



## **MINUTES OF REGULAR MEETING HELD TUESDAY, SEPTEMBER 14, 2021**

Audio recordings of the full proceedings may be accessed following the meeting at <https://www.cityofnampa.us/AgendaCenter>.

Video recordings of the full proceedings may be accessed following the meeting at <https://livestream.com/cityofnampa>.

### **COMMISSIONERS PRESENT:**

Peggy Sellman, Chair (Chambers)  
Steve Kehoe, Vice Chair (Chambers)  
Michaela Franklin (via Teams)  
Jeff Kirkman (Chambers)  
Matthew Garner (Chambers)  
Bret Miller (Chambers)  
Tom Turner (Chambers)  
Ron Van Auker, Jr. (Chambers)

### **COMMISSIONERS ABSENT:**

Adam Hutchings

### **CITY STAFF PRESENT:**

Daniel Badger, City Engineer (Chambers)  
Doug Critchfield, Principal Planner (Chambers)  
Kristi Watkins, Principal Planner (Chambers)

### **CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT:**

With a quorum of Commissioners present, Madam Chair Sellman called the meeting to order at 6:45 pm.

### **ANNOUNCEMENTS**

Principal Planner Watkins informed the Commission of the following:

- City Council approved the Planning & Zoning Code Amendments on September 7, 2021, October 5<sup>th</sup> effective date.
- Joint City Council/P&Z Commission Growth Workshop occurring at 5:00 pm on 9/23/21 at the Development Services Center, Basement Conference Room.
- The Mayor's office will be preparing a press release regarding upcoming term expirations/vacancies on the Commission and advising of the appointment process.

### **APPROVAL OF MINUTES:**

Kehoe motioned and Kirkman seconded to approve the minutes of the August 24, 2021 Planning & Zoning Commission Meeting. Motion carried.

**REPORT ON COUNCIL ACTIONS:** No Council member available to report on Council actions. Principal Planner Watkins provided an overview of Council decisions on recent Planning & Zoning related public hearings.

Madam Chair Sellman proceeded to public hearing items on the agenda at 7:00 pm.

**Public Hearing 1: Annexation and Zoning to RS7 (Single-Family Residential 7,000 sq. ft) zoning district at 2307 Lonestar Rd (Parcel #R3203300000), in order to connect to city water utility services; (a .26 acre parcel in the NW ¼ of Section 29, T3N, R2W, BM), for Lee Robinson (ANN 210-21) – ACTION ITEM.**

Madam Chair Sellman proceeded to public hearing.

Principal Planner Critchfield stated the applicant, Lee Robinson, 2313 Lone Star Rd, had been provided a copy of and agrees with the staff report, and has already completed the ROW dedication which has been recorded. Mr. Robinson informed staff he did not wish to attend the hearings.

Principal Planner Critchfield provided a staff analysis and applicable regulations. The property is in Canyon County and surrounded by residential land uses. The requested zoning is consistent with the Comprehensive Plan Future Land Use Map and narrative for the medium density residential land use setting. The stated purpose by the applicant is to connect to city water. These are permitted land uses within the RS7 zoning district. The property is enclaved and the ROW dedication is complete.

Suggested Conditions of Approval:

1. 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, MID will need to review drainage plans. The developer must comply with Idaho Code 31-3805.
2. Applicant shall dedicate 40' of public right-of-way from Section Line along Lone Star Road (completed).
3. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations prior to connection to the applicable City service.
4. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.

Madam Chair Sellman proceeded to public testimony. No public comment forthcoming.

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

The Commission reviewed applicable regulations for annexation and zoning located in the staff report and concluded the project met the conclusions of law criteria, would be compatible with and an appropriate development for that area.

**Kirkman motioned and Kehoe seconded to recommend to City Council approval of the Annexation and Zoning to RS7 (Single-Family Residential 7,000 sq. ft) zoning district at 2307 Lonestar Rd, in order to connect to city water utility services, for Lee Robinson (ANN 210-21) with all staff conditions and conclusions of law. Motion carried.**

**Public Hearing 2: Annexation and Zoning to RS7 (Single-Family Residential 7,000 sq. ft) zoning district, potential development agreement, and Subdivision Preliminary Plat for Fenway Subdivision at 0 Alma Ln (Parcel #R2952901200, a 28.25 acre parcel in NE ¼ of the SW ¼ of Section 12, T2N, R2W, BM, Nampa, Canyon County), for Trilogy Idaho (Shawn Brownlee) representing Endurance Holdings LLC (ANN 208-21 & SPP 085-21). Original Concept: 85 single family lots (totaling 16.08 acres), 18 common lots (totaling 5.68 acres), and 6.49 in ROW and other; for a gross density of 3.01 and a net density of 5.28 – ACTION ITEM.**

Madam Chair Sellman proceeded to public hearing.

Principal Planner Watkins stated the applicant wishes to continue the public hearing until October 26, 2021 in order to give the applicant time to meet with the Engineering Division and make any changes deemed necessary.

Madam Chair Sellman proceeded to public hearing.

Garner motioned and Miller seconded to continue to the public hearing until October 26, 2021. Motion carried.

**Public Hearing 3: Annexation and Zoning to RS7 (Single-Family Residential 7,000 sq. ft) zoning district, potential development agreement, and Subdivision Preliminary Plat for Cayuse Meadows Subdivision at 826 W Dooley Ln (Parcel #R2927900000, a 6.46 acre parcel in SW ¼ of the NW ¼ of Section 4, T2N, R2W, BM, Nampa, Canyon County), for Jon Pascoe (ANN 209-21 & SPP 088-21). Original Concept: 18 residential lots (totaling 3.44 acres), common lots totaling 2.81 acres, and open space totaling .21 acres; for a gross density of 2.80 and a net density of 5.23 – ACTION ITEM.**

Madam Chair Sellman proceeded to public hearing.

Jon Pascoe, 1123 12<sup>th</sup> Ave Rd. #365, Nampa, owner/applicant, introduced the project and the PE: Jesse Christensen, HECO Engineers, 5700 E Franklin Rd, #160, Nampa.

The project originally consisted of two roads and was reduced to one access point, the road has been continued through the subdivision for connectivity to the west. The property slopes naturally to the northeast which is where storm drainage will be located. The lots are slightly larger than surrounding subdivisions.

Principal Planner Watkins provided a staff analysis, reviewing the property details, zoning and history of the project, available services, applicable regulations and agency/public comments located in the staff report:

Land uses in the area consists of RS 6 zoned city subdivisions with two county parcels to the west that currently house one residence and a vacant lot.

Comprehensive Plan: The future land use designation is Medium Density Residential. The RS zoning district allows for single-family residential development. The density proposed for the Cayuse Meadows Subdivision is a gross density of 2.8 and a net density of 5.23 dwelling units per acre.

5.5.3 Medium Density Residential (2.51 – 8 Dwelling Units Per Acre (Gross)): With a gross density of 2.51 to 8 dwelling units per acre (gross), this is the most common land use setting in the Nampa Area of City Impact. Its character is more urban than rural but can contain rural elements such as open space. This land use setting contains single-family-detached homes, patio homes, townhomes, medium-density apartments, duplexes and condominiums. These units will be highly compatible with adjoining properties. High-density development is not allowed in this land use setting. The character of medium-density residential development in Nampa typically consists of traditional streetscapes with sidewalks, street trees, covered entries, and a diversity of architectural styles. Access to garages is provided from the street or loaded by an alley at the rear of the property. The addition of limited mixed-use neighborhood-scale commercial development in this zone should be explored.

The proposed Development is slated for development in conjunction with RS7 zoning, the minimum lot area requirement applies. All master or standard building lots meet or exceed 7,000 sq. ft. in area. The smallest buildable lot is 8,004 sf; therefore, the plat is deemed compliant in this regard.

The average lot size required in RS6 and RS7 zone lots is 8,000 sf. There is a total of 18 buildable lots. When 20% of the largest and 20% of the smallest standard lots are removed, the average lot size is 8,621 sf. Therefore, the plat is deemed compliant in this regard.

There are no surrounding platted lots that exceed the area proposed for the lots in this development, there are no compatibility requirements.

All master lots demonstrate required lot width and depth; therefore, the project is deemed compliant in this regard.

A landscape plan was submitted with the application paperwork. The Nampa City Forester has stated that evergreens should not be used along the sidewalk on Dooley Lane. The city requests a revised landscape plan to be submitted with the final plat addressing this comment.

There are .21 acres (3.5%) of open space proposed within one open space lot.

Suggested Conditions of Approval:

1. Provide a revised landscape plan, per City Forester's comments.
2. Dedicate the following public right-of-way prior to finalizing annexation: Dooley Lane – 40' from the Section Line.
3. Frontage road improvements along Dooley Lane shall be constructed in accordance with NCC § 9-3-1.
4. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of individual property development/redevelopment and prior to connection to applicable City services.
5. Property shall be annexed in the Nampa Municipal Irrigation District at the time of property development and prior to being served by the City's pressure irrigation system. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery prior to final plat submittal to support annexation into the District.
6. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer. Utility construction to include stubbing utilities to the westerly adjacent properties at proposed stub streets and construction of the master planned 12" irrigation main in Dooley Lane.
7. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.
8. Applicant shall address all preliminary plat comments identified in the memo from the Nampa Engineering Division dated September 6, 2021. Applicant shall submit a revised preliminary plat addressing these items for City records.
9. Applicant shall modify the proposed access location to meet City of Nampa Access Management Policy spacing requirements provide an access safety and turn lane warrant analysis prepared by a qualified traffic consultant to support the proposed access location. Applicant shall be required to address any mitigation items identified in the analysis.

Kirkman requested street stub location(s) for future expansion. Badger replied there is a stub street proposed to the west.

Kirkman asked which subdivision the neighbor is located in regarding the obstruction of view comment in the staff report. Christensen replied the Skyview subdivision, located northeast of the property. Their property sits higher and is already looking over 4 houses or so before they will see these houses. Kehoe and Kirkman noted that, as there are already homes in between this house, which sits higher, and the proposed subdivision, they did not view this objection as an issue.

Madam Chair Sellman proceeded to public testimony. No public comment forthcoming.

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

Kirkman noted that the following condition (listed as number 10 under conditions of approval) was unrelated to this project. Watkins replied the condition will be stricken prior to any City Council hearing.

- ~~10. Development shall enter into an agreement with CBH Homes and the New York Landing Subdivision HOA to facilitate connection to and shared operation and maintenance cost of the New York Land Sewer Pump Station. Developer shall include a copy of the recorded agreement with the first final plat application.~~

The Commission reviewed applicable regulations and concluded the project met the conclusions of law criteria.

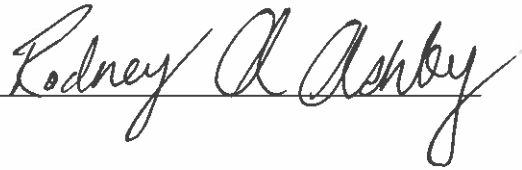
**Kehoe motioned and Garner seconded to request to City Council approval of the Annexation and Zoning to RS7 (Single-Family Residential 7,000 sq. ft) zoning district, potential development agreement, 826 W Dooley Ln, for Jon Pascoe (ANN 209-21) with all conditions of staff and conclusions of law. Motion carried.**

**Kehoe motioned and Kirkman seconded to approve the Subdivision Preliminary Plat for Cayuse Meadows Subdivision at 826 W Dooley Ln for Jon Pascoe (SPP 088-21). Original Concept: 18 residential lots (totaling**

3.44 acres), common lots totaling 2.81 acres, and open space totaling .21 acres; for a gross density of 2.80 and a net density of 5.23 with all conditions of staff and conclusions of law. Motion carried.

Meeting adjourned at 7:17 pm.

Rodney A. Ashby, Planning Director  
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A handwritten signature in cursive script that reads "Rodney A. Ashby". The signature is written in black ink and is positioned above a horizontal line that extends to the left, where it meets the typed name "Rodney A. Ashby, Planning Director".

