

**NAMPA PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
TUESDAY, APRIL 23, 2019, 6:30 P.M.**

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

Chairman McGrath called the meeting to order at 6:30 p.m.

Approval of Minutes: Miller motioned and Kirkman seconded to approve the Minutes of the April 9, 2019 Planning and Zoning Commission meeting. Motion carried.

Report on Council Actions. City Councilor Haverfield reported on City Council actions during the April 15, 2019 City Council meeting: 1) Discussion regarding a company that would provide a sewer service line agreement for property owners, for voluntary participation for maintaining sewer lines if the sewer line between the house and the main sewer line failed; 2) Approval of the beer, wine and liquor license for the V Cat Lounge, located next to H & M Meats on 14th Ave S – with a number of downtown businesses supporting the application; 3) Family Justice Center got the go ahead from City Council to seek some grants; 3)Annexation and zoning request for the mixed use development on Ustick for 14.72 acres – approved; 4) Variance for sign height for 15885 Idaho Center Blvd for Bronco Motors, Nissan, LLC – approved; 5) Variance for substandard lot size at 408 15th Ave N, for Aleksey Katan – approved; and, 6) Variance for Setbacks and Parking area location for proposed Taco Time at 1007 3rd St S, for Mussell Construction – approved.

Chairman McGrath proceeded to the business item on the agenda.

Business Item No. 1:

Subdivision Final Plat Approval for Summit Ridge Subdivision No. 1 located on the south side of W Greenhurst Rd, west of S Midland Blvd on 22.28 acres of land, for 57 Single Family Residential Detached Lots and 8 Common Lots, within an RS-6 (Single Family Residential – 6000 sq ft minimum lot size) zoning district. Situated in Government Lots 1 & 2 in the NE ¼ of Section 5 T2N R2W BM), for M3 Companies, Mark Tate. (SPF-00087-2019).

Doug Critchfield – Senior Planner:

- Critchfield reported the Preliminary Plat and Annexation and Zoning to RS-6 had been presented to the Commission on February 12, 2019.
- Critchfield confirmed the fact there would be 57 residential lots and 8 common lots, not 56 residential lots as indicated on the Final Plat application.
- During the February 12, 2019 meeting, added Critchfield, Mr Tate put forward details regarding the subdivision during the public hearing.
- Critchfield advised there were some facts stated by Mr Tate that differed from the Final Plat submitted.
- At that time, Mr Tate indicated that on the northwest corner of the property, between Lot 22, Bk 2 and the west property line there would be a 30 ft landscape buffer. When the Final Plat was submitted it had shown a 15.9 ft buffer. That had since been discussed with Mr Tate and he stated he would be correcting the buffer dimension to 30 ft. That had been placed as a condition of approval in the Staff Report stated Critchfield.
- The buffer, added Critchfield, would also contain a pathway from the development up to the pathway on W Greenhurst Rd.
- Mr Tate had also specified there would be a 50 ft buffer between the clusters of houses, which would constitute open space for the development, totaling about 19 percent open space. However, some of those separations were less than 50 ft on the Final Plat.

- Mr Tate responded to that issue and stated the lots would vary depending on the slope, therefore, the separation could be a little bit wider or a little bit less, depending on the slope of the property. He did indicate the percentage of open space would remain the same. Therefore, with the percentage of open space staying the same, the decision was made not to place any additional conditions on the development regarding a specific separation.
- Critchfield reported a future pool complex had been planned for Lot 1, Block 3. However, added Critchfield, Summit Ridge Subdivision No. 1 would only be placing some of the landscaping for that amenity and would not be constructing the entire pool complex with the first phase of development.
- In all other aspects, stated Critchfield, Summit Ridge Subdivision No. 1 is in conformance with the approved Preliminary Plat for Summit Ridge Subdivision, and was also in compliance with the requirements of the RS-6 zoning designation.

Miller motioned and Sellman seconded to recommend to City Council approval of the Final Plat for Summit Ridge Subdivision No. 1, located on the south side of W Greenhurst Rd, west of S Midland Blvd, for Mark Tate, representing M3 Companies, subject to:

1. Generally, Applicant/Development shall:

Comply with all City department/division or outside agency requirements pertinent to this 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 Summit Ridge Subdivision.

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

- Comply with the requirement(s) listed in the April 10, 2019 memorandum from the City of Nampa Engineering Division, authored by Caleb LaClair.**
- Comply with the requirement to show on the Final Plat of Summit Ridge Subdivision No. 1, a 30 ft landscaped buffer with a pathway connection from the Summit Ridge Subdivision to the sidewalk on W Greenhurst, between Lot 22 of Block 2 and the west subdivision property line.**
 - 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.

There were no public hearings before the Planning and Zoning Commission.

Meeting adjourned at 6:42 p.m.



Norman L Holm, Planning Director

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