



City of Nampa

Planning & Zoning Commission

Nampa City Hall, Council Chambers & Teams Meeting

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

Tuesday, July 27, 2021 – 6:45 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: Request for a six month extension of a Conditional Use Permit** for Dwelling, Multiple-Family in a BC Zone for Wylie Apartments at 9926 W Sand Hill Dr. for James Wylie (CUP-201-20). *Scheduled to present: Parker Bodily.*

PUBLIC HEARINGS:

1. **Action Item: Development Agreement Modification** to modify the concept plan (Exhibit B) and conditions of approval (Exhibit C) of Ordinance No. 3631, changing the use from commercial buildings and associated parking to a concept plan for 3 multiple-family residential buildings; and, Conditional Use Permit for Multi-Family Residential in a BC (Community Business) zoning district, for 60 residential units on 3.09 acres for 19.41 gross lot density; located at 3211, 3217, 3225, and 3255 E Greenhurst Rd - County Parcel #s - R2113800000, R2113900000, R2114001000 & R2114000000 (located in NW 1/4 of Section 1, T2N, R2W, BM) for Vertical Equity, LLC representing Jones Development, LLC (DAMO-044-21 & CUP-232-21). *Scheduled to present: Parker Bodily.*
2. **Action Item: Zoning Map Amendment from DH (Downtown Historic) to DV (Downtown Village);** in order to build the Old Towne Nampa concept plan under the streetscape requirements of the DV zoning district, at 309 11th Ave S., 1015 3rd St S., 311 11th Ave S., 315 11th Ave S., 323 11th Ave S., 304 10th Ave S., and 316 10th Ave. S. - parcel #'s R1360900000, R1360700000, R1360800000, R1361000000, R1361300000, R1361100000, and R1361101000 (a total of 1.94 acres located in the SW ¼ of Section 22, T3N, R2W, BM, Nampa, Canyon, Idaho) for Mussell Construction Inc., representing self, Latimer Investments LLC, and International Church of the Foursquare Gospel (ZMA-147-2021). *Scheduled to present: Doug Critchfield.*
3. **Action Item: Zoning Map Amendment from GB1 (Gateway Business) to IL (Light Industrial)** zoning district and Development Agreement; in order to build a Ditch Witch of the Rockies equipment dealership and rental location with garage for the "Equipment or implement sales, large or heavy equipment" land use category at 0 E Hunt Ave - Parcel #R3106712800 (a 5.04 acre parcel located in the SE ¼ of Section 12, T3N, R2W, BM, Nampa, Canyon, Idaho) for Dru Bridwell representing Orange Power Group LLC (ZMA-146-2021). *Scheduled to present: Parker Bodily.*

4. **Action Item: Subdivision Preliminary Plat for Locust Lane Subdivision** for 14 single family residential parcels and 4 common lots in an RS8.5 (single-family residential, 8,500 sq. ft. minimum) zoning district at 3999 E Locust Ln - parcel #R2950100000; for a gross density of 1.19 and a net density of 1.58; (located in the NE 1/4 of Section 12, T2N, R2W, BM) for Alec Egurrola representing Lance Thueson / Thueson Construction Inc. (SPP-079-21). *Scheduled to present: Kristi Watkins.*

5. **Action Item: Subdivision Preliminary Plat for Banner Park Subdivision** for 10 single family attached residential parcels (townhomes) in an RD (two-family duplex residential) zoning district at 516 20th Ave. N. - parcel #R1428561900; for a gross density of 10.4 and a net density of 12.4; (a .959 acre property located in the SE 1/4 of the SW 1/4 of Section 23, T3N, R2W, BM) for Larry Jacobson representing Banner Park, LLC (SPP-080-21). *Scheduled to present: Kristi Watkins.*

6. **Action Item: Conditional Use Permit for an Automobile and Truck Repair business in a BC (Community Business) zoning district** for an approximate 5,000 sq. ft. portion of parcel #R2446400000 at 1813 Caldwell Blvd (located in the SW 1/4 of Section 8, T3N, R2W, BM) for Ray's Diesel & Automotive Repair representing Hawkins Companies, LLC (CUP-233-21). *Scheduled to present: Doug Critchfield.*

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.