



City of Nampa

Planning & Zoning Commission - AMENDED

Nampa City Hall, Council Chambers & Teams Meeting

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

Tuesday, January 12, 2021 – 6:45 pm

Public Hearings Commence at 7:00 pm*

MEETING CALL TO ORDER

ANNOUNCEMENTS – Nampa City Council Meeting Time Change (Rodney Ashby)

APPROVAL OF MINUTES – ACTION ITEM

REPORT ON COUNCIL ACTIONS

BUSINESS ITEMS:

- 1) **Action Item:** Preliminary Site Plan Approval for Kiwi Mobile Home Park to replace a prior mobile home park at 125 1st St. N. (A .89 acre or 38,768 sq. ft. portion of the NW ¼, Section 22, T3N, R2W, BM, Nampa, Canyon County, Idaho, and the S ½ of Lot 6 and all of Lots 7 and 8, Block 15, Nampa City Acres 2) for Jeff Hatch representing Kiwi Enterprises LLC MHP 002-20 (**APPROVE/DENY**). *Scheduled to present: Rodney Ashby.*
- ~~2) **Action Item:** Six month extension request Conditional Use Permit for Multi Story Conditioned Storage at District 208 with 924 storage units on two floors in an existing building in the BC (Community Business) zoning district at 1509 Caldwell Blvd (A 34.86 acre portion of Lot 4, in Block 1 of Karcher Mall Subdivision situated in the NE ¼, Section 17, T3N, R2W, BM) for Rhino Holdings, LLC CUP 193-20 (**APPROVE/DENY**). *Scheduled to present: Kristi Watkins.*~~

PUBLIC HEARINGS:

- 1) **Action Item:** Modification of Development Agreement originally recorded for Dallan Woods Subdivision - Ordinance No. 3345, modifying the site plan and content to allow single family homes and four duplex lots without the inclusion of the originally proposed church building; Conditional Use Permit to allow four (4) Duplex lots (8 units) in an RS7 (Single-family Residential 7,000 sq. ft) Zoning District on lots 2, 3, 4, & 5 of Block 1 in the proposed Hardwood Estates Subdivision; Subdivision Plat Final Approval for Hardwood Estates Subdivision in an RS7 (Single Family Residential 7,000 sq. ft) zoning district at 0 W Roosevelt Ave - County Parcel #R31996010A for 18 single-family, 4 duplex, and 1 common lot(s) on 6.08 acres for a 4.28 gross lot density and 4.63 net lot (A 6.08 acre parcel, located SW ¼ of Section 28, T3N, R2W, BM) for Water Tower LLC, represented by Penelope Constantikes DAMO 039-20 (**RECOMMEND/DENY**); CUP 200-20 (**APPROVE/DENY**); SPF 150-20 (**RECOMMEND/DENY**). *Scheduled to present: Kristi Watkins.*
- 2) **Staff recommends opening public hearing and continuing to a date certain of (to be determined at hearing).**
Action Item: Annexation and Zoning to IL (Light Industrial) 0, 0, 0 E. Railroad St – Parcels #R32392011A0, R32394010F0, R3239501200 (A total of 7.84 acres); Zoning Map Amendment from BC (Community Business), IL (Light Industrial) and IH (Heavy Industrial) to 16.37 acres of IL (Light Industrial), 12.72 acres of RMH (Multiple-Family Residential), and 56.35 acres of RP (Residential Professional) zoning district, for all, or portions of, the following six county parcels, all addressed as 0 E Railroad Street: R3239201100, R32392000000, R32394010D0, R32394010C0, R32394010F0, R3239501200, R3239500000; Subdivision Preliminary Plat Approval of Montesa HV Subdivision for 16.37 acres of IL, 12.72 acres of RMH, and 56.35

acres of RP zoning district minus 2.72 acres of S. Happy Valley Rd right-of-way, for all, or portions of the following county parcels addressed as 0 E Railroad St: R3239201100, R32392000000, R32394010D0, R32394010C0, R32394010F0, R3239501200, R3239500000, & R32392011A0 for a mixed use development for high density residential, single-family residential, industrial, and commercial/live-work land uses all located in the S ½ of the NE ¼ of N ½ of SE ¼ and the SE ¼ of the SE ¼ of Section 36, T3N, R2W, BM, Canyon County, Idaho, for Dave Washburn ANN 187-20, ZMA 126-20 and SPP 061-20 ([CONTINUE PUBLIC HEARING](#)). *Scheduled to present: Kristi Watkins.*

- 3) **Action Item:** Conditional Use Permit for a Bar/Tavern in a BC (Community Business) Zoning District at 2585 Caldwell Blvd. Ste. 102 (A 8,800 sq. ft. portion of a .95 acre parcel being in the NE ¼ of Section 07, T3N, R2W, BM, Nampa, Canyon County, ID; Midway Subdivision) for Rebekah Ward representing Dani Lupton CUP 202-20 ([APPROVE/DENY](#)). *Scheduled to present: Parker Bodily.*
- 4) **Action Item:** Conditional Use Permit for Dwelling, Multiple-Family in a BC (Community Business) zoning district at 9926 W Sandhill Dr. (a 2.52 acre portion of the NW ¼ of the SW ¼ of Section 9, T3N, R2W, BM) for 3 apartment buildings with 20 dwelling units each building, a total of 60 units, in the Wylie Apartments for James Wylie CUP 201-20 ([APPROVE/DENY](#)). *Scheduled to present: Rodney Ashby.*
- 5) **Action Item:** Annexation and Zoning to BC (Community Business) zoning district at 11043 Moss Ln., and Conditional Use Permit for a Vehicle Repair and Used Vehicle Dealership; (a .42 acre portion of the SE ¼ of Section 07, T3N, R2W, BM, for Dwaine Steve Lee ANN 188-20 & CUP 203-20 ([RECOMMEND/DENY](#))*. *Scheduled to present: Doug Critchfield.*
- 6) **Action Item:** Conditional Use Permit for a Treatment Center – Alcoholism/Chemical Dependency in a BC (Community Business) zoning district at 914 12th Ave. (a .99 acre portion of the NW ¼ of Section 34, T3N, R2W, BM) for a Recovery 4 Life Treatment Center for applicant Tab Carman representing 12th Ave Ventures, LLC CUP 205-20 ([RECOMMEND/DENY](#)). *Scheduled to present: Doug Critchfield.*
- 7) **Action Item:** (*Continued from 12/8/20 PH*) - Annexation and Zoning to RS8.5 (Single-Family Residential 8,500 sf lot) at 4510 Chicago St – Parcel# R2949901300 (A 1.42-acre portion of the NE ¼ Section 11, T2N, R2W, BM) – in order to gain access to city utility services and build one single-family home on the property, for Mihai and Stefania Irimia ANN 184-20 ([RECOMMEND/DENY](#)). *Scheduled to present: Rodney Ashby.*

****NCC § 10-25-6 “...when a rezone (or annexation and initial zoning designation) application is combined with a conditional use permit application, the commission shall make recommendations on both applications, rather than recommending on the rezone/initial zoning designation and making a (conclusive) decision on the conditional use permit.”***

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.