



City of Nampa

Planning & Zoning Commission

Nampa City Hall, Council Chambers & Teams Meeting

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

Tuesday, March 23, 2021 – 6:30 pm

Public Hearings Commence at 7:00 pm*

MEETING CALL TO ORDER

ANNOUNCEMENTS:

APPROVAL OF MINUTES – ACTION ITEM

REPORT ON COUNCIL ACTIONS:

BUSINESS ITEMS:

1. **Action Item:** Subdivision Plat Final Approval of **Mallard Apartments** in an RD (Two-Family Residential) zoning district at 2000 S. Midland Blvd, into nine lots for nine fourplex buildings for a total of 36 dwelling units at an average gross and net dwelling unit density of 11.55, on 3.1 acres (lots 6 and 7 of Home Acres Subdivision #6, located in the SE ¼ of Section 33, T3N, R2W, BM, Nampa, Canyon County, Idaho) for Tim Kelly representing Monty Baldwin (SPF-156-21). *Scheduled to present: Kristi Watkins.*
2. **Action Item:** Subdivision Plat Final Approval of **Gateway Industrial Park Subdivision No. 2** in an IL (Light Industrial) zoning district at 1019 N 39th St, into 14 industrial lots on 8.62 acres (a parcel of land located in the SW 1/4 of Section 13, T3N, R2W, BM, Nampa, Canyon County, Idaho) for Kent Brown representing Moving Forward Properties LLC (SPF-158-21). *Scheduled to present: Parker Bodily.*
3. **Action Item:** Subdivision Plat Final Approval of **Black Butte Business Park No. 3 Phase 1** in an IL (Light Industrial) zoning district - an 11.65 acre portion of 3400 N Black Butte Ct, into 14 industrial lots and 2 common lots (a portion of land in the NW ¼ of Section 8, T3N, R2W, BM also Tax 97797 in Block 1, 2, 13, 14 in Midway Subdivision, Tax 97797 in the NW ¼ of Section 8 T3N, R2W, BM less Black Butte #1 and Black Butte Business Park #2; including a part of the NE ¼ NE ¼ Section 8, T3N R2W south of interstate less Ramp right-of-way) also known as a portion of county parcel #2441300000, located east of Middleton Rd and south of I-84, for Kurt Smith representing Don Burch (SPF-00157-21). *Scheduled to present: Kristi Watkins.*
4. **Action Item: Extension** from March 10, 2021 to March 10, 2022 for the **Final Site Plan Approval for Broadmore RV Park** in an IL (Light Industrial) zoning district at 0 Shannon Dr (county parcel #R13034013C0) for 155 RV Spaces on 11.72 acres to allow time for FEMA to approve the Conditional Letter of Map Revision for the flood plain map; (located in a the SE 1/4 of Section 16, T3N, R2W, BM) for Broadmore RV Park LLC/Danny Pruet (RVP-003-20). *Scheduled to present: Kristi Watkins.*

PUBLIC HEARINGS:

1. **Action Item:** Subdivision Plat Preliminary Approval of **Henry's Place Subdivision** for 8 single-family home lots and 3 common lots, on 2.52 acres at 0 & 406 W Dooley Lane - parcel #R2924100000 & R29241011000, in a RS6 (Single-family Residential 6,000 sq. ft) zoning district (a portion of land located in the SW 1/4 of the NE 1/4 of Section 04, T2N, R2W, BM, Nampa, Canyon County) for Mason & Associates, Inc. representing JKean Enterprises LLC (SPP-00070-21). *Scheduled to present: Doug Critchfield.*
2. **Action Item:** Subdivision Plat Short Approval of **Mercy Creek No. 2** Subdivision in a RP (Residential Professional) zoning district, at 821/823 and 827/829 17th Ave S. (parcel # R0984101000) for division into 2 duplex lots for a total of 4 existing dwelling units (a .32 acre parcel situated in block 16 of the Interstate Addition Subdivision in the NE ¼ of Section 27, T3N, R2W, BM) for Joshua Morrison (SPS-037-21). **Withdrawn**
3. **Action Item: Development Agreement Modification**, originally recorded as Ordinance No. 3997, modifying the concept plan and allow light industrial and commercial uses; and, Zoning Map Amendment from GB1 (Gateway Business #1) to IP (Industrial Park) for the **Fuller 84 Business Park**, located at the northwest corner of the Star Rd and E Franklin Rd intersection, parcel #R3040600000 (in SW 1/4 of Section 7, T3N, R1W, BM) for Bow River Capital representing Franklin Star Development LLC (DAMO-042-21 & ZMA-134-21). *Scheduled to present: Parker Bodily.*

ADJOURNMENT

Individuals who require language interpretation or special assistance to accommodate physical, vision or hearing impairments, please contact the Planning Department in City Hall or call (208) 468-5484. Requests should be made at least five (5) days prior to the meeting to allow time to arrange accommodations.