer – The City currently has plans in for review for development of the site located at 16570 Northside Blvd the City will require a sewer mainline extension from the intersection of Birch Ln & Northside Blvd to their north property line. Upon development of 16658 Northside Blvd this new sewer main line will be required to be extended up Northside Blvd to the north property line of said lot.

Motion carried.

Public Hearing No. 2:

Annexation and Zoning to RMH (Multiple-Family Residential) at 1002 N. Happy Valley Rd. and 4719 Stamm Lane for multiple family residential use (A 3.53-acre portion of the SW ¼ of Section 18, T3N, R1W, BM, Nampa, Canyon County, Idaho also recognized as Tax 7 and Tax 16272 in Lots 1 and 2 of Orchalara Heights) for Blake Wolf – Wolf Building Co. (ANN-00167-2020). – ACTION ITEM

Acting Chairman Kirkman proceeded to public hearing.

Blake Wolf, Wolf Building Co, 843 W Horizon Way, Nampa – the applicant:

- Mr Wolf explained he was requesting Annexation and RMH zoning for the properties located at 1002 N Happy Valley Rd and 4719 Stamm Ln. The two parcels added Mr. Wolf were located at the southeast corner of the Stamm Ln/Happy Valley intersection.
- The parcels, added Mr Wolf, comprise approximately 3 ½ acres.
- The desire for both himself and his clients, stated Mr Wolf, was to convert the subject property into a multi-family project and match the zoning to the west, across N Happy Valley Rd – the Station apartments, and to the south – The Cascadia Medical Rehabilitation facility.
- Mr Wolf noted the parcels were surrounded to the north by the Gateway Center, and to the west and south by City of Nampa properties.
- The desire, continued Mr Wolf, was to provide 50 to 60 units. All units would be 2 story with a garage off the back. On the east side of the project, the front doors will be facing County residential parcels, with parking behind.
- Mr Wolf indicated the proposed building elevations for the living units – larger 2 story living units with a residential look, and sidewalks connecting with parking in the middle.
- The units would be primarily 3-bedroom, 2 bath, and 2 car garages.
- There may be some 2-bedroom units with single car garages.

Principal Planner Ashby:

- Ashby reported the applicant had requested RMH zoning for the subject parcels, similar to the property to the south, and the west side of N Happy Valley Rd.
- To the north, added Ashby was the Nampa Gateway Center, with BC zoning, the Station Apartments to the west and the Cascadia Assisted Living Facility to the south.
- All utilities, continued Ashby, were available to the site. Access to the properties was currently from Stamm Ln and N Happy Valley Rd.
- Correspondence has been received from Nampa Code Enforcement – for 1002 N Happy Valley Rd – No Code Violations; but, on 4719 Stamm Ln they need to maintain the weeds by the time of annexation.
- Ashby reviewed the Memorandum from the Nampa Engineering Division, with conditions of approval, including Dedication of Right-Of-Way for 40 ft from section line for Stamm Ln; 50 ft from section line for N Happy Valley Rd; and a 25 ft minimum chamfer at the intersection of Stamm Ln and Happy Valley Rd.

- The subject parcels are contiguous to City limits on the north, west and south boundaries.
- The proposed RMH zoning, stated Ashby, would be compatible with the adopted Comprehensive Plan Future Land Use Map, because the High Density Residential would be stretched from the west.
- Ashby reviewed the Findings of Fact, and Staff recommended conditions of approval.
- In response to a question from, **Kirkman, Ashby** stated the properties south of the Cascadia Assisted Living facility were all County properties.
- **Turner** inquired if the applicants would be required to put in a left turn lane for southbound traffic.
- **LaClair** responded the applicants would not be required to provide a left turn lane. If there were only 50 living units, added LaClair, they would probably not be required to provide a Traffic Impact Study, however, they would be required to do a Turnlane Warrant Analysis for their entries into the site, to determine if any kind of left or right turn into the project would be required.
- Any deficiencies for the intersection itself, would be something the City would be responsible for.
- **LaClair** advised the City has an Access Management Policy the project would have to adhere to.

Acting Chairman Kirkman proceeded to public testimony.

David Fiddler of 900 N Ashford Ln, Nampa – in favor:

- Mr Fiddler stated his property was directly east of the subject property.
- Mr Fiddler noted the area would now have very high density and there would be a large increase in vehicles on the adjacent roads every morning and evening.
- Mr Fiddler stated he was for the proposed development; however, he would like to see some modifications.
- On the east side of the subject property, Mr Fiddler requested the applicants place a 6 ft vinyl fence to match the existing fence behind the Cascadia facility, and continue that fence on out to Stamm Ln.
- Also, provide landscaping on the subject property behind the eastern fence.
- Mr Fiddler asked for the buildings in the proposed development be limited to two stories because the majority of homes on the east side of Happy Valley Rd are all single story.
- Mr Fiddler requested the density for the proposed project be reconsidered.

Sheila Harris of 4905 Stamm Ln – Opposed:

- Ms Harris stated she was an Ombudsman for Cascadia of Nampa.
- One of the things they have a problem with, continued Ms Harris, was the lack of sidewalks.
- Ms Harris added that although she was opposed to construction of the 60 apartments, she would really like to see a sidewalk through there, running north of Cascadia along N Happy Valley Rd to Stamm Ln.
- As it is, continued Ms Harris, the residents cannot cross N Happy Valley Rd.

Pamela Corisis of 4903 Stamm Ln – opposed but did not wish to speak.

David Corisis of 4903 Stamm Ln – Opposed.

- Mr Corisis suggested the proposed 60 apartments, in addition to the apartments across the street, it would increase traffic and increase crime.
- The traffic added Mr. Corisis was already horrible, and you cannot turn left.
- Mr Corisis considered the proposed apartments would lower the value of his house.

Blake Wolf:

- Mr Wolf agreed that having a fence along the eastern side of the property matching the Cascadia facility would make sense.
- Sidewalks, added Mr Wolf, would be required on all their frontage. Landscaping all the way around the project, also made sense, and added it would be a higher end project.
- According to Mr Wolf, with the RMH zoning, the proposed development would be substantially lower in density that what could be allowed and added the buildings would be two story.
- In response to a question from Garner regarding the irrigation ditch, Mr Wolf replied if it was an open ditch it would be piped.
- Mr Wolf noted the northeast part of Nampa and the Happy Valley Rd and Kings Rd area were already very busy and did not think the proposed project would make any difference to the busy roads.

Garner motioned and Kehoe seconded to close public hearing. Motion carried.

- **Miller** stated he would like to see the corner of Stamm Ln and N Happy Valley Rd get finished.

Kehoe motioned and Miller seconded to recommend to City Council for Annexation and RMH zoning for 1002 N Happy Valley Rd and 4719 Stamm Ln for multiple family residential use for Blake Wolf, subject to:

Generally:

1. **Developer(s)** shall comply with all applicable requirements [including obtaining proper permits – like a Building Permit, etc.] as may be imposed by City agencies appropriately involved in the review of this request (e.g., Nampa Fire, Building, Planning and Zoning and Engineering Departments/Divisions) as the entitlement(s) granted by virtue of the City’s approvals of the requested annexation and zoning assignment do not, and shall not have, the effect of abrogating requirements from those departments/agencies in connection with entitlement of the Property.

Specifically:

1. **Right-of-way** shall be dedicated to the City, including:
 - a. Stamm Ln – 40’ from section line
 - b. Happy Valley Rd – 50’ from section line
 - c. A 25’ minimum chamfer at Stamm Ln and Happy Valley Rd intersection
2. Upon development of the site, developer/owner shall place sidewalk per City standards along both roads. Applicant/Developer shall coordinate with Engineering Division to place pedestrian ramps at the intersection.
3. Upon development of the site, owner shall connect to city utilities – water & irrigation are available in both Happy Valley and Stamm Lane; 8” sewer main available in Happy Valley.
4. When developed, both properties shall annex into the City’s municipal irrigation system.

Motion carried.

Public Hearing No. 3:

Conditional Use Permit for a New Mobile Home Park to replace a prior mobile home park at 125 1st St. No., and request for an Exception of the 5-acre minimum required mobile home park land area (A .89 acre or 38,768 sq. ft. portion of the NW ¼, Section 22, T3N, R2W, BM, Nampa, Canyon County, Idaho, and the S ½ of Lot 6 and all of Lots 7 and 8, Block 15, Nampa City Acres 2) for Jeff Hatch representing Noah Hillen, Chapter 7 Trustee (CUP-00168- 2020). – ACTION ITEM

Acting Chairman Kirkman proceeded to public hearing.

Jeff Hatch of 5119 Briarwood Dr, Nampa – representing the applicant:

- Mr Hatch stated the applicant had requested approval of a Conditional Use Permit to revitalize an existing mobile home park.
- Their intent, added Mr Hatch, was to clean up the mobile home park and allow it to meet the intent of the City’s expectations.
- Discussions had taken place with City staff regarding adding additional storage for the individual residents and some additional parking.
- **Kehoe** inquired how many mobile home units were on the property at the present time and **Mr Hatch** replied there were currently two mobile homes and the plan was to have a total of six mobile homes.
- **Garner** inquired the future plans for the park, and **Mr Hatch** stated the individual looking at purchasing the mobile home park was looking at the facility as work force housing. The company does nationwide construction and they have a difficult time finding affordable housing for their employees that work nationwide and need affordable housing locally. The owners considered it would be a more reliable source of housing for their employees.
- In response to a question from **Kehoe**, **Mr Hatch** advised the current mobile home residents would be encouraged to stay in the park as long as they like. The balance of the mobile homes would be subject to whether employees are working on a local project, and the intent would be to keep workers there on a permanent basis.

Principal Planner Ashby:

- Ashby indicated the location of the subject property within the Medium Density Comprehensive Plan Future Land Use Map designation.
- The property, added Ashby, was located within the unique IL/RS (Light Industrial/Single Family Residential) zoning district – allowing a property to go either with Light Industrial or Single-Family Residential uses.
- Ashby indicated the mobile homes to the east and southeast, single family homes to the north, some mobile homes sporadically in the area, and the railroad to the south. There was also RML (Limited Multiple Family Residential) zoning on the north side of 1st St N.
- Public utilities are either closely available, or already in the property.
- Access to the subject property was available from 1st St N.
- Ashby reviewed the Zoning Ordinance in relation to mobile home parks.
- There was a request for an exception, added Ashby, and there would need to be several other exceptions if the project were to go forward as proposed by the applicant.
- Ashby reviewed Section 10-28-2-B regarding granting of exceptions. Section 10-28-5-A stating the minimum land area for a mobile home park shall be a minimum of 5 acres – the exception requested by the applicant. 10-28-5-B states density shall not exceed 6 mobile homes per gross acre; 10-28-5-F-2 Guest parking - 2 spaces required per mobile home space; Section 10-28-11-E A minimum of 200 sq ft of recreation area shall be provided for each mobile home space, and shall be a minimum of 5,000 sq ft in one location – the intent to have an area where people can congregate; Section 10-28-11-F storage area requirements – 60 sq ft per mobile home space – for RV or boat storage, and in addition they are required to have 32 sq ft of storage building for each space.
- Ashby noted the minimum area required for a mobile home park was 5 acres and the applicants have .89 acres; the allowed density is 6 mobile homes per acre; and the applicants will have 6.74 mobile homes per acre – both standards would require an Exception.
- The minimum required recreational area, stated Ashby, was 5,000 sq ft, and the applicants propose 3,600 sq ft. Ashby noted there was additional area around the proposed recreation space, and they could realign the area to provide the required 5,000 sq ft.
- A storage area of 360 sq ft for RVs and boats would be required per Code, and the applicants have not proposed any storage area.
- Ashby reviewed the Building Code regarding the 5 ft required separation between each structure, and 5 ft between the imaginary property line – the mobile home space.
- Ashby reviewed the Staff Report and noted the mobile home Preliminary and Final Site Plans would come back to the Planning Commission for approval.
- **Garner** inquired if there were buildings currently on the site and **Ashby** replied there were two mobile homes on the property at the present time.

Acting Chairman Kirkman proceeded to public testimony.

Jerry Dickerson of 3615 S Raintree Dr, Nampa – in favor but did not wish to speak.

Jose DeLeon of 148 1st St N, Nampa – Undecided:

- Mr DeLeon stated his property was directly across the street from the proposed mobile home park.
- Mr DeLeon stated he was not against the proposal and stated he did like the idea of rehabilitating the property, as it had deteriorated and created an eyesore.
- The only question Mr DeLeon had was whether the property would be paved or remain dirt and create a problem.
- Ashby stated the mobile home park would be required to be paved.

Mr Hatch:

- According to Mr Hatch the applicants were updating the boat and RV storage parking, and the open recreation area to comply with those Code requirements.

- The only exemption, added Mr Hatch, would be for the required 5-acre minimum land area for a mobile home park, and the density.
- Mr Hatch confirmed the mobile home park would be paved.
- In response to a question from Garner, the current intent, stated Mr Hatch was to phase the development – keep the two existing mobile homes on the western side, incorporate the additional three, and at a later date establish the sixth. Mr Hatch explained the locations of the 2 guest parking spaces, RV and boat parking, and the required storage buildings.
- The nice trees would be preserved in the proposed recreation area, added Mr. Hatch.
- **Ashby** clarified the Building Department requirements for the mobile home to be five ft from the mobile home space property line, and the shed would also need to be five ft from that line.

Miller motioned and Garner seconded to close public hearing. Motion carried.

- **Kehoe** considered that although the property needed to be improved, he was opposed to the proposed mobile home park as he did not think that was the right project for the subject property.
- **Kirkman** inquired about the term “workforce housing”. Ashby stated the term was used in Planning, however, there was nothing in the City Code tied to workforce housing and noted Mission Aviation Fellowship had workforce housing at Nampa Airport.
- **Turner** stated he was in favor of the application, and for workforce housing, and indicated the railroad tracks behind and Northside Blvd to the side.
- **Hutchings noted** the property was also located in a floodplain.
- **Kirkman** confirmed with **Ashby** the Exception would be for the .89-acre area of land versus the required 5 acre land area; and the 6.74 mobile homes per acre, versus the limit of 6 mobile homes per acre.
- **Ashby** advised the mobile home park would be required to meet all other items of Code when the preliminary and final site plans come in for review.

Garner motioned and Miller seconded to approve the Conditional Use Permit for a new Mobile Home Park to replace a prior mobile home park at 125 1st St N, with the following Exceptions:

The property will not meet the required 5 acres of land area for a mobile home park; or, the maximum 6 mobile home units per acre, subject to:

1. **The applicant shall follow the procedure for submitting preliminary and final site plans and complying with all conditions of a mobile home park outlined in Section 10-28 of Nampa City Code, with the exception that the .89 acre lot size be permitted, and the density may not exceed 6.74 mobile homes per acre.**

Motion carried with Garner, Miller, Turner, Hutchings and Franklin in favor and Kehoe opposed.

Public Hearing No. 4:

Annexation and Zoning to RS-18 (Single Family Residential - 18,000 sq. ft.) at the southwest corner of the intersection of W. Dooley Lane and S. Stanford St., adjacent and north of 3125 S. Stanford St. (A 1.08-acre portion of the E ¼ of the SW ¼ of Section 4, T2N, R2W, BM, Canyon County, ID) for single-family residential lots for Blake Wolf, Wolf Building Co. (ANN-00168-2020). – ACTION ITEM

Acting Chairman Kirkman proceeded to public hearing.

Blake Wolf, of 843 W Horizon Way, Nampa – the applicant:

- Mr Wolf indicated the one-acre parcel located at the southwest corner of W Dooley Ln and S Stanford St.
- The property, added Mr Wolf, was contiguous to City limits to the north – Shalimar and Bayhill Subdivisions are directly across Dooley Ln.
- Both subdivisions, added Mr Wolf, had lots between ¼ acre to almost 1 acre lots.
- Everything to the south and east of the subject property was still County land, outside of City limits, stated Mr Wolf. The lots varied from ¼ acre to well over an acre lots.
- All City services would be available to the property, added Mr Wolf. The City sewer line was close enough to the parcel, reported Mr Wolf, that they were required to hook on to the sewer line, therefore, he was now requesting annexation into the City in order to connect to City services.
- The RS-18 zoning, continued Mr Wolf, would match the Comprehensive Plan for low density housing, and he would then be able to get two half acre lots, by splitting the parcel down the middle with a north/south property line and both lots accessing on to S Stanford St.

- The two proposed houses, continued Mr Wolf, would be around the \$400,000 price range on one half acre.

Planning Director Holm:

- The subject property, advised Holm, was designated Low Density Residential. When the Comprehensive Plan was recently revised, the area north of Dooley Ln was designated Medium Density Residential, and south of Dooley Ln remained Low Density Residential.
- The requested zoning, continued Holm was RS-18. The properties on the north side of W Dooley Ln were zoned RS-6.
- The parcels to the south, east and west were County properties.
- Holm reported City utilities, including water and irrigation were available, and the City sewer line would have to be extended to the subject property.
- Access would be to both S Stanford St and W Dooley Ave.
- Holm reviewed the Engineering Memorandum with the recommended conditions of approval.
- The proposed RS-18 zoning does conform to the Comprehensive Plan Future Land Use Map of Low Density Residential.

Acting Chairman Kirkman proceeded to public testimony.

Debra Reynolds of 650 W Dooley Ln, Nampa – Opposed.

- Ms Reynolds stated her property was located on the north side of Dooley Ln, to the west of the subject property.
- According to Ms Reynolds, the property was zoned for one house and that would be Mr Wolf’s problem if he bought it.
- Ms Reynolds reiterated there should not be two houses on the subject property.
- There were a lot of blind spots on Dooley Ln, added Ms Reynolds, making it difficult to access on and off Dooley Ln, and the more residents pulling in and out of Dooley Ln would create more of a problem.
- It would help, continued Ms Reynolds, if the access points were on to S Stanford St.
- According to Ms Reynolds, W Dooley Ln had been torn up many times in front of her house and not repaired.
- If the subject properties were connected to sewer, added Ms Reynolds, W Dooley Ln would be torn up again.

Peter Sandor of 3125 S Stanford St, Nampa – Opposed:

- Mr Sandor stated he was on the Board of the Stanciu Subdivision Homeowners Association, adjacent to the subject property on the west and south.
- According to Mr Stanciu, he was just building a home at 3125 S Stanford St, adjacent on the south side of the subject property, and valued at approximately \$500,000. The proposed annexation and lot split would definitely decrease the value of his property.
- Mr Sandor indicated there was an easement on the corner of the subject property for drainage that needs to be considered as there had to be drainage to that corner.
- Mr Sandor questioned if the City would want to annex the Stanciu Subdivision lots, and therefore, they did not want the adjacent subject property to be annexed into the City.
- If the subject property were to be split into two, considered Mr Sandor, that could alter the character of the area.
- Additionally, there would be animals on the adjacent lots in Stanciu Subdivision and he did not want any impact regarding keeping those animals.
- In response to a question from **Acting Chairman Kirkman**, **Mr Sandor** stated most of the homes in the area were on at least one acre, and the proposed lot split for the subject property would diminish the value.

Alice Sandor of 3125 S Stanford St, Nampa – Opposed but did not wish to speak.

Mihaela Stanciu of 3215 S Stanford St, Nampa – Opposed but did not wish to speak.

- Ms Stanciu explained that when they subdivided their property, they were told they would have to have a drainage easement on S Stanford St. Ms Stanciu questioned if the proposed lots with access on to S Stanford St would affect the drainage easement for their subdivision.

Anthony Barraco of 650 W Dooley Ln – Opposed but did not wish to speak.

Assistant City Engineer LaClair:

- At this time, stated LaClair, he did not have specifics about the subject easement.
- LaClair added it was a low spot in the W Dooley Ln roadway.
- Any development of the subject property would have to account for that easement and would not be able to compromise any existing drainage facilities.
- **Kehoe** indicated that on the map 3125 S Stanford St was right below the subject property and appeared to be approximately the same size and noted the properties to the west fronting on to W Dooley Ln were narrower, and if the subject lot were divided north and south it would be similar to those lots to the west but just not as deep.
- Regarding lot size, **LaClair** noted a distinction needed to be made between County lots and lots being brought into the City with access to City services.
- The reason why the surrounding lots were limited to one-acre, continued LaClair, was because they have septic systems and wells. The subject property will have domestic water from the City and City sewer service, which allows for a smaller lot size.
- **Miller** noted the lots on the east side of S Stanford St that appeared to be one half acre or smaller.
- **LaClair** stated those lots could have been allowed some time ago, but the Health Districts would not allow now.

Kehoe motioned and Miller seconded to close public hearing.

Garner motioned and Kehoe seconded to reopen public hearing for rebuttal by applicant.

Blake Wolf:

- Mr Wolf stated that obviously they will take care of the drainage easement on S Stanford Ave, as well as any required sidewalks or road improvements.
- According to Mr Wolf, they purchased the lot as a single building lot, however because of the proximity of the sewer main – within 200 ft, they were required to connect to City sewer rather than a septic system.
- The cost to extend the City sewer to the subject property, added Mr Wolf, could not justify just one building lot.
- The proposed two new houses, added Mr Wolf, would make the whole intersection look nicer.

Discussion followed regarding officially reopening the public hearing with a vote.

Kirkman noted that: **Garner had motioned, and Kehoe seconded to reopen the public hearing for rebuttal by the applicant. Motion carried.**

Miller motioned and Hutchings seconded to close public hearing. Motion carried.

Garner motioned and Franklin seconded to approve the Annexation and RS-18 zoning for 0 Dooley Ln (Canyon County Parcel R2926401200), for Blake Wolf, subject to:

1. **Upon annexation into the City, public right of way will need to be dedicated. Right of way dedications are as follows:**
 - a) **Dooley Ln – 40’ from section line.**
 - b) **Stanford St – 6’ from current property line to match existing right of way of the property to the south.**
2. **Any future development of the site will require the following frontage improvements to be coordinated with Engineering Division:**
 - a) **Dooley Ln – Placement of sidewalk per City standards along entire frontage. A borrow ditch for street drainage will also be required along this frontage. Note - there appears to be a bit of a low spot between Pascoe Ln and Stanford St. This will need to be considered when designing the borrow ditch to accommodate street drainage in this area.**
 - b) **Stanford St – Placement of sidewalk, curb, and gutter along entire frontage.**
3. **The following comments are regarding City utilities either currently available to this site or their current locations. Any future development of the site will require connection to and/or extension of City utilities to and through the site.**
 - a) **Domestic water – is currently available via 12” main line in Dooley Ln.**
 - b) **Pressure irrigation – is currently available via 8” main line in Dooley Ln.**

- c) Sewer – Is not currently available to this site and is presently located approximately 170’ north of the intersection of Pascoe Ln. and Dooley Ln.
4. All development and construction activity on the property shall be subject to the requirements of Title 4 – Building Regulations of Nampa City Code.
 5. The annexation and zoning be subject to the MOU, General Cooperation of Planning and Zoning, Annexation, Development and Maintenance Activities development agreement signed by the Nampa Highway District #1 on 11/29/16.
 6. All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.
- Motion carried.

Public Hearing No. 5:

Conditional Use Permit for a Duplex in an RS6 (Single Family Residential – 6,000 sq. ft.) zoning district at 2202 Aries Dr. (Lot 15, Block 2, Karcher Estates No. 1) for Martin Taylor, LEAP Charities, Inc. (CUP-00169-2020). – ACTION ITEM

Acting Chairman Kirkman proceeded to public hearing.

Bart Cochran of Leap Charities – Leap Housing Solutions, 1220 S Vista Ave, Boise – representing the applicant:

- Mr Cochran stated they were requesting Conditional Use Permit approval to allow a duplex in an RS-6 zoning district, within an existing subdivision built in the late 1970s.
- The subject lot, added Mr Cochran, was vacant and had previously been a pumphouse site. The pumphouse has since been abandoned and it was now a vacant and blighted lot.
- The lot comprises .18 acre and has plenty of space for the proposed duplex.
- According to Mr Cochran, they had checked the subdivision CC&Rs and a duplex was specifically called out as an allowed use within the subdivision.
- Mr Cochran noted the proposed duplex would be infill development which the Comprehensive Plan encourages, and, also promotes choice and affordable housing options.
- Mr Cochran indicated the proposed building elevation for the duplex and noted the color, lap siding and gable roof would match the surrounding housing and be visually compatible.
- According to Mr Cochran, the neighboring property was an upstairs/downstairs duplex, and also noted the nearby high-density townhome development.
- Leap, continued Mr Cochran, was a long-term owner of housing and strive to be a good neighbor.
- A neighborhood meeting was held, and letters mailed to 51 households within 325 ft of the subject property, and 5 people attended the meeting last week.
- Mr Cochran stated the proposed duplex would represent a significant investment in the neighborhood and create new and affordable housing options.
- Kehoe noted the surrounding neighborhood had homes with garages and the proposed duplex would have only a covered parking space and questioned if that would be compatible.
- Kehoe inquired if any of the five people attending the neighborhood meeting were opposed to any aspect of the proposed duplex and what were those concerns.
- Mr Cochran stated the neighbors did have some concerns about the change to a lot that had remained empty for a long time and the proposed duplex would add people and cars to the neighborhood, which would create more traffic. There were also some concerns about children and families now being added to the neighborhood creating an impact to the older residents. There was also a comment regarding a dislike for renting the duplex to refugees, and concerns about the screening criteria to make sure criminals and sex offenders would be screened out.
- Mr Cochran confirmed they do screen tenants.

Principal Planner Ashby:

- Ashby indicated the Comprehensive Plan Future Land Use Map designation of Medium Density Residential. Higher density residential was located to the southeast and northeast, and commercial to the north, added Ashby.
- Utilities are available to the subject property, stated Ashby. The lot was previously the site of a City pumphouse and currently there is an easement on the property.
- Ashby noted access would be from Aries Dr.
- Ashby indicated correspondence from the Nampa Economic Development Dept noting the CDBG 5-year plan, they identified a need to increase and preserve the supply of permanent affordable housing for low and moderate income residents and highlighted the goal to provide affordable housing. They found the proposed development would achieve those goals, with the possible use of CDBG funds to help with affordable housing.
- Ashby reviewed the site plan, for the proposed duplex with each living unit approximately 960 sq ft, with 4 bedrooms, and carports on either side.
- Ashby reviewed the Staff Report and recommended conditions of approval.

Acting Chairman Kirkman proceeded to public testimony.

Sally Miller of 1919 Ram Court, Nampa – Opposed:

- Ms Miller advised her cul-de-sac was right around the corner from the subject property.
- Ms Miller explained they were not opposed to a single level home being built there.
- According to Ms Miller it was a very quiet neighborhood and they would like to keep it that way. The concern, added Ms Miller, was the fact Aries Dr was being used as a thoroughfare from N Middleton Rd to Cassia St.
- The surrounding homes, noted Ms Miller, were single family homes with garages – not carports, and questioned where any storage would be kept as the living units were small square footage with 4 bedrooms.
- Ms Miller discussed the existing house at 2212 Aries changing to an up and down duplex.
- Ms Miller considered the proposed duplex did not appear to be compatible with the look and feel of the existing neighborhood.

Mark Miller of 1919 Ram Ct, Nampa – Opposed but did not wish to speak.

Jessica Parrott of 1916 Ram Ct, Nampa – Opposed:

- Ms Parrott stated her back yard was the north side border of the subject property.
- Ms Parrott advised she was not strongly opposed but did have some concerns, namely that each living unit would have 4 bedrooms and therefore had the potential for quite a few people to live on the subject property, which was not a very large parcel.
- The proposed project did not match the neighborhood concept of larger lots to allow space for families and would be a lot of people in a really small space.
- Ms Parrott reiterated she was concerned regarding the proximity of the proposed duplex to her home and not being able to enjoy the privacy and space they previously had.
- There was a very large tree on the subject property that would probably have to come down, continued Ms Parrott, and that would be unfortunate.
- Ms Parrott concurred with the previous comment regarding the aesthetics of the proposed duplex that did not fit in with the rest of the neighborhood.
- **Kehoe** noted the application was for a Conditional Use Permit for a duplex and questioned if one of the conditions could be to have two garages in place of the proposed two carports.
- **Ashby** confirmed that condition could be placed on the C-U-P.

Mr Cochran:

- In response to the question regarding storage, Mr Cochran indicated the storage area attached to the back of each carport. Additionally, stated Mr Cochran, they were repurposing the pump house building as additional storage at the northeast corner of the property.
- According to Mr Cochran, the garage was not a requirement as part of the Building Permit submittal.

- **Acting Chairman Kirkman** noted the concern from the neighbors had been that a garage rather than a carport would be more compatible with the surrounding homes.
- **Mr Cochran** added that they want to be good neighbors and could go back to the drawing board and see if they could figure out the carport/garage issue.
- Discussion followed on the large existing tree on the property. Mr Cochran stated the tree was significantly overgrown.
- According to Mr Cochran, there would be a landscaping plan and they would be planting new, caliper trees.
- Mr Cochran stated the plans for Leap Housing Solutions always took into consideration the long term, and whether the housing units would be durable and efficient, as well as landscaping for the future, with a long view in mind for the property.
- According to Mr Cochran, any issues regarding replacing the carports with garages were not brought up at the neighborhood meeting, or he would have already addressed that issue.

Garner motioned and Kehoe seconded to close public hearing. Motion carried.

- **Garner** noted the plans appeared to indicate the proposed duplex would be an Indie Dwell product that is a container unit building. Therefore, there would be restrictions for what they could accomplish and fit on the subject lot. The Indie Dwell product, added Garner, was what made the proposed duplex affordable.
- **Turner** stated he had some concerns with the way the proposed duplex would fit into the neighborhood as it did not appear to be compatible with the surrounding single-family homes with garages.
- **Kehoe** suggested the applicant was not opposed to putting garages with the duplex and considered there should be at least two single car garages.
- **Miller** added the cost of two single car garages attached to the duplex would not be really high and agreed two single car garages would fit with the look and feel of the neighborhood.
- **Hutchings** concurred that garages would be more compatible with the neighborhood.
- **Franklin** also suggested the duplex should have garages in place of the proposed carports.

Kehoe motioned and Miller seconded to approve the Conditional Use Permit for a Duplex in an RS-6 zoning district at 2202 Aries Drive, for Martin Taylor, LEAP Charities, Inc, subject to:

Generally:

1. **Developer(s) shall comply with all applicable requirements [including obtaining proper permits – like a Building Permit, etc.] as may be imposed by City agencies appropriately involved in the review of this request (e.g., Nampa Fire, Building, Planning and Zoning and Engineering Departments/Divisions) as the entitlement(s) granted by virtue of the City’s approvals of the requested annexation and zoning assignment do not, and shall not have, the effect of abrogating requirements from those departments/agencies in connection with entitlement of the Property.**

Specifically:

2. **The carports depicted on the site plan will be constructed instead as fully enclosed garages that match the appearance of the duplex residence. These garages may be single-car garages as long as the required 2 parking spaces per dwelling unit are maintained.**

Motion carried with Garner, Miller, Kehoe, Hutchings, Franklin in favor and Turner opposed.

Public Hearing No. 6:

Annexation and Zoning to RML (Limited Multiple-Family Residential) at 1165 S. Powerline Road (A 2.02-acre portion of Block 169, Kurtz Addition, also known as Tax 04696 in the NE ¼ of Section 34, T3N, R2W, BM, Nampa, Canyon County, ID) for multiple-family residential zero lot line buildings and multiple-family residential 4-plex buildings for Zenith Homes (ANN-00169-2020). – ACTION ITEM

Planning Commissioner Turner was recused from the meeting:

Acting Chairman Kirkman proceeded to public hearing.

Tom Turner of 4210 E Indigo Ct, Nampa – representing the applicant:

- Mr Turner explained the applicant had a two-acre parcel in the County at the present time, backing up to the Timber Creek Apartments, that were within an RML zoning district.

- The applicant has requested Annexation and RML zoning for the subject property, which would be in compliance with the Comprehensive Plan Future Land Use Map.
- The majority of the homes would be single-family homes reported Mr. Turner, with four-plex style townhomes with zero lot lines for some affordable housing. The proposed homes would be approximately 1450 sq ft, 2 story, with 3 bedrooms and 2 ½ baths with surface parking.
- In response to a question from **Kehoe**, the maximum density would be 12.45 dwelling units per acre.
- **Holm** reviewed the memorandum from the Engineering Division and their recommended conditions of approval.

Planning Director Holm:

- Holm stated the applicant had indicated multiple family zero lot line buildings and residential 4-plex buildings, but the maximum density would be 12.45 dwelling units per acre.
- The subject property, added Holm, comprised 2.02 acres, with the Comprehensive Plan Future Land Use Map designation of Medium Density.
- Holm indicated the Timber Creek Apartments, to the west, off S Powerline Rd, which would continue the RML zoning to the subject property.
- The Comprehensive Plan designation to the north was Rural Residential. To the south, added Holm, was the Hands of Hope, zoned Single Family Residential.
- Holm indicated the Rural Residential in the County, to the east.
- The RML zoning would be the highest density allowable under the Medium Density Comprehensive Plan designation.
- The subject parcel, stated Holm, was currently enclaved and surrounded by City limits to the north and south.
- City utilities, added Holm were available to the subject property, and access would be from S Powerline Rd.

Acting Chairman Kirkman proceeded to public testimony.

Sarah Mills of 1204 S Powerline Rd, Nampa – Undecided:

- Ms Mills stated she was the only City parcel on the east side of S Powerline Rd.
- According to Ms Mills, her concerns, and the concerns of her neighbors, were there would be a lot of vehicles accessing S Powerline Rd from the proposed dwelling units and questioned how the residents would ingress and egress from the subject property.
- The traffic had already increased a lot from the Timber Creek Apartments and added there was no turn lane, only one lane each way.
- Ms Mills inquired if a turn lane would be constructed and also questioned when the widening of S Powerline Rd would occur.

Assistant City Engineer LaClair:

- Regarding the access, LaClair advised a site plan had not been submitted as yet, so there were no specifics on the property.
- The proposed development would have to meet the City’s Access Management Policy, with the applicants to provide a Turn Lane Warrant Analysis. They may also be required to install a left turn lane into their access point which would require some widening of lanes.
- Although the subject property could not be prevented from having access on to S Powerline, that access would have to be designed appropriately per the Access Policy Manual.
- In response to a question from **Miller**, **LaClair** advised landscaping and buffering would be required to meet City Code.
- Impact Fees would be paid as part of the development of the site and would go towards widening of a City road as capacity was needed or dealing with intersection improvements.
- LaClair stated he could research the specifics for the schedule for widening S Powerline, or the E Iowa and S Powerline intersection.

Mr Turner:

- Mr Turner stated they do not have the plans drawn as yet but the concept plan would be to go in with a single entrance and make a big loop for fire trucks, etc.
- In response to a question from **Acting Chairman Kirkman**, **Mr Turner** stated the proposed housing would be for entry level housing.

Garner motioned and Hutchings seconded to close public hearing. Motion carried.

Garner motioned and Franklin seconded to recommend to City Council Annexation and RML zoning for 1165 S Powerline Rd for Zenith Homes subject to:

1. **The designated public right-of-way width for S Powerline Road at this location is 40' from Section Line (80 ft total). Additional right-of-way will need to be dedicated as part of this annexation.**
2. **S. Powerline Road is only a two-lane roadway at this location, without curb or sidewalk improvements. Frontage improvements in accordance with Nampa City Code Section 9-3-1 will be required at the time of development. Site access and design of all roadways shall adhere to the Nampa Engineering Division Process & Policy Manual.**
3. **Development of the property will require extension of the 12" pressure irrigation main across the project frontage.**
4. **Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development/redevelopment and prior to connection to City services.**
5. **Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of property development/redevelopment, and prior to connection to City services. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel.**
6. **Utilities shall be constructed to and through the site at the time of property development/redevelopment at the sole expense of the Developer.**
7. **Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.**
8. **All development and construction activity on the property shall be subject to the requirements of Title 4 – Building Regulations of Nampa City Code.**
9. **Annexation shall not be finalized by the City Council until all solid waste accumulation and weeds are removed from the property.**

Motion carried with Turner abstaining.

Meeting adjourned at 9:22 p.m.



Norman L Holm, Planning Director

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