

NAMPA PLANNING AND ZONING COMMISSION
AGENDA FOR REGULAR MEETING

Tuesday, October 22, 2019 – **6:30 p.m.**

MEETING CALL TO ORDER

ANNOUNCEMENTS

APPROVAL OF MINUTES - ACTION ITEM

REPORT ON COUNCIL ACTIONS

BUSINESS ITEMS:

- 1) Subdivision Plat Final Approval for Ridgevue Estates Subdivision No. 2 in a RS7 (Single Family Residential - 7,000 sq. ft.) zoning district at 18314 and 18360 Madison Ave. (42 Single Family Residential dwellings on 9.6 acres for 3.74 dwelling units per gross acre - Located in a part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ and a part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 34, T4N, R2W, BM) for Mason and Associates representing MRH Homes (SPF 106-19). – ACTION ITEM
- 2) Request for exception to Section 10-28-5B restricting the density of a mobile home park from exceeding 6 mobile homes per gross acre for Karcher Mobile Home Park located at 1410 W. Flamingo Ave. The applicant is requesting an additional 8 mobile home spaces to be constructed in underutilized open/vacant space (A 24.99-acre portion of the NE $\frac{1}{4}$ of Section 17, T3N, R2W, BM also being Marks Subdivision Tax 27 less Tax 27A, 27B & 27C, Tax 28, Marks Subdivision Lot 9 less S 115' less Tax 4, Lot 10 less Tax 4 Karcher MHP) for SLN Planning representing Cali-Land Inc. (0028-19 Note). – ACTION ITEM
- 3) Request for a first 1-year Extension of Final Plat Approval for Brookdale Estates Subdivision No. 6 between E. Cherry Lane and E. Birch Lane and between 11th Ave. No. and Kensington Ave. in a RS7 (Single Family Residential - 7,000 sq. ft.) zoning district (28 single family residential lots on 7.95 acres, 3.52 dwelling units per acre - A parcel of land situated in Tract 3 of Silver Valley Tracts, in the north $\frac{1}{2}$ of the northwest $\frac{1}{4}$ of Section 12, T3N, R2W, BM) for JUB Engineers, Inc. representing Trilogy Development (SPF 066-18). *Request to extend 10/15/18 approval which expires 10/15/19 to 10/15/20.* – ACTION ITEM
- 4) Request for a first 1-year Extension of Final Plat Approval for Brookdale Estates Subdivision No. 7 between E. Cherry Lane and E. Birch Lane and between 11th Ave. No. and Kensington Ave. in a RS7 (Single Family Residential - 7,000 sq. ft.) zoning district (14 single family residential lots on 4.72 acres, 2.97 dwelling units per acre - A parcel of land situated in Tract 1 of Silver Valley Tracts, in the north $\frac{1}{2}$ of the northwest $\frac{1}{4}$ of Section 12, T3N, R2W, BM) for JUB Engineers, Inc. representing Trilogy Development (SPF 067-18). *Request to extend 10/15/18 approval which expires 10/15/19 to 10/15/20.* – ACTION ITEM

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PUBLIC HEARINGS:

- 1) Subdivision Plat Preliminary Approval for Aberdeen Springs Subdivision in a RS 6 (Single Family Residential – 6,000 sq. ft.) zoning district on the north side of E. Amity Avenue adjacent and east of Mihan Lane (64 single family detached lots on 17.46 acres for 3.67 dwelling units per gross acre – A portion of the E ½ of the SW ¼ of Section 25, T3N, R2W, BM) for Kent Brown representing Trilogy Idaho (SPP 045-19). – ACTION ITEM
- 2) Subdivision Plat Short Approval for Was A Wheat Field Subdivision in a IL (Light Industrial) zoning district at 3303 and 3305 Caldwell Blvd. (2 industrial lots on 1.35 acres – A portion of Lots 1 and 2 of Portners Subdivision located in a portion of the N ½ of Section 7, T3N, R2W, BM) for Aspen Engineers representing Was a Wheat Field , LLC (SPP 047-19). – ACTION ITEM
- 3) Subdivision Plat Preliminary Approval for Spring Shores Subdivision in a RS 8.5 (Single Family Residential – 8,500 sq. ft.) zoning district between Ustick Road and Cherry Lane on the west side of 11th Ave. No. (245 single family detached lots on 76.64 acres for 3.2 dwelling units per gross acre – A portion of the NW ¼ of the SW ¼ of Section 35, T3N, R2W, BM) for Kent Brown representing Trilogy Idaho (SPP 047-19). – ACTION ITEM
- 4) Modification of First Amendment to a Development Agreement between Nampa North, LLC and the City of Nampa recorded 12/29/2017 as Inst. No. 2017-056540 amending Exhibit “B” Conceptual Plan to: 1) allow a revised subdivision allowing for a mix of 4-plexes and single-family attached townhomes instead of the original mix of 4-plexes and commercial lots on the GB2 (Gateway Business 2) zoned parcel(s), and 2) amending Exhibit “C” Conditions of Approval as necessary; and Subdivision Plat Preliminary Approval for Lost River Townhomes on the north side of E. Cherry Lane east of Can-Ada Road (81 Single-Family Attached Townhome lots and 5 Four-plex lots - A 7.96 acre parcel of land being a portion of Government Lot 7 and a portion of the SE ¼ of the SW ¼ of Section 6, T3N, R1W, BM) for KM Engineering, LLP representing Nampa North LLC (DAMO 033-19, and SPP 048-19). – ACTION ITEM
- 5) Zoning Map Amendment from RS6 (Single Family Residential – 6,000 sq. ft.) to RP (Residential Professional) at 1324 11th Ave. So. (A .24 acre or 10,500 sq. ft. part of the SE ¼ of the NE ¼ of Section 28, Township 3 North, Range 2 West, BM being all of Lot 12, and the and the SW ½ of Lot 11, Block 65, Waterhouse Addition) for Dena and Jason Baker for a Legal Office (ZMA 112-19). – ACTION ITEM

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.*