



City of Nampa

**Planning & Zoning Commission**

Nampa City Hall, Council Chambers & Teams Meeting

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

Tuesday, July 13, 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 Final Plat Approval for Spring Shores No. 3 Subdivision** in a RS8.5 (Single-Family Residential 8,500 sq. ft) zoning district; for 37 single family lots and 9 common lots with a 2.63 gross lot density and a 4.21 net lot density; located at 0 11th Ave N - parcel #R2092700000 (located in SE 1/4 of Section 2, T3N, R2W, BM) for Kent Brown representing Heartland Townhomes Property MGMT LLC (SPF-169-21). *Scheduled to present: Kristi Watkins.*
2. **Action Item: Appeal of Building and Site Design Review Committee action regarding approval of a vehicle Aftermarket and Reconditioning Center site** and building design in a GB1 (Gateway Business) zoning district at 16115 and 16027 Idaho Center Boulevard; the appeal being based on the claim that the approval does not comply with Nampa Building and Site Design standards outlined in city code (two parcels comprising 2.74 acres, described as lots 3 and 4, Block 1, of the Empire Business Park Subdivision - SE 1/4 of Section 12, T3N, R2W, BM, Nampa). Appellant: Dyan Chacon. Original applicant for Design Review: Matthew Sanchi representing Edmark Toyota (APL-014-21). *Scheduled to present: Parker Bodily.*
3. **Action Item: Subdivision Final Plat - 12 month Extension Request for Redhawk Ridge #6** Subdivision currently under construction and anticipated to be complete in the Summer of 2021, in a RS6 (Single-Family Residential 8,500 sq. ft) zoning district; for 15 single family lots and 4 common lots and 1 private road, at 0 Middleton Rd (parcel #R3207200000) in the SE 1/4 of Section 31, T3N, R2W, BM) for Jessica Krueger representing M3 ID RHR MIDDLETON LLC (SPF-134-20). *Scheduled to present: Kristi Watkins.*

**Withdrawn**

**PUBLIC HEARINGS:**

1. **Action Item: Annexation and Zoning to IL** (Light Industrial) zoning district at 0 Madison Blvd. in order to develop property with light industrial land uses (a 20.06 acre parcel #R3104100000, located in NW ¼ of Section 10, T3N, R2W, BM), for LDK Ventures, LLC representing NXEdge, Inc. (ANN-201-21). *Scheduled to present: Rodney Ashby.*
2. **Action Item: Conditional Use Permit for a Daycare/Nursery Preschool** in an RML (Limited Multiple Family Residential) zoning district at 0, 0, 407 & 411 W Orchard Ave. (parcel #'s R3153300000, R3153701000, R3153400000, R3153700000) a total of 2.11 acres including

construction of a 15,644 sq. ft. building (located in the NW 1/4 of Section 21, T3N, R2W, BM) for Mike Mussell representing Nampa Christian Schools, Inc. (CUP-231-21). *Scheduled to present: Parker Bodily.*

3. **Action Item: Annexation and Zoning to RS8.5** (Single-Family Residential 8,500 sq. ft.) zoning district to connect to city utilities and construct a single family home at 0 Madison Rd (a .69 acre parcel #R34370010B0 in the SE ¼ of Section 34, T4N, R2W, BM) for Matthew Richardson (ANN-200-21). *Scheduled to present: Parker Bodily.*
  
4. **Action Item: Subdivision Preliminary Plat for Indian Creek Estates** for 9 residentially zoned parcels totaling 87.7 acres and 1 commercially zoned 4.9 acre parcel, for a future mixed use development (parcel #'s R3239201100, R32392000000, R32394010D0, R32394010C0, R32394010F0, R3239501200, and R3239500000 - all addressed as 0 E Railroad St.; and, Zoning Map Amendment of lots created in the Indian Creek Estates Preliminary Plat including: Parcel 1 Block 1 (20.4 acres) from BC (Community Business), IL (Light Industrial), and IH (Heavy Industrial) zoning districts to RS6 (single-family residential 6,000 sq. ft) zoning district, Parcel 1 Block 2 (6.7 acres) from IH to RS6 zoning district, Parcel 2 Block 1 from IL & IH (7.8 acres) to RS4 (Single-Family Residential 4,000 sq. ft.) zoning district, Parcel 2 Block 2 (7.4 acres) from IL & IH to RS4 zoning district, Parcel 3 Block 1 less Right of Way (3.5 acres) from BC & IL to RP (Residential Professional) zoning district, Parcel 3 Block 2 (11.7 acres) from IL & IH to RS7 (Single-Family Residential 7,000 sq. ft.) zoning district, Parcel 4 Block 2 (6.6 acres) from IL to RS4, Parcel 5 Block 2 (7.7 acres) from IL to RS4 zoning district, Parcel 6 Block 2 less Right of Way (8.6 acres) from BC to RS6 zoning district, Parcel 7 Block 2 (4.6 acres) from IL & BC to BC zoning district; (located in the NE 1/4 of Section 36, T3N, R2W, BM) for Landmark Pacific Development Inc. representing David Washburn and Troy Summers (SPP-078-21& ZMA-145-21). *Scheduled to present: Kristi Watkins.*
  
5. **Action Item: Development Agreement Modification** to modify the site plan Ordinance No. 3983, "Exhibit B" to allow construction of Elevate Charter School, a non-profit public school, instead of future phases of the existing church; at 11437 and 0 W Orchard Ave. (parcel #R3145400000 & R3145401100) in a RS6 (Single Family Residential 6,000 sq. ft.) zoning district (located in NE 1/4 of Section 19, T3N, R2W, BM) for Cole Coba representing Harvest Life Church/David Whaley (DAMO-046-21). *Scheduled to present: Kristi Watkins.*

## **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.*