

NAMPA PLANNING & ZONING COMMISSION

MINUTES OF REGULAR MEETING HELD TUESDAY, APRIL 28, 2020, 6:30 P.M.

Members: Peggy Sellman- Chair
Steve Kehoe – Vice Chair
Michaela Franklin
Matthew Garner
Jeff Kirkman
Tom Turner
Bret Miller

Ron Van Auker, Jr
Adam Hutchings
Rodney Ashby – Director
Kristi Watkins – Principal Planner
Doug Critchfield – Principal Planner
Daniel Badger – City Engineer

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

Madam Chair Sellman called the meeting to order at 6:45 p.m.

There were no minutes to approve at this time.

Report on Council Actions. Planning and Zoning Director Rodney Ashby explained that the City Council had approved all ten public hearing items from their special council meeting of April 27, 2020.

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

Business Item No. 1:

Action Item: Final Plat Approval for Copper River Basin No. 9 near the southwest corner of W. Roosevelt Ave. and So. Middleton Rd. (A portion of the SE 1/4 of Section 30, T3N, R2W, BM – 72 single family dwellings on 10.06 acres for 3.7 lots/acre) for Kent Brown/Challenger Development, Inc. (SPF 127-20).

- **Principal Planner Watkins presented the staff report.**

MOVED by Miller and **SECONDED** by Garner to approve and recommend to council the final plat approval for Copper River Basin No. 9 near the southwest corner of W. Roosevelt Ave. and So. Middleton Rd. (A portion of the SE 1/4 of Section 30, T3N, R2W, BM – 72 single family dwellings on 10.06 acres for 3.7 lots/acre) for Kent Brown/Challenger Development, Inc with staff conditions. Madam Chair Sellman asked all in favor say aye with all Commissions members voting **AYE**. Madam Chair declared the

MOTION CARRIED

Business Item No. 2:

Action Item: Subdivision Plat Final Approval for Lost River Subdivision No. 2 east of the Canada Rd on the north side of East Cherry Lane (66 Single Family Residential lots on 17.37 acres or 3.8 dwelling units per gross acre – A 17.37 acre portion of the SE ¼ of Section 6, T3N, R1W, BM, Nampa, Canyon County, Idaho) for KM Engineering, LLP representing Nampa North LLC (SPF 131-20)

- **Watkins presented the staff report.**

MOVED by Garner and **SECONDED** by Kirkman to approve and recommend to council the Subdivision Plat Final Approval for Lost River Subdivision No. 2 east of the Canada Rd on the north side of East Cherry Lane (66 Single Family Residential lots on 17.37 acres or 3.8 dwelling units per gross acre – A 17.37 acre portion of the SE ¼ of Section 6, T3N, R1W, BM, Nampa, Canyon County, Idaho) for KM Engineering, LLP representing Nampa North LLC with staff conditions with the exception of removing conditions 2 and 3. Madam Chair Sellman asked all in favor say aye with all Commissions members voting **AYE**. Madam Chair declared the

MOTION CARRIED

Business Item No. 3:

Action Item: Subdivision Plat Final Approval for Sonata Pointe West Subdivision No. 1 west of Middleton Rd. on the south side of Lone Star Rd. (70 Single Family Residential lots on 20.56 acres or 3.4 dwelling units per gross acre - A 20.56 acre portion of the E ½ of the NE ¼ of Section 30, T3N, R2W, BM, Nampa, Canyon County, Idaho) for Kent Brown representing Trilogy Idaho (SPF 130-20).

- **Watkins presented the staff report.**

MOVED by VanAuker Jr and **SECONDED** by Garner to approve and recommend to council the Subdivision Plat Final Approval for Sonata Pointe West Subdivision No. 1 west of Middleton Rd. on the south side of Lone Star Rd. (70 Single Family Residential lots on 20.56 acres or 3.4 dwelling units per gross acre - A 20.56 acre portion of the E ½ of the NE ¼ of Section 30, T3N, R2W, BM, Nampa, Canyon County, Idaho) for Kent Brown representing Trilogy Idaho with staff conditions. Madam Chair Sellman asked all in favor say aye with all Commissions members voting **AYE**. Madam Chair declared the

MOTION CARRIED

Madam Chair Sellman proceeded to the Public Hearing items on the Agenda.

Public Hearing Item No. 1:

Action Item: Subdivision Plat Short Approval for Mesa Ridge Estates at 2720 Sunny Ridge Rd. (A 10.68- acre portion of the North ½ of the SW ¼ of the NE ¼ of Section 3, T2N, R2W, BM, Canyon County, Nampa, ID also known as Tax 16013 – 2 Single Family Residential Lots on 10.68 acres for an average of .188 dwelling units/gross acre) for Kurt Smith-Intermountain Engineering for Jaron G. Dowalter and Valerie Lightfoot (SPS 029-20).

Madam Chair Sellman proceeded to public hearing.

Kurt Smith, 2857 Southside Boulevard, Melba – the applicant:

- Presented the request for the subdivision short plat at 2720 Sunny Ridge Road.

Director Ashby:

- Presented at staff report.

Madam Chair Sellman proceeded to public testimony.

Nancy Louvar, 1036 Yaguina Bay Drive – spoke in opposition to the request and had questions.

City Engineer, Daniel Badger answered questions of Nancy and Commission members.

Commission members asked questions of staff and the applicant.

MOVED by Miller and **SECONDED** by Turner to close the Public hearing. Madam Chair Sellman asked all in favor say aye with all Commissions members voting **AYE**. Madam Chair declared the

MOTION CARRIED

MOVED by Kirkman and **SECONDED** by Garner to approve and recommend to council the Subdivision Plat Short Approval for Mesa Ridge Estates at 2720 Sunny Ridge Rd. (A 10.68-acre portion of the North ½ of the SW ¼ of the NE ¼ of Section 3, T2N, R2W, BM, Canyon County, Nampa, ID also known as Tax 16013 – 2 Single Family Residential Lots on 10.68 acres for an average of .188 dwelling units/gross acre) for Kurt Smith-Intermountain Engineering for Jaron G. Dowalter and Valerie Lightfoot with staff recommended conditions. Madam Chair Sellman asked all in favor say aye with all Commissions members voting **AYE**. Madam Chair declared the

MOTION CARRIED

Public Hearing Item No. 2:

Action Item: Annexation and Zoning at 30 N. Kings Rd and 3126 E Victory Rd (A 20.06 portion of the W ½ of the SW ¼ of the SW ¼ of Section 24, T3N, R2W, BM) to BC (Community Business) for 4 acres at the corner of Victory Rd and Kings Rd for potential retail, and RMH (High Density Multiple-Family Residential) for the remaining 16.06 acres for a multi-family residential development for Mason & Associates, Inc. (ANN 171-2020).

Madam Chair Sellman proceeded to public hearing.

William Mason, Mason & Associates, 924 3rd St So Suite b – the applicant:

- Presented the request for the Annexation and Zoning at 30 N. Kings Rd and 3126 E Victory Rd.

Principal Planner Critchfield:

- Presented at staff report.

Madam Chair Sellman proceeded to public testimony.

No one spoke in opposition to or in favor of the request.

Commission members asked questions of staff and the applicant.

MOVED by Miller and **SECONDED** by Hutchings to close the Public hearing. Madam Chair Sellman asked all in favor say aye with all Commissions members voting **AYE**. Madam Chair declared the

MOTION CARRIED

MOVED by Kirkman and **SECONDED** by Kehoe to approve and recommend to council the Annexation and Zoning at 30 N. Kings Rd and 3126 E Victory Rd (A 20.06 portion of the W ½ of the SW ¼ of the SW ¼ of Section 24, T3N, R2W, BM) to BC (Community Business) for 4 acres at the corner of Victory Rd and Kings Rd for potential retail, and RMH (High Density Multiple-Family Residential) for the remaining 16.06 acres for a multi-family residential development for Mason & Associates, Inc. with staff conditions except #7 to allow 120 days after annexation and zoning to comply. Madam Chair Sellman asked all in favor say aye with all Commissions members voting **AYE**. Madam Chair declared the

MOTION CARRIED

Public Hearing Item No. 3:

Action Item: Conditional Use Permit for a kennel license for 3 dogs at 834 W Trine Loop (A .16 acre portion of the SW ¼ of the NW ¼, Section 4, T2N, R2W, BM, and described as Lot 17, Block 3, Trinity Hills Subdivision #3) in an RS6 (Single-Family Residential 6,000 sf) zoning district for Doyle Whittaker CUP 175-20).

Madam Chair Sellman explained that this public hearing was withdrawn by the applicant.

Public Hearing Item No. 4:

Action Item: Subdivision Plat Short Approval for Charlotte Meadows Subdivision at 76 S. Grays Lane (A part of the SW ¼ of the NE ¼ of Section 25, T3N, R2W, BM, Nampa, Canyon County, Idaho - 4 Single Family Residential Lots on 1.5 acres for average of .375 dwelling units/gross acre) for John and Mary Ostyn (SPS 028-19).

Madam Chair Sellman proceeded to public hearing.

Mary Ostyn, 76 So Grays Lane – the applicant:

- Presented the request for the Subdivision Plat Short Approval for Charlotte Meadows Subdivision at 76 S. Grays Lane.

Director Ashby:

- Presented at staff report.

Madam Chair Sellman proceeded to public testimony.

No one spoke in opposition to or in favor of the request.

Commission members asked questions of staff and the applicant.

Daniel Badger answered questions.

MOVED by Turner and **SECONDED** by VanAuker Jr. to close the Public hearing. Madam Chair Sellman asked all in favor say aye with all Commissions members voting **AYE**. Madam Chair declared the

MOTION CARRIED

MOVED by Miller and **SECONDED** by Garner to approve and recommend to council the Subdivision Plat Short Approval for Charlotte Meadows Subdivision at 76 S. Grays Lane (A part of the SW ¼ of the NE ¼ of Section 25, T3N, R2W, BM, Nampa, Canyon County, Idaho - 4 Single Family Residential Lots on 1.5 acres for average of .375 dwelling units/gross acre) for John and Mary Ostyn with staff recommended conditions. Madam Chair Sellman asked all in favor say aye with all Commissions members voting **AYE**. Madam Chair declared the

MOTION CARRIED

Public Hearing Item No. 5:

Action Item: Subdivision Plat Short Approval for West Greenhurst Subdivision at 904 W. Greenhurst Rd. (A .46-acre or 20,007 sq. ft. portion of Lot 13 of Home Acres Subdivision No. 6 – 2 Single Family Residential Lots on .46 acres for an average of .23 dwelling units/gross acre) for Blake Wolf- Wolf Building Co. (SPS 030-20).

Madam Chair Sellman proceeded to public hearing.

Blake Wolf, Wolf Building Company, 843 W Horizone Way – the applicant:

- Presented the request for the Subdivision Plat Short Approval for West Greenhurst Subdivision at 904 W. Greenhurst Rd.

Director Ashby:

- Presented at staff report.

Madam Chair Sellman proceeded to public testimony.

No one spoke in opposition to or in favor of the request.

Commission members asked questions of staff and the applicant.

MOVED by Kirkman and **SECONDED** by Hutchings. to close the Public hearing. Madam Chair Sellman asked all in favor say aye with all Commissions members voting **AYE**. Madam Chair declared the

MOTION CARRIED

MOVED by VanAuker Jr. and **SECONDED** by Franklin to approve and recommend to council the Subdivision Plat Short Approval for West Greenhurst Subdivision at 904 W. Greenhurst Rd. (A .46-acre or 20,007 sq. ft. portion of Lot 13 of Home Acres Subdivision No. 6 – 2 Single

Family Residential Lots on .46 acres for an average of .23 dwelling units/gross acre) for Blake Wolf- Wolf Building Co. with staff recommended conditions. Madam Chair Sellman asked all in favor say aye with all Commissions members voting **AYE**. Madam Chair declared the **MOTION CARRIED**

Public Hearing Item No. 6:

Action Item: Conditional Use Permit and Subdivision Plat Preliminary Approval for Meadowlark Place Subdivision in a RS6 (Single Family Residential – 6,000 sq. ft.) zoning district at 1400 W. Roosevelt Ave. (A 5.04-acre portion of the SW ¼ of the NE ¼ of Section 29, T3N, R2W, BM, Canyon County, Nampa, ID – 12 Two-Unit Single Family Residential Attached Lots and 2 Single Family Residential Detached Lots for a total of 26 Dwelling Units on 5.04 acres for an average of 5.15 dwelling units/gross acre) for Katie Deal represented by Lance Warnick (CUP 170-20 and SPP 054-20).

Madam Chair Sellman proceeded to public hearing.

Burk Deal, 1577 Courts Lane, Wilder – the applicant:

- Presented the request for the Conditional Use Permit and Subdivision Plat Preliminary Approval for Meadowlark Place Subdivision.

Principal Planner Watkins:

- Presented at staff report.

Madam Chair Sellman proceeded to public testimony.

Lance Warnick, Aspen Engineers, 6372 Wildhorse Way – in favor.

Watkins presented the following names for e-mails that were in opposition to the request:

- Brian Finley - 300 Creekside Place - Nampa, Idaho 83686
- Brittany Banuelos (no address, just email)
chrisbrittbanuelos@gmail.com
- Janice Metcalf - 1644 Spruce Creek Loop - Nampa, Idaho 83686
- Jerry Scalf - 115 Walnut Creek Way - Nampa, Idaho 83686
- Jill Kolakowski - 1320 Raptor Ct. - Nampa, Idaho 83686
- Mary Niland - 423 Creekside Place - Nampa, Idaho 83686
- Mike Niland - 521 Creekside Place - Nampa, Idaho 83686
- Stehanie H - W Young Avenue - Nampa, Idaho 83686
- Brooke Kirsch (no address, just email)
Brookekirsch82@gmail.com
- Bruce Swanson - 304 Walnut Creek Way - Nampa, Idaho 83686
- Liam Stokes - 305 Walnut Creek Way - Nampa, Idaho 83686
- Ronald Harriman - 329 Creekside Place - Nampa, Idaho 83686

Commission members asked questions of staff and the applicant.

MOVED by Garner and **SECONDED** by Miller to close the Public hearing. Madam Chair Sellman asked all in favor say aye with all Commissions members voting **AYE**. Madam Chair declared the

MOTION CARRIED

Watkins explained that another e-mail had just come in so the public hearing would need to be re-opened so the commission could hear the comments.

MOVED by Kehoe and **SECONDED** by Kirkman to re-open the Public hearing. Madam Chair Sellman asked all in favor say aye with all Commissions members voting **AYE**. Madam Chair declared the

MOTION CARRIED

Watkins read the e-mail that was in opposition to the request:

- Laurel Buxton (no address, just email)
robertobuxton@yahoo.com

The applicant answered questions from the commissioners and made comments.

MOVED by Kehoe and **SECONDED** by VanAuker Jr. to close the Public hearing. Madam Chair Sellman asked all in favor say aye with all Commissions members voting **AYE**. Madam Chair declared the

MOTION CARRIED

MOVED by VanAuker Jr.. and **SECONDED** by Garner to approve the Conditional Use Permit for Meadowlark Place Subdivision in a RS6 (Single Family Residential – 6,000 sq. ft.) zoning district at 1400 W. Roosevelt Ave. (A 5.04-acre portion of the SW ¼ of the NE ¼ of Section 29, T3N, R2W, BM, Canyon County, Nampa, ID – 12 Two-Unit Single Family Residential Attached Lots and 2 Single Family Residential Detached Lots for a total of 26 Dwelling Units on 5.04 acres for an average of 5.15 dwelling units/gross acre) for Katie Deal represented by Lance Warnick with the recommended staff conditions. Madam Chair Sellman asked all in favor say aye with . Commissions members Franklin, Turner, Garner, Hutchings, Miller, VanAuker Jr voting **AYE**. Commission members Kehoe and Kirkman voting **NAY**. Madam Chair declared the

MOTION CARRIED

MOVED by Garner. and **SECONDED** by Miller to approve the Plat Preliminary Approval for Meadowlark Place Subdivision with staff recommended conditions. Madam Chair Sellman asked all in favor say aye with Commissions members Franklin, Turner, Garner, Hutchings, Kirkman, Miller, VanAuker Jr. voting **AYE**. Commission member Kehoe voting **NAY**. Madam Chair declared the

MOTION CARRIED

Public Hearing Item No. 7:

Action Item: Zoning Map Amendment from RA (Suburban Residential) to RP (Residential Professional) for Construction Trade/Sales Office structure at 512 N 39th Street (A .48 acres portion of the NE ¼ of Section 24, T3N, R2W, BM) for Nick Barnes representing WFS LLC (ZMA 119-20).

Madam Chair Sellman proceeded to public hearing.

Nick Barnes, 4022 E Cement Lane – the applicant:

- Presented the request for the Zoning Map Amendment from RA (Suburban Residential) to RP (Residential Professional) for Construction Trade/Sales Office structure at 512 N 39th Street

Director Critchfield:

- Presented at staff report.

Madam Chair Sellman proceeded to public testimony.

No one spoke in opposition to or in favor of the request.

MOVED by VanAuker Jr. and **SECONDED** by Miller. to close the Public hearing. Madam Chair Sellman asked all in favor say aye with all Commissions members voting **AYE**. Madam Chair declared the

MOTION CARRIED

MOVED by Kirkman. and **SECONDED** by Franklin to approve and recommend to council the Zoning Map Amendment from RA (Suburban Residential) to RP (Residential Professional) for Construction Trade/Sales Office structure at 512 N 39th Street (A .48 acres portion of the NE ¼ of Section 24, T3N, R2W, BM) for Nick Barnes representing WFS LLC with staff recommended conditions. Madam Chair Sellman asked all in favor say aye with all Commissions members voting **AYE**. Madam Chair declared the

MOTION CARRIED

Meeting adjourned at 9:39 p.m.

Rodney Ashby, Planning Director _____