

**NAMPA PLANNING & ZONING COMMISSION  
MINUTES OF REGULAR MEETING HELD  
TUESDAY, FEBRUARY 12, 2019, 6:30 P.M.**

Members:	Lance McGrath - Chairman Matthew Garner Steve Kehoe Jeff Kirkman Harold Kropp Bret Miller	Ron Van Auker, Jr Norm Holm, Director Doug Critchfield – Senior Planner Kristi Watkins – Senior Planner Daniel Badger – City Engineer
Absent:	Adam Hutchings	Peggy Sellman – Vice Chairman

**Chairman McGrath** called the meeting to order at 6:42 p.m.

**Announcements:** **Planning Director Holm** advised the next Comprehensive Plan Update Meeting would be held February 21, 2019 in the City Hall Council Chambers.

**Approval of Minutes:** **Kropp motioned and Kehoe seconded to approve the Minutes of the January 23, 2019 Planning and Zoning Commission meeting. Motion carried.**

**Report on Council Actions.** **City Engineer Badger** reported the City Council had reversed their direction regarding requiring participation in sidewalk local improvement districts. The City, added Badger, had now returned to a voluntary sidewalk local improvement district.

**Chairman McGrath** proceeded to the business items on the agenda.

**Business Item No. 1:**

**Subdivision Final Plat Approval for Carriage Hill West Subdivision No. 1, east of Midway Rd between W Iowa Ave and Lake Lowell Ave, within an RS-7 (Single Family Residential – 7,000 sq ft minimum lot size) zoning district. (A portion of the NW ¼ of Section 31 T3N R2W BM – 30 Single Family Residential lots on 13.06 acres, or 2.3 lots/gross acre) for Engineering Solutions, LLP, representing Toll Southwest, LLC (SPF-00079-2018). ACTION ITEM.**

**Senior Planner Critchfield:**

- Critchfield indicated the Final Plat for Carriage Hill West Subdivision No. 1, consisting of 13.06 acres, proposed for 30 buildable, 4 common lots, and 1 common driveway lot, within the RS-7 zoning district.
- Staff, added Critchfield had reviewed the application and agency comments and found the proposed subdivision final plat, conforms, or substantially conforms, within acceptable limits, to the approved Preliminary Plat and the RS-7 zoning Codes.
- Critchfield advised Staff recommends Carriage Hill West Subdivision No. 1 be approved, contingent upon the applicant complying with all conditions of approval.

**Van Auker, Jr motioned, and Miller seconded to recommend to City Council Final Plat approval for Carriage Hill West Subdivision No. 1 for Engineering Solutions, LLP, representing Toll Southwest, LLC, subject to:**

**1. Generally, Applicant/Development shall:**

**Comply with all City department/division or outside agency requirements pertinent to the matter. This is to include any extant but applicable conditions from prior approvals for this subdivision as iterated in correspondence on file with the City pertaining to the approved Preliminary Plat of/for Carriage Hill West Subdivision.**

**Specifically, compliance with requirements/conditions listed in the following item(s) of correspondence (unless waived and/or later amended by the agency providing the comments):**

**Specifically:**

- a) Compliance with the requirement(s) listed in the January 9, 2019 e-mail from the Nampa Highway District No. 1, authored by Eddy Thiel.
  - b) Compliance with the requirement(s) listed in the January 15, 2019 letter from the Boise Project Board of Control, authored by Thomas Ritthaler.
  - c) Compliance with the requirement(s) listed in the January 18, 2019 letter from the Idaho Transportation Department, authored by Sarah Arjona.
  - d) Compliance with the requirement(s) listed in the January 22, 2019 letter from the Nampa and Meridian Irrigation District, authored by David T Duvall.
  - e) Compliance with the requirement(s) listed in the January 30, 2019 letter from Century Link, authored by Greg Hunt.
  - f) Compliance with the requirement(s) listed in the February 12, 2019 memorandum from the Nampa Engineering Division, authored by Daniel Badger.
2. Correct any spelling, grammar and punctuation and numbering errors that may be evident on the plat face and/or in the proposed Project plat development notes.
- Motion carried.

**Business Item No. 2:**

**Subdivision Final Plat Approval for Pheasant Meadows Subdivision No. 2 at 77 S Happy Valley Rd, within an RS-7 zoning district. (53 single family lots on 15.36 acres for 3.46 lots per gross acre – a portion of Tracts 9, 10, 13 and 14 and Vacated Rights-Of-Way of Nampa Orchard Tract Co Subdivision as filed in Book 2 of Plats at Page 48, records of Canyon County, Idaho located in the NE ¼ of Section 25 T3N R2W BM), for Matt Schultz representing Second Chance Equity Partners, LLC (SPF-00080-2018). ACTION ITEM.**

**Senior Planner Critchfield:**

- Critchfield reported the 15.36-acre parcel was proposed for 53 buildable and 5 common lots within an RS-7 zoning district.
- According to Critchfield, Staff had reviewed the application and agency comments and found the proposed subdivision Final Plat conforms, or substantially conforms, within acceptable limits, to the approved Preliminary Plat and with the RS-7 zoning Codes.
- Critchfield advised Staff recommends Pheasant Meadows Subdivision No. 2 be approved, contingent upon the applicant complying with all conditions of approval.

**Kirkman motioned and Kehoe seconded to recommend to City Council Final Plat approval for Pheasant Meadows Subdivision No. 2, for Matt Schultz representing Second Chance Equity Partners, LLC, subject to:**

**1. Generally, Applicant/Development shall:**

**Comply with all City department/division or outside agency requirements pertinent to the matter. This is to include any extant but applicable conditions from prior approvals for this subdivision as iterated in correspondence on file with the City pertaining to the approved Preliminary Plat of/for Pheasant Meadows Subdivision.**

**More specifically, compliance with requirements/conditions listed in the following item(s) of correspondence (unless waived and/or later amended by the agency providing the comments):**

**Specifically:**

- a) Compliance with the requirement(s) listed in the January 3, 2019 e-mail from the Nampa Highway District No. 1, authored by Eddy Thiel.
- b) Compliance with the requirement(s) listed in the January 15, 2019 letter from the Nampa and Meridian Irrigation District, authored by David T Duvall.
- c) Compliance with the requirement(s) listed in the January 30, 2019 letter from Century Link, authored by Greg Hunt.
- d) Compliance with the requirement(s) listed in the January 31, 2019 letter from Nampa Parks and Recreation, City Forestry, authored byCarolynn Murray.
- e) Compliance with the requirement(s) listed in the January 31, 2019 memorandum from Nampa Engineering Division, authored by Nicole Fletcher.

2. **Correct any spelling, grammar and punctuation and numbering errors that may be evident on the plat face and/or in the proposed Project plat development notes.**

**Business Item No. 3:**

**Request for a Six-Month Extension of Conditional Use Permit for a 260-Unit Apartment Complex at the SW corner of W Cherry Lane and N Midland Blvd. (A 13.10 acre or 570,807 sq ft parcel of land located in the NE ¼ of Section 8 T3N R2W BM)** for Jeffrey H Bernson, representing Derk Pardo, CIF enterprises, LLC (CUP-00101-2018). Issued March 28, 2018, expired September 28, 2018, requesting extension to March 28, 2019. ACTION ITEM.

**Planning Director Holm:**

- Holm advised the Conditional Use Permit was approved in March of 2018 and the applicant did not get an extension request filed and has asked to have the approval extended for an additional six months from the approval date, to March 28, 2019.
- The applicants, continued Holm, have submitted plans for a Building Permit for the project – under review at the present time.

**Kehoe motioned and Kropp seconded to approve the extension of the Conditional Use Permit for the 260-Unit Apartment Complex at the SW corner of W Cherry Lane and N Midland Blvd, from September 28, 2018 to March 28, 2019.**

**Motion carried.**

**Business Item No. 4:**

**Request for a Six-Month Extension of Conditional Use Permit for a 106 Unit Assisted Living Level II Facility with Memory Care at the NW Corner of W Cherry Lane and N Midland Blvd. (A 2.73-acre portion of the SE ¼ of Section 5 T3N R2W BM),** for Jeffrey H Bernson representing Derk Pardo, CIF Enterprises, LLC (CUP-00102-2018). Issued June 4, 2018, expired December 4, 2018, requesting extension to June 4, 2019. ACTION ITEM.

**Planning Director Holm:**

- Holm stated the same applicant was also requesting extension of the Conditional Use Permit approval for the 106 Unit Assisted Living Facility in June of 2018 for an additional six months from the approval date, to June 4, 2019.

**Kehoe motioned and Garner seconded to approve the extension of the Conditional Use Permit approval for the 106 Unit Assisted Living Level II Facility with Memory Care, at the NW corner of W Cherry Lane and N Midland Blvd, from December 4, 2018 to June 4, 2019.**

**Motion carried.**

Chairman McGrath proceeded to the public hearing items on the agenda at 7:00 p.m.

**Public Hearing Item No. 1:**

**Annexation and Zoning to RS-6 (Single Family Residential – 6,000 sq ft) for 92.72 acres and to BC (Community Business) for 2.44 acres, and Subdivision Plat Preliminary Approval for Summit Ridge Subdivision at the SW corner of W Greenhurst Rd and S Midland Blvd. (A 95.16 acre parcel of land situated in Government Lots 1 and 2 in the NE 1/4 of Section 5 T2N R2W BM – 1 Commercial Lot, 245 Single Family Residential Detached lots, 12 Common Lots and 1 Common Driveway Lot on 95.16 acres, or 2.57 dwelling units/gross acre) for M3 Companies, Mark Tate (ANN-00108-2018 and SPP-00037-2018).** ACTION ITEM.

Chairman McGrath proceeded to public hearing.

**Mark Tate with M3 Companies 1087 W River St, Boise – the applicant:**

- Mr Tate indicated the subject property located at the southwest corner of the intersection of S Midland Blvd and E Greenhurst Rd. Mr Tate noted they were currently working on the Red Hawk Ridge Subdivisions, to the west, and noted the similarities between the two areas.

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- Mr Tate noted the existing development to the north and east and further west, and the existing utilities.
- To the south and southwest, continued Mr Tate, were existing gravel pits.
- Mr Tate discussed the topography of the site, the drainage ditches and the views from the property.
- According to Mr Tate, the lots and homes would be a move-up, higher end product.
- The Comprehensive Plan designation for the subject property, continued Mr Tate, was Low Density Residential – defined as 3.99 or below living units per acre. The proposed development would be 2.57 dwelling units per acre.
- Mr Tate explained they had requested the RS-6 zoning designation to allow flexibility and a mix of lot sizes.
- The average lot size would be 9,781 sq ft.
- There would a 2.44 acre light commercial/neighborhood commercial area on the corner of E Greenhurst and S Midland Blvd.
- The proposed development, added Mr Tate, would have more than 19 percent open space.
- Almost every lot in the project would abut open space.
- Mr Tate explained the landscaping along the frontage would have native vegetation, riparian area and landscaping with trees. There would also be a large community park upon entering the project from E Greenhurst Rd. Mr Tate discussed the landscaping, pool design and amenities for the park.
- Mr Tate noted the large amount of open space/common area with landscaping behind the houses that would be maintained by the Homeowners' Association. The entry way would have a portal feeling with stone, metal work and planter beds on both sides of the street.
- The southwest corner, continued Mr Tate, would have large lot estate homes.
- In response to a question from **Miller**, **Mr Tate** stated there would be a range of lot sizes and would also accommodate smaller lots with very nice houses for those that did not want larger lots to take care of.

**Senior Planner Critchfield:**

- The subject property advised Critchfield was located within the City of Nampa Impact Area, adjacent to incorporated lands, and was, therefore, eligible for annexation.
- Critchfield noted the RS-7 zoned land, already developed, was located to the north and RS-6 zoned land to the east. The south and western sides were still County lands.
- The proposed RS-6 zoning, stated Critchfield, would allow for a variety of housing, and the BC (Community Business) zoning was intended to allow for some commercial uses in an area that was largely residential, and would be reasonable for the area.
- City utilities would be available to the property, noted Critchfield, as well as emergency services.
- The Comprehensive Plan Future Land Use map designation was Low Density Residential, and the proposed development would fit right in the middle of that designation at 2.57 dwelling units per acre.
- Critchfield reported the Nampa Parks Department had requested the sidewalks along both W Greenhurst and S Midland Blvd should be a minimum of 10 ft wide in order to tie into the urban connector indicated in the City of Nampa Pathway Master Plan.
- According to Critchfield, the Landscape Plan for the development indicated the pathways and sidewalks providing connection to the future pathway.
- Critchfield reviewed the Staff Report and recommended conditions of approval.
- In response to a question from **McGrath** regarding comments from COMPASS, **Badger** stated it had not been determined during the pre-application meeting review whether a stub street to the south would be required.
- **Kehoe** inquired the distance between the exit on Greenhurst Rd going east to the intersection with Midland Blvd, because there were already a lot of cars backing up at the intersection 4-way stop. **Badger** replied it was approximately one quarter mile and noted the Traffic Impact Study had looked at the intersection of S Midland Blvd and W Greenhurst Rd and indicated that by 2025 it would warrant improvements. The developer, added Badger, would not be required to mitigate those conditions because it would be considered as standard growth for the City. Badger reported the City Transportation Master Plan, revealed that between 2030 and 2036 it would be necessary to install a roundabout at that location. The recommendations from the Traffic Impact Study are the intersection would function at an acceptable level of service with the addition of left turn lanes for each direction, and that would be something City staff would look at and see if that could be programmed in for the appropriate years.

- In response to a question from **Kehoe, Badger** stated the right-of-way dedication would be required for the location of the future roundabout.

**Chairman McGrath** proceeded to public testimony.

**Jon Pascoe of 2626 S Midland Blvd, Nampa – Opposed:**

- Mr Pascoe voiced concern with the location of the W Bluff Dr access on to the west side of S Midland Blvd, where the centerline would be offset by about 35 ft from the centerline of his driveway approach on to the west side of S Midland Blvd.
- Mr Pascoe considered that would create some confusion with traffic coming out of the subdivision. When turning right out of his driveway, continued Mr Pascoe, he would be directly in line with someone coming out of W Bluff Ln. Mr Pascoe stated he would prefer to see the W Bluff Ln ingress/egress on to S Midland Blvd moved to the north at least one lot.
- Other than that issue, stated Mr Pascoe, it looked like a very nice project.
- Mr Pascoe considered 2036 would be much too long to wait for a roundabout as the traffic was already very congested.

**Anita Downing of 2501 S Skyview Dr, Nampa – Opposed:**

- According to Ms Downing, she was not necessarily against the project, but she did have some concerns.
- Her home, added Ms Downing, was located in Hillside Manor Subdivision, to the east of the proposed project.
- Ms Downing inquired about the type of homes that were proposed for the development.
- Ms Downing explained she was also very concerned about the traffic. The two streets from the subdivisions on the east side of S Midland Blvd had ingress/egress just south of W Greenhurst Rd: S Skyview Way and W Horizon Way and there was a lot of traffic turning both north and south. According to Ms Downing she had seen vehicles slide off the road in the winter.
- They had purchased their home at that location because it was a rural community atmosphere, and quiet, stated Ms Downing.
- Ms Downing inquired, with the annexations, would the City be budgeting extra money for additional Police and Fire officers.
- What type of commercial businesses would be going in on the corner of S Midland Blvd and W Greenhurst Rd, questioned Ms Downing and added she did not want to see a 24-hour convenience store at that location as it would have a negative impact on surrounding property owners, and suggested maybe a screening wall or tall trees.

**Lisa Westfall of 938 W Greenhurst Rd, Nampa – Undecided:**

- Ms Westfall indicated her property located at the northeast corner of W Greenhurst Rd and S Midland Blvd.
- Ms Westfall stated one of the vehicle slide-offs had landed in her yard, and that was a continuing concern.
- How big would a future roundabout have to be, questioned Ms Westfall, in order to allow adequate space for a semi-truck.
- Ms Westfall inquired what would happen to her home if the road required widening.
- **Chairman McGrath** advised Ms Westfall's property would not be annexed into the City with the current annexation request before the Commission, only the subject property at the southwest corner.

**Alex Kadar at 921 W Greenhurst Rd, Nampa – Undecided.**

- Mr Kadar stated he had been living at that location for almost 20 years, and he bought his property when it was still very rural.
- Mr Kadar stated his primary concern was traffic because at times it could take up to 3 minutes for him to get out of his driveway because of backed up traffic and added that traffic often did not stop at the stop sign.
- The traffic, added Mr Kadar, has to be addressed soon for the people that live in that vicinity and noted the narrow stretch of road there.

- Mr Kadar also voiced concern with a gas station going in on the proposed commercial area of the subject development and stated there was a gas station one mile to the west and one mile to the east, as well as to the north.
- According to Mr Kadar, he would prefer to see a professional office, such as a dentist or doctor's office, or a bar, or local pub, that would be within walking distance for residents so they would not have to drive.

**Steve Kren of 1811 W Greenhurst, Nampa – Undecided:**

- Mr Kren stated his property abutted the subject property on the west.
- Mr Kren considered lot compatibility for the subject development was not considered adjacent to his property at the northwest corner of the development. The proposed lots appeared to be fairly small, added Mr Kren.
- According to Mr Kren, the City recommendation for a turn lane coming from S Midland, west into the development, would be short sighted because a lot of the traffic coming and going from the development would actually head west towards Middleton Rd and the freeway.
- If the roads need to be fixed, added Mr Kren, they should be fixed by the developer as well as paying to put in the infrastructure and wider roads.
- Mr Kren suggested the ability to tie into the Edwards Pathway, in Sands Pointe Subdivision, and to some of the greenbelts throughout the City would be advantageous.
- Mr Kren also inquired what Traffic Study had been used by the developer to address the number of vehicles and the impact on W Greenhurst Rd traveling east and west.

**Tom Bowman of 2715 S Midland Blvd, Nampa – Undecided:**

- Mr Bowman stated he owned the land along the entire southern border of the subject development, and one of the gravel pits.
- Mr Bowman voiced concern regarding what type of fencing would be used along his property line adjoining the subject property, how tall would it be, and when would it be constructed.
- Mr Bowman emphasized he did want a fence along the entire length of his property, and the adjacent property to the west so that people could not access the gravel pits.
- Mr Bowman questioned if the ditch bank would be fenced.
- Mr Bowman inquired if the drain running across his property would be kept open for the run-off water.

**Sabrina Orihuela of 941 W Greenhurst Rd, Nampa Undecided:**

- Ms Orihuela stated her property was located on the southeast corner of W Greenhurst Rd and S Midland Blvd.
- Ms Orihuela considered the proposed future roundabout would take out her house.
- The traffic added Ms Orihuela was horrendous at that location, and stated she no longer has a white picket fence because cars took it out last winter.
- If you do widen the road, continued Ms Orihuela, that would take out the area where she does car signage and graphic installs.
- Ms Orihuela concurred with earlier speakers regarding not placing a gas station in the proposed commercial lot at the southwest corner of the intersection.
- Ms Orihuela questioned how the proposed houses between \$300,000 and \$400,000 in price would help the people in Nampa.

**Travis Pascoe 2802 S Midland Blvd, Nampa – Undecided:**

- Mr Pascoe stated there did not appear to be any spacing for a berm along the east edge of the subject property along S Midland Blvd which would allow for widening of S Midland Blvd in the future.
- According to Mr Pascoe, there did not appear to be a lot of open space in the proposed development, other than the narrow, long spaces behind the homes.
- Mr Pascoe suggested right turn lanes at the intersection would help prevent traffic backup.
- Mr Pascoe questioned how many phases were proposed for the development and the overall time frame.
- According to Mr Pascoe, a gas station would not be preferable in the commercial section at the southwest corner of the intersection.

- Mr Pascoe suggested more thought should be given to connectivity between adjacent subdivisions instead of walking to the main road outside of the subdivision to access the adjacent development.
- There would be a lot of pedestrian traffic heading east on Greenhurst Rd from the proposed subdivision, noted Mr Pascoe, and there was no sidewalk on either side for about half a mile.

**Mark Tate:**

- Mr Tate responded to comments brought up during the public hearing.
- There would be landscaped frontage along S Midland Blvd, and there was now the condition for a 10 ft sidewalk.
- Mr Tate indicated an aerial view of the W Bluff Dr lining up almost exactly with Mr Pascoe's driveway and suggested the road should remain as shown.
- The total timing of the development, stated Mr Tate, would be market driven, so it could be a 4 to 5 year project, with approximately a phase each year.
- Mr Tate discussed the proposed new Traffic Impact Fee that would significantly increase the amount of revenue coming into the City to accomplish major road improvements. All the homes in the proposed project would now be paying the increased Traffic Impact Fee.
- The proposed commercial property would be zoned BC (Community Business) which would fit with the neighborhood and there was nothing planned at the present time, however, a community level business such as a medical office or dentist would fit in.
- Regarding Mr Kren's property next to the northwest corner of the development, added Mr Tate, there would be a 30 ft landscaped strip adjacent to Mr Kren's property, along with a walkway out to Greenhurst Rd.
- According to Mr Tate, they would continue to accommodate Mr Bowman's drainage and it would be maintained.
- Regarding the southern boundary of the subject property, adjacent Mr Bowman's property, Mr Tate stated they typically would construct a solid fence, or a solid fence with an 18-inch lattice on top, or potentially a wrought iron fence.
- Mr Tate addressed the open space between the homes and stated the areas would be 50 ft wide and hundreds of feet long with lots of trees and landscaping.
- The Traffic Impact Study, stated Mr Tate, had been done by J-U-B Engineers and had been turned into the City, and had studied 8 intersections over all. The Engineering Division had since reviewed and conditioned the TIS.
- In response to a question from **Kirkman**, Mr Tate stated the Parks Department requirement for a 10 ft sidewalk would satisfy the "urban connector" City proposed pathway indicated on the Nampa Pathway Master Plan.
- Regarding the question of a connecting stub street to the south, continued Mr Tate, the gravel pits to the south would preclude connectivity.

**City Engineer Badger:**

- Badger stated he had only completed his review of the Traffic Impact Study yesterday. The data used in the Traffic Impact Study was from November 2018 and was therefore, recent data, and covered 8 intersections.
- In response to a question from **Kehoe**, **Badger** stated roundabouts, when they are designed properly have no problems with semi-truck traffic and added any roundabout designed by the City would be capable of handling semi-truck traffic.
- Badger suggested the roundabout would not impact the house at the northeast corner of the Greenhurst Rd and Midland Blvd intersection, however, at the southeast corner it could be within 20 ft of the existing structure. The City would deal with any right-of-way acquisition at the time the project was going forward and would be negotiated with the property owner.
- Badger stated the City was currently awaiting adoption of the Draft Transportation Master Plan and it called for the roundabout at the Greenhurst/Midland intersection between 2030 and 2036.
- The Traffic Impact Study recently done by the applicant recommended if the intersection went to the level of service "F" then left turn lanes on each leg of the intersection should be emplaced.

**Kehoe motioned and Van Auker, Jr seconded to close public hearing. Motion carried.**

Kirkman motioned and Garner seconded to recommend to City Council Annexation and Zoning to RS-6 for 95.16 acres and to BC for 2.57 acres located at the southwest corner of S Midland Blvd and E Greenhurst Rd, for Mark Tate, M3 Companies, subject to:

1. The Developer/Development shall comply with all requirements imposed by City agencies involved in the review of the matter.

Motion carried with Garner, Kehoe, Kirkman, Kehoe, Miller, Van Auker, Jr, in favor and Kropp opposed.

Kirkman motioned and Garner seconded to approve the Preliminary Plat for Summit Ridge Subdivision at the SW Corner of W Greenhurst Rd and S Midland Blvd. (A 95.16 acre parcel of land situated in Government Lots 1 and 2 in the NE ¼ of Section 5 T2N R2W BM – 1 Commercial Lot, 245 Single Family Residential Detached Lots, 12 Common Lots, and 1 Common Driveway Lot on 95.16 acres, or 2.57 dwelling units/gross acre) for M3 Companies, Mark Tate, subject to:

1. Generally: The Developer/Development shall comply with all requirements imposed by City agencies involved in the review of the matter including, specifically the following;
  - a) A February 11, 2019 memorandum from the Nampa Engineering Division authored by Daniel Badger.
  - b) A December 31, 2018 memorandum from the Nampa Building Department authored by Neil Jones.
  - c) A January 4, 2019 e-mail printout from Nampa Parks and Recreation Department, authored by Cody Swander.
  - d) A January 7, 2019 letter from Nampa & Meridian Irrigation District, authored by David T Duvall.
  - e) A January 30, 2019 memorandum from Nampa Engineering Division, GIS Section, authored by Alex Main.
  - f) A January 31, 2019 e-mail printout from Nampa Forestry Department, authored by Carolynn Murray.
  - g) A January 31, 2019 letter from Boise Project Board of Control, authored by Thomas Ritthaler.
  - h) A February 1, 2019 memorandum from Nampa Engineering Division, GIS Section, authored by Alex Main.
  - i) A February 1, 2019 e-mail printout from Nampa Engineering Division, GIS Section authored by Alex Main.
  - j) A COMPASS Communities in Motion Development Review.
2. The water system for the Development shall be completely installed and able to deliver water prior to any Building Permits being issued within the development. The water shall be sufficient in volume and pressure to provide sufficient adequate fire suppression for the Development in accordance with Fire Department policy or International Fire Code requirements as applicable.
3. Prior to filing for a final plat approval for any portion or the Project, the Developer's engineer shall correct any spelling, grammar, punctuation and/or and numbering errors that may be evident on the plat face and/or in the proposed plat development notes and include said corrections in a revised preliminary plat plan set that shall be remitted to the City.
4. Any exceptions to City adopted subdivision design standards shall/will require separate design [exception] approval from the City Council.

Motion carried with Garner, Kehoe, Kirkman, Miller, Van Auker, Jr in favor and Kropp opposed.

**Public Hearing No. 2:**

Zoning Map Amendment from BC (Community Business) to HC (Healthcare) for property located at 9870 West St Luke's Dr, 9850 West St Luke's Dr, 9860 West St Luke's Dr, 0 Cherry Lane, and 0 Cherry Lane. (Five parcels totaling 33.08 acres located in a portion of the NW ¼ of Section 9 T3N R2W BM) for The Land Group representing St Luke's Regional Medical Center Ltd (ZMA-00103-2018). ACTION ITEM.

**Public Hearing Item No. 3:**

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**Annexation and Zoning to HC (Healthcare) for property located at 0 Cherry Lane and 0 Ten Lane (Two parcels totaling 21.511 acres located in a portion of the NW ¼ of Section 9 T3N R2W BM), for the Land Group, representing St Luke’s Regional Medical Center Ltd. (ANN-00110-2018). ACTION ITEM**

**Chairman McGrath** proceeded to public hearing for Public Hearing Items 2 and 3:

**Tamara Thompson of The Land Group, 462 E Shore Dr, Eagle – representing the applicant:**

- Ms Thompson noted the Public Hearing Item No. 2 related to 5 parcels, comprising approximately 33.08 acres, currently zoned BC. The applicants were proposing HC zoning, which is the City of Nampa Healthcare zoning district.
- The second public hearing, continued Ms Thompson, related to the 21.51-acre property adjacent and to the east of the existing hospital, planned as an expansion property for future development.
- The existing hospital uses, and future uses would be more consistent with the HC zone and therefore the intent was to zone all the St Luke’s properties to HC and require any future development to comply with the HC zoning requirements.
- Ms Thompson stated the proposed Rezone to HC, and Annexation and zoning to HC would be consistent with the existing development, and the Development Agreement attached to the existing hospital property and would be harmonious with the surrounding land uses.
- **Kehoe** inquired about the proposed Helipad site at the southwestern corner of the property. **Ms Thompson** stated the Helipad was not currently in the plan, and the parcel at the southwestern corner was now proposed for the MSTI (Mountain States Tumor Institute) facility.
- **Kirkman** inquired about the area to the east requesting annexation, and Ms Thompson stated it could be for both hospital expansion and medical facilities.
- In response to a question from **Kehoe**, **Ms Thompson** stated there was an option in place to purchase the property.

**Planning Director Holm:**

- Holm reviewed the Staff Report and recommended conditions of approval for both the Annexation and HC zoning and the Rezone from BC to HC.
- St Luke’s has reviewed the HC Zoning Code in the Ordinance, continued Holm, and determined it would be a good idea to initiate.
- No communications have been received from neighboring property owners or businesses, stated Holm.
- Holm considered it did make sense for St Luke’s to plan for the future by annexing the property on the east side of the hospital and getting the HC zoning in place, so they can plan for the future under the HC criteria.

**Chairman McGrath** proceeded to public testimony.

**Dave Hawk of Amalgamated Sugar Company, 138 W Karcher Rd, Nampa – Undecided:**

- Mr Hawk stated he was the plant manager at Amalgamated Sugar Company’s Nampa facility located at 138 W Karcher Rd, Nampa.
- According to Mr Hawk, Amalgamated Sugar had been in the area since 1942, has over 500 employees, and processed sugar beets to granulated sugar and other byproducts.
- Amalgamated Sugar Co, continued Mr Hawk, was committed to be a good neighbor, and had been in recent discussions with the City of Nampa regarding the land use of the subject area and the proposed zoning changes.
- Healthcare, suggested Mr Hawk, would appear to be in direct conflict with the City of Nampa’s Comprehensive Plan for the future. The map indicates both Light Industrial and Heavy Industrial for the subject area.
- The 21-acre site, proposed for annexation, stated Mr Hawk, was currently farmed in the County.
- Maintaining an Agricultural or Light Industrial designation, or providing appropriate building design considerations, added Mr Hawk, would reduce the future conflicts from the subject parcel being zoned Healthcare.
- According to Mr Hawk, during discussions with the City, the City had reassured the company the adjacent lands would stay as Light Industrial or Heavy Industrial designations.

- Discussion followed regarding the fact the Amalgamated Sugar Co had been operating in that location since 1942.
- **Chairman McGrath** inquired if Amalgamated Sugar Co had any discussions with St Luke's or The Land Group regarding their plans.
- **Mr Hawk** stated there had been discussions in the past with St Luke's regarding Amalgamated Sugar Co plans, however, receipt of the Legal Notice from the City was the first the company had heard about the proposed annexation and HC zoning.
- Mr Hawk indicated the location of the Amalgamated Sugar Co water ponds directly to the south, the location across the road for the dirt from processing, and the farm ground to the north and east.
- At the present time, with the Light Industrial Future Land Use designations, there would be a distance between the sugar factory property and the hospital property.
- **Kirkman** noted Amalgamated Sugar was already located there.
- **Mr Hawk** agreed Amalgamated Sugar had been there a long time, and the City had grown up around the facility, however, that did not reduce the impact from the neighbors regarding issues that might arise with Amalgamated Sugar operations.
- The plant, continued Mr Hawk, processes over 12,000 tons of sugar beets a day, and with that processing there was a certain amount of aroma, even with all the pollution control devices currently in place.

**Tamara Thompson:**

- Ms Thompson considered although Mr Hawk was talking about potential conflicts, there was nothing specific.
- Discussion followed regarding Amalgamated Sugar Co property operating since 1942 and the fact their land was located adjacent to the requested annexation property precluded any complaints by St Luke's.
- Ms Thompson noted the existing hospital was already there and there had been no issues. The proposed annexation land was right next door.
- **Kehoe** noted the odor from the plant and **Ms Thompson** stated the existing hospital was already in place and there had been no issues.
- The plan stated Ms. Thompson was to create a quality healthcare campus in Nampa.
- The applicants, reported Ms Thompson, had read the Staff Report and agree with the Staff recommended conditions of approval.
- **Holm** noted the existing hospital facility was located within the Business Park designation on the Comprehensive Plan Future Land Use Map. The additional piece to be annexed, directly to the east, was on the dividing line where the map converts to Light Industrial as indicated on the Comprehensive Plan map.
- That line, stated Holm, as stated on the Comprehensive Plan Future Land Use Map, can be adjusted to include the parcels on either side.
- Holm considered the issue could also be addressed during the upcoming Update of the Comprehensive Plan.
- Discussion followed regarding removing 21 acres from the Light Industrial Comprehensive Plan Future Land Use map designation.
- **Garner** considered the City opened the door when the Treasure Valley Marketplace and the hospital were approved for those locations.
- **Miller** noted the hospital would be going forward with their plans to the east being fully aware of the Amalgamated Sugar Company facilities next door.

**Kehoe motioned and Kropp seconded to close public hearing. Motion carried.**

**Public Hearing No. 2:**

**Kehoe motioned and Van Auker, Jr motioned to recommend to City Council, rezoning from BC to HC for 9870 W St Luke's Dr, 9850 W St Luke's Dr, 9860 W St Luke's Dr, 0 Cherry Lane, and 0 Cherry Lane (5 parcels totaling 33.08 acres), for The Land Group, representing St Luke's Regional Medical Center, Ltd, subject to:**

**General:**

1. **At time of development of the site, the developer shall extend all public utilities to and through the site in accordance with current City Policy and Master Plans. These improvements will include, but not be limited to:**
  - a) **Sewer main and service(s)**

- b) Water main and service(s)
  - c) Pressure Irrigation
  - d) Storm drainage – both on and off-site.
  - e) Gravity Irrigation – Either continued delivery to, or wastewater from adjacent properties.
2. Granting of any access or facility easements for and to the City of Nampa and any other utility company or jurisdictional entity as necessary, for the operation and maintenance of any utility existing, proposed, or relocated with the development of this site.
  3. Abandonment of any existing domestic well or septic systems will be accomplished under the guidelines established by:
    - a) Domestic Well – the Idaho Department of Water Resources.
    - b) Septic Systems – Southwest District Health Department.
    - c) Copies of all related documents certifying the well and septic systems have been abandoned shall be forwarded to the City of Nampa Engineering Division for the project files.

**Access and Right-Of-Way:**

1. With Development of the property, access points will be required to meet the current adopted Access Management Policy.
2. Right-Of-Way dedication – Required.
  - a) East Cherry Lane – Functional Classification is an arterial. Annexation will only be required to the prescriptive right-of-way of East Cherry Lane.

Motion carried.

**Public Hearing No. 3:**

Kehoe motioned and Kropp seconded to recommend to City Council Annexation and HC zoning for property located at 0 Cherry Lane and 0 Ten Lane, two parcels totaling 21.511 acres for The Land Group, representing St Luke’s Regional Medical Center, Ltd, subject to:

**General:**

1. At time of development of the site, the developer shall extend all public utilities to and through the site in accordance with current City Policy and aster Plans. These improvements will include, but not be limited to:
  - a) Sewer main and service(s)
  - b) Water main and service(s)
  - c) Pressure Irrigation.
  - d) Storm drainage – both on and off-site.
  - e) Gravity Irrigation – Either continued delivery to, or wastewater from, adjacent properties.
2. Granting of any access or facility easements for and to the City of Nampa and any other utility company or jurisdictional entity as necessary, for the operation and maintenance of any utility existing, proposed, or relocated with the development of this site.
3. Abandonment of any existing domestic well or septic systems will be accomplished under the guidelines established by:
  - a) Domestic Well – the Idaho Department of Water Resources.
  - b) Septic Systems – Southwest District Health Department.
  - c) Copies of all related documents certifying the well and septic systems have been abandoned shall be forwarded to the City of Nampa Engineering Division for the project files.

**Access and Right-Of-Way:**

3. With Development of the property, access points will be required to meet the current adopted Access Management Policy.
4. Right-Of-Way dedication – Required.
  - a) East Cherry Lane – Functional Classification is an arterial. Annexation will only be required to the prescriptive right-of-way of East Cherry Lane.

Motion carried.

**Public Hearing Item No. 4:**

**Annexation and Zoning to RS-7 (Single Family Residential – 7,000 sq ft) at 0 Northside Blvd, and Subdivision Preliminary Plat Approval for Kinghorn Place Subdivision on the south side of Spruce St, west of Northside Blvd. (A portion of the SE ¼ of Section 33 T4N R2W BM – 218 Single Family Residential Detached lots and 12 Common Lots on 63.50 acres, or 3.48 dwelling units/gross acre) for Trilogy Idaho – Corey Barton (ANN-00111-2018 and SPP-00038-2018). ACTION ITEM**  
**Chairman McGrath** proceeded to public hearing.

**Kent Brown of 3161 E Springwood, Meridian – representing the applicant:**

- Mr Brown considered that with the proximity to the school on the east side of Northside Blvd, it would be a good location for a residential development.
- The sewer lift station, added Mr Brown, was just around the corner to the subject property and therefore it would make sense for the proposed development to be coming before the Planning Commission for approval.
- According to Mr Brown, the City had been looking for a pathway along Mason Creek and the proposed development was located adjacent to Mason Creek, on the north side of the creek.
- Mr Brown indicated the pathways and open space proposed for the development, which would then connect to a City regional pathway and would make for a nice amenity within the development.
- Staff, explained Mr Brown, has recommended the applicants work with the City and the Highway District to make a safe pedestrian connection to the school on the east side of Northside Blvd.
- The proposed subdivision, stated Mr Brown, complied with the RS-7 zoning district and the 8,025 sq ft average lot size. There would also be some smaller lots, as allowed, under the RS-7 zoning district, located closer to the center of the development.
- The Kinghorn Place Subdivision, continued Mr Brown, would complement the Hartland Subdivision, already approved for the east side of Northside Blvd.
- In response to a question from **Chairman McGrath**, **Mr Brown** discussed the proposed school crossing to East Canyon Elementary School. Mr Brown stated City Engineer Badger has a recommendation for that crossing, and the applicant has already agreed to provide that crossing per the City Engineer's requirements.
- **Kehoe** inquired about the price range for the subdivision and **Mr Brown** responded the price range would be approximately \$250,000 to \$350,000.

**Senior Planner Watkins:**

- Watkins stated the Kinghorn Place Subdivision had requested annexation with an RS-7 zoning designation, and Preliminary Plat approval for a 218 residential and 12 common lot development.
- The property, continued Watkins, was currently contiguous to existing City limits to the east.
- Emergency services and utilities were available to the subject property, reported Watkins.
- The request for RS-7 zoning designation met the intent of the Comprehensive Plan Future Land Use designation of Medium Density Residential, proposing 3.4 dwelling units per acre for the subdivision.
- According to Watkins, the Preliminary Plat layout also met the RS-7 zoning requirements pertaining to the minimum allowable square footage for the lots, and for also for the overall average available square footage of 8,000 sq ft.
- Watkins stated the proposed plat met the Code requirements for lot width, depth and frontage improvements.
- The location of the proposed Kinghorn Place Subdivision in proximity to East Canyon Elementary School would promote a walkable environment, and access to greenbelts and the school.
- Watkins indicated the revised Staff Report, with the adjustment to the lot count in order to meet the overall lot average. Watkins also noted the Engineering Division memorandum received today.
- Watkins reviewed the Staff Report and recommended conditions of approval.

**Chairman McGrath** proceeded to public testimony.

**Ton Walsh of 1485 N Eagle Creek Way, Eagle – In favor**

- Mr Walsh advised he was the developer of the 53-acre, 158 lot, Hartland Subdivision, directly east, on the east side of Northside Blvd.
- Mr Walsh stated he was in favor of the proposed Kinghorn Place Subdivision, and noted it appeared to be well designed with larger lots.

- According to Mr Walsh he had been contacted regarding participating with the Kinghorn Place Subdivision developer to provide a safe crossing for the children to the East Canyon Elementary School.
- Mr Walsh stated they had agreed, in writing, to participating in the school crossing, and sharing the costs with the Kinghorn Place Subdivision developer.
- Mr Walsh discussed the easements for the water line from the Ridgevue High School on Madison Rd, directly west and then down through the Hartland Subdivision property, adjacent to the subject property, and added they would work in conjunction with the Kinghorn Place Subdivision developer.
- The sewer line, added Mr Walsh, would come up from the Purdam facility, across the frontage of both the Hartland Subdivision and Kinghorn Place Subdivision properties.
- The price range for the Hartland Subdivision, continued Mr Walsh, would be \$350,000 to \$450,000 so would not be in direct competition with the Kinghorn Place Subdivision.
- The proposed subdivision, suggested Mr Walsh, would add to the tax base.
- Mr Walsh reviewed the phasing for construction for the Hartland Subdivision.

**Melodee Barrus of 18189 Northside Blvd, Nampa – Opposed:**

- Ms Barrus stated her 23 ½ acre farm was located on the northwest corner of Ustick and Northside Blvd.
- Her family, continued Ms Barrus, purchased the property 44 years ago and has lived there ever since.
- Ms Barrus added that she personally had lived in the 117-year-old farmhouse for almost 13 years because she liked the clean air, quality of life and quiet location.
- Ms Barrus voiced concern regarding the subdivision location right on her north property line.
- She had animals, chickens and roosters that crow at 4:00 a.m., reported Ms Barrus, and questioned how that would impact the neighbors right along her property line.
- According to Ms Barrus, the proposed subdivision should have a berm, trees or park along her whole property line.
- Ms Barrus also voiced concern regarding difficulty getting out of her driveway or making a left turn due to the traffic from the proposed Kinghorn Place Subdivision, and the Hartland Subdivision on the east side of Northside Blvd.
- The impact on Mason Creek, the air quality and the water quality were also discussed by Ms Barrus, as well as dogs and people coming on to her property from the adjacent subdivision.
- Ms Barrus questioned if there would be an impact to her irrigation ditch for her farmland.
- Ms Barrus inquired the location of the proposed subdivision entrances and Chairman McGrath stated there was one entrance on to Northside Blvd and two on the north to Spruce St.
- Ms Barrus voiced concern regarding the future 5G Network coming in next year and the health impacts involved from small cell storage and radiation that would be located in front of every two or three houses.
- Would Northside Blvd be widened, inquired Ms Barrus, and would there be a traffic light or a roundabout at Ustick Rd and Northside Blvd.

**Kent Brown:**

- Mr Brown stated he was not familiar with 5G.
- **Kehoe** stated he had recently read an article regarding 5G but there was nothing in the article about adverse side effects.
- According to **Mr Brown**, there would be a fence along the southerly boundary of the subject property, being the rear yards of the homes on the southerly boundary and considered the south facing yards would be more of a buffer to the property to the south.
- There would also be a note on the plat regarding the Right to Farm for adjacent properties.
- The Irrigation District, added Mr Brown, would not permit a fence across the ditch on the southern boundary.
- Mr Brown suggested it was an ideal location for a residential development to be near an existing school that has been there all by itself for a long period of time and would be a good mix with the neighboring Hartland Subdivision.
- **Chairman McGrath** inquired about the school crossing between the proposed subdivision and the elementary school, which would be a big change for Northside Blvd.

- **Badger** stated it would be similar to the Rapid Rectangular Flashing Beacons that were installed for the East Valley Middle School on E Greenhurst Rd.
- **Badger** advised that crossing would typically comprise a street light, and flashing beacons activated by pedestrians. There was already an existing speed zone there for the school, continued **Badger**, during school drop-off and pick-up times. It would then be an additional warning beacon for the pedestrian traffic crossing Northside Blvd and would be a standard for this type of crossing on an arterial.
- In response to a question from **Chairman McGrath** regarding road improvements, **Badger** reported the Traffic Impact Study requirements would be for southbound and northbound left turn lanes at the N Marigold St entrance. The developer would not be required to mitigate the existing background traffic existing at Northside Blvd and Linden and Ustick and Linden, added **Badger**
- **Kehoe** inquired about the concerns with 5G brought up by Ms Barrus.
- **Badger** replied the City has had conversations with a number of carriers and at this point they are not looking to going into any residential areas. They would be focused more in the downtown areas with a higher density of users and would not anticipate a high demand for small cells within residential neighborhoods such as the Kinghorn Place Subdivision.
- **Kirkman** inquired how the speed limit could be reduced on Northside Blvd and similar roads with schools. **Badger** stated the data was taken from radar tracking over a period of time to calculate the 85<sup>th</sup> percentile speeds. The other obvious factors, continued **Badger**, would be schools with a reduced speed zone, crash history, etc.
- **Badger** discussed additional criteria and timing for establishing speed zones.

**Miller motioned and Kirkman seconded to close public hearing. Motion carried.**

- **Van Auker, Jr** considered the developer had done a nice job with the land, open space and pathways, and the school across the street. **Van Auker, Jr** stated he was in support of the annexation and RS-7 zoning for the proposed Kinghorn Place Subdivision and noted the elementary school across the street and Ridgevue High School already in place to the east.

**Annexation and Zoning to RS-7:**

**Van Auker, Jr motioned and Kropp seconded to recommend to City Council Annexation and RS-7 zoning for 63.50 acres at 0 Northside Blvd, on the south side of Spruce Street, on the west side of Northside Blvd, for Trilogy Idaho – Corey Barton, subject to:**

2. **The Developer/Development shall comply with all requirements imposed by City agencies involved in the review of the matter.**

**Motion carried.**

**Kinghorn Place Subdivision Preliminary Plat:**

**Van Auker, Jr motioned, and Miller seconded to approve the Preliminary Plat for Kinghorn Place Subdivision, for 218 Single Family Residential Detached Lots and 12 common lots at 0 Northside Blvd, on the south side of Spruce Street, on the west side of Northside Blvd, for Trilogy Idaho – Corey Barton, subject to:**

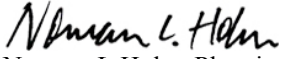
1. **Generally: The Developer/Development shall comply with all requirements imposed by City agencies involved in the review of the matter, including, specifically, the following:**
2. **Requirements imposed by the Nampa Engineering Division in their memorandum dated February 12, 2019, authored by Daniel Badger.**
3. **Work/Partner with the City on installation of a crosswalk treatment (extent of treatment to be determined by the Nampa Engineering Division) located at the proposed Marigold Street location.**
4. **Make necessary street name corrections as listed in a February 6, 2019 e-mail printout from the Nampa City Engineering Division, GIS Section, authored by Alex Main.**
5. **Dedicate an area 20 ft from the top of bank along the north side of Mason Creek, within the Common Lot 13, Block 1 to the City of Nampa and emplace a pathway within said area, per a January 9, 2019 e-mail printout from the Nampa Parks Department authored by Cody Swander.**
6. **A 5 ft wide pathway connection is to be provided from Fern Leaf Way to the 12 ft pathway along Mason Creek through the open space located in Lot 13, Block 1, adjacent to Lot 25,**

**Block 1, as noted in the memorandum from the Planning and Zoning Department, authored by Doug Critchfield on February 6, 2019.**

- 7. Recognize easements in place for Pioneer Irrigation and Bureau of Reclamation as per the January 14, 2019 letter from Pioneer Irrigation authored by Mark Zirschky.**
- 8. The water system for the Development shall be completely installed and able to deliver water prior to any Building Permits being issued within the development. The water shall be sufficient in volume and pressure to provide sufficient adequate fire suppression for the Development in accordance with Fire Department policy or International Fire Code requirements as applicable.**
- 9. Prior to filing for a Final Plat approval for any portion of the Project, the Developer's engineer shall correct any spelling, grammar, punctuation and/or and numbering errors that may be evident on the plat face and/or in the proposed plat development notes and include said corrections in a revised Preliminary Plat plan set that shall be remitted to the City.**

**Motion carried.**

Meeting adjourned at 9:32 p.m.



Norman L Holm, Planning Director

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