

**NAMPA PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
TUESDAY, JUNE 25, 2019, 6:30 P.M.**

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

Chairman McGrath called the meeting to order at 6:45 p.m.

Approval of Minutes: **Garner motioned, and Kehoe seconded to approve the Minutes of the June 11, 2019 Planning and Zoning Commission meeting. Motion carried.**

Report on Council Actions. No City Council representatives present to report on City Council actions.

Chairman McGrath proceeded to the business item on the agenda.

Business Item No. 1:

Subdivision Final Plat Approval for New York Landing Subdivision No. 1, east of Southside Blvd, on the north side of Alma Lane. (A parcel located in the N ½ of Section 12 T2N R2W BM – 95 Single Family Residential lots on 35.69 acres or 2.332 lots/gross acre), within the RS-8.5 (Single Family Residential – 8,500 sq ft minimum lot size zoning district, for Kent Brown representing Trilogy Idaho. (SPF-00089-2019). ACTION ITEM.

Senior Planner Watkins:

- The Preliminary Plat, stated Watkins, comprised 409 buildable lots and 31 common lots on 136.27 acres, platted over four parcels of land in the RS-8.5 zoning district, on Alma Ln
- Watkins noted the correspondence received regarding the Final Plat, and some fairly extensive corrections, as listed in the Staff Report.
- The proposed Final Plat for New York Landing Subdivision No. 1, continued Watkins, substantially conforms, within acceptable limits, to the approved Preliminary Plat for New York Landing Subdivision, and complies with the relevant RS-8.5 Zoning Codes, and the City of Nampa Subdivision standards pertaining to the proposed development, even with the recommended corrections.
- Staff recommends the New York Landing Subdivision No. 1 be approved, contingent upon the various Conditions of Approval as listed.
- **Kirkman** inquired where the drainage would go for the storm water run-off. **Watkins** advised the storm water would have to be retained on-site.
- **Kirkman** stated he lived near a new subdivision and there were two storm water retention ponds and one of them backed up all the time, with standing water, and sometimes flooded the streets in the neighborhood.
- **Badger** stated there was a lot of rock in that area and issues with the permeability of the soils. The City works through those issues with the developers to get those problems addressed prior to the one-year warranty period expiring.
- **Garner** inquired if the applicant was aware of the conditions on the plat and **Watkins** stated they were aware as the memos and the red lines for the construction drawings had been forwarded to them.

Miller motioned and Garner seconded to recommend approval of the New York Landing Subdivision No. 1 Final Plat to City Council for approval, subject to:

1. **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 New York Landing Subdivision; and,
2. Correct lot width for Lot 2, Block 3, as it does not meet the required 70' (foot) lot width at the 20' (foot) setback mark; and,
 3. Comply with the MOU: General Cooperation of Planning and Zoning, Annexation, Development and Maintenance Activities development agreement that was signed by NHD #1 on 11-29-16; and,
 4. Submit for a license agreement for the proposed encroachment of the Nampa Meridian Irrigation District (NMID) easement through the NMID office; and,
 5. Comply with the items listed in the Boise Project Board of Controls Letter, as follows:
 - a. A 25' easement shall be recognized for operation & maintenance of the irrigation facility; and,
 - b. Landscaping within the easement will not be approved and the easement must remain flat and drivable; and,
 - c. Fencing and/or pathways must be constructed just off the canal easement; and,
 - d. Non-Boise Project facilities must be outside the canal easement; and,
 - e. Any crossing agreements shall be applied for through the Bureau of Reclamation and Boise Project Board of Controls, only after these agreements are complete can construction begin and must be conducted during the non-irrigation season; and,
 - f. Storm Drainage and/or Street Runoff must be retained on-site; and,
 - g. Local irrigation/drainage ditches that cross the property, serving neighboring properties, must remain unobstructed and protected by an appropriate easement; and,
 - h. Please provide a copy of the irrigation and drainage plans to this Boise Project office; and,
 - i. Wording on the preliminary plat and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Controls facilities are subject to Idaho Statutes Title 42-1209; and,
 6. Make corrections to street names as listed in the Nampa GIS letter, as follows:
 - a. E Syracuse Dr should be E Syracuse St
 - b. E Alma Ln should be Alma Ln; and,
 7. Address Engineering Department Conditions and final plat comments as listed:
 - a. Developer shall provide an updated Traffic Impact Study (TIS) reflecting the correct number of total units as 409. The Developer shall be responsible to address any additional mitigation that may be identified by the updated TIS.
 - b. Developer shall provide documentation of NMID and BPBC approval of improvements to their facilities and any work within their easements prior to construction drawing approval. Provide copies of executed license agreements prior to Final Plat signature.
 - c. Developer shall provide documentation of Nampa Highway District (NHD) approval of Alma Lane work within their jurisdiction prior to construction drawing approval. Developer is responsible to obtain all necessary encroachment permits from NHD for work within their right-of-way.
 - d. Developer shall widen Alma Lane to Southside Blvd to a minimum width of 24' to allow for two-way traffic. Pavement widening may be a temporary patch with Phase 1 if the Developer agrees to perform full width rebuild of Alma Lane to a 26' width for the frontage with each subsequent project phase. Developer shall provide a Letter of Understanding to the City of Nampa Engineering Division stating their understanding and agreement with this condition prior to Final Plat signature.
 - e. The current Phase 1 water system design will not provide adequate pressure to accommodate 1,500-gpm of fire flow. The design shall be modified to either (1) increase the Jamestown Dr and Yankees Way water main size to 12", or (2) extend 12" water main in Alma Lane to Southside Blvd as part of Phase 1.
 - f. Developer shall provide clarification on how Lot 2, Block 1 will be accessed prior to Final Plat signature. As currently planned, there is insufficient street frontage, and an access easement may be necessary from the existing parcel to the south.
 - g. Submit the "Offsite Utility Plans" to the Nampa Engineering Division for review prior to Phase 1 construction drawing approval.

- h. **Developer’s Engineer shall address all Construction Drawing and Drainage Report comments identified in the “New York Landing Subdivision #1 – Construction Drawings & Final Plat – 1st Review” letter from the Nampa Engineering Division, dated 6/17/2019 prior to construction drawing approval.**
 - i. **Developer shall provide legal descriptions and exhibits for offsite public utility easements associated with the offsite public pressure irrigation and domestic water mains needed for the project to the Nampa Engineering Division for recording purposes prior to Final Plat signature.**
 - j. **The Developer and their Engineer and Contractor shall adhere to the “Construction Duty and Responsibility Policy”, Section 108 of the 2017 City of Nampa Engineering Development Process and Policy Manual, during the construction process. The Developer shall also sign the City of Nampa Subdivision Improvement Agreement and submit to the Nampa Engineering Division prior to start of construction.**
Engineering Department Final Plat Comments:
 - a. **Reflect Alma Lane 40’ right-of-way as existing. It was already created via separate instrument.**
 - b. **Add Lot 20, Block 4 to Note 6 as a common lot.**
 - c. **Verify subdivision legal description against the plat. There appear to be some minor discrepancies.**
 - d. **Reflect any and all existing/new NMID easements on the plat for Ramsey Drain and/or Hocktitler Lateral as appropriate; and,**
- 8. 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.**

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

Public Hearing No. 1:

**Annexation and Zoning to BC (Community Business) for .525 acres or 22,866 sq ft located in the SE ¼ Section 10 T3N R2W BM, Franklin Tracts Plot C at 0 N Franklin Blvd;
 Zoning Map Amendment from AG (Agricultural) to BC (Community Business) for 2.24 acres, or 97,574 sq ft located in the SE ¼ Section 10 T3N R2W BM, Franklin Tracts Plot B at 1414 E Karcher Rd; and,
 Conditional Use Permit for Five 18-Unit Luxury Apartment Buildings for a total of 90 units on 4.37 acres, or 190,357 sq ft, located in the SE ¼ Section 10 T3N R2W BM, at 0, 0, and 1414 E Karcher Rd and 0 N Franklin Blvd – CUP-00139-2019), all for Dean Anderson. (ANN-00122-2019 and ZMA-00107-2019).**

ACTION ITEMS

Chairman McGrath proceeded to public hearing.

Dean Anderson of 1285 E Ionia, Meridian – the applicant:

- Mr. Anderson explained he wanted to build some luxury apartments on the northwest corner of E Karcher Rd and N Franklin Blvd.
- Mr. Anderson referred to some pictures of a previous project, Orchard Loft Apartments, and stated the proposed apartments at Karcher Rd and N Franklin Rd would be very similar.
- According to Mr. Anderson, he was proposing luxury apartments for the subject property.
- There would be five buildings, with 18 living units per building. Mr. Anderson advised they had purchased a piece of land to the west on Karcher Rd, so there would be access both on to E Karcher Rd and Franklin Blvd.
- In a couple of years, continued Mr. Anderson, the City of Nampa would be constructing a roundabout at the intersection of E Karcher Rd and N Franklin Blvd - already approved by the City. That roundabout, considered Mr. Anderson, would greatly help the traffic flow.
- **Chairman McGrath** inquired if Mr. Anderson was aware of the questions regarding ingress and egress from the neighboring property owner to the west, the Skaug Law Offices.
- **Mr. Anderson** stated he had discussed that issue with Mr. Skaug and added that with fencing and directional signage that problem could be solved.

- **Kehoe** questioned what type of fencing was proposed, and Mr. Anderson advised they were suggesting wrought iron fencing for the subject property, unless Mr. Skaug preferred a solid type of fencing.

Principal Planner Ashby:

- Ashby indicated a map illustrating the parcels requesting annexation and BC zoning and pointed out the land the City had previously purchased for the future roundabout.
- Ashby noted the property already inside the City limits with AG (Agriculture) zoning requesting rezoning to BC
- The requested Conditional Use Permit, if approved, added Ashby, would then allow apartments on the annexed and parcels rezoned to BC.
- The narrow right-of-way parcel on the west, included in the annexation request, would allow access to E Karcher Rd, but would not be wide enough for two-way traffic. It appeared the applicant was proposing to widen that out to a minimum of 20 ft of driveway, enabling egress from the property.
- The applicant has submitted a concept drawing, continued Ashby, and the Engineering Division agrees with the proposed access shown on the plan.
- Ashby referred to the Nampa Comprehensive Plan Future Land Use map and noted the subject parcels were shown as General Commercial as well as Light Industrial and as the boundaries of those Comprehensive Plan designations were intended to be flexible, it would be appropriate to extend the General Commercial to the remainder of the subject parcels, thereby qualifying the requested BC zoning.
- The Conditional Use Permit application was required, noted Ashby, for the proposed multi-family residential development in the BC zone.
- Ashby reviewed the surrounding land uses, the Staff Report, and recommended conditions of approval.
- The comments from COMPASS, advised Ashby, referred to their long-range transportation plan, estimated populations, and needs for transportation in the area.
- The comments from the Idaho Transportation Dept, continued Ashby, suggested the current project underway to widen I-84 in the area may alleviate some of the traffic concerns.
- The City of Nampa Engineering Division memorandum, dated June 6, 2019, authored by Jim Brooks, had several conditions of approval: at time of development of the site, the developer shall extend all public utilities to and through the site; abandonment of any existing well or septic systems will be accomplished under the guidelines of the Idaho Dept of Water Resources, the Southwest District Health Department; and certifications forwarded to the City of Nampa Engineering Division.
- The Nampa & Meridian Irrigation District had no comment, added Ashby.
- Ashby referred to the letter from Bruce Skaug, of Skaug Law, stating he was not opposed to the project but expressed concerns about access for their shared driveway.
- **Kehoe** noted the odd shape of the subject parcels for the proposed multi-family project.
- **Ashby** responded to a question from **Kehoe** regarding the proposed roundabout and noted a portion of right-of-way on the west side of N Franklin Blvd that should be included in the annexation.
- **Kirkman** inquired about the access/right-of-way to the Skaug property and Ashby advised it was not a City right-of-way, and was in fact, a common driveway with an agreement between each property owner to use for a common drive and would not be maintained by the City.
- In response to a question from **Kirkman**, **Badger** advised there was a grant to install the future roundabout, with construction slated for 2021 and considered the proposed multi-family project would probably not be finished before the roundabout, therefore, there would be no improvements to the intersection at this time.
- **Garner** inquired if there would be ingress and egress from N Franklin Blvd and **Badger** stated N Franklin Blvd would provide both ingress and egress.
- **Chairman McGrath** noted the proposed apartments would be marketed as luxury apartments and questioned how that would help the affordable housing crisis in the area, and **Ashby** considered the overall market demand was high, therefore, as the luxury apartments fill up that would open up more available apartments.

Chairman McGrath proceeded to public testimony.

Steven R Buckley of 1206 E Karcher Rd, Nampa – Opposed:

- Mr. Buckley stated he had talked to the adjacent property owner, Bruce Skaug a few days ago.

- Mr. Buckley voiced concern and inquired if there would be three apartment buildings up next to his fence, looking down on his property.
- Mr. Buckley requested the applicants be required to put up some kind of tall retaining wall, that would be more appropriate than just a fence.
- According to Mr. Buckley, he had water rights coming across the north of the proposed project from N Franklin Blvd to his property, and then underground to Fall Creek, and requested preservation of the access to irrigation. In response to a question from **Chairman McGrath**, **Mr. Buckley** stated at the present time the irrigation water was just an open ditch.
- Mr. Buckley noted the traffic down N Franklin Blvd was horrendous and questioned if the roundabout would alleviate the problem.
- Two-story apartment buildings next to his property, suggested Mr. Buckley, would be more appropriate than three-story.
- **Chairman McGrath** discussed possibly moving buildings around or changing the layout in order to alleviate some concerns for the neighbors, especially Building No. 5.

Carey Mitchell, 7952 Arlington Dr, Nampa – opposed:

- Ms Mitchell stated her home was located in the Milliken Heights Subdivision., to the northeast of the subject properties.
- According to Ms Mitchell, she was thankful that something was going to be done for the properties on the northwest corner of N Franklin Blvd and E Karcher Rd.
- However, added Ms Mitchell, her concern was the impact on the roads, and noted almost every other week a semi-truck knocked out the stop sign.
- With 90 apartments, suggested Ms Mitchell, there would probably be 180 additional drivers in the area on to two roads that cannot handle much more traffic.
- An additional concern, stated Ms Mitchell, would be the roundabout, because the intersection was already over-run with traffic coming from Hwy 20-26 to I-84 and the heavy traffic from the industrial sites along both sides of Karcher Rd.
- The walkways and bicycle routes, noted Ms Mitchell, were not there and children from the Milliken Heights Subdivision were running across the road all the time and suggested there should be a permanent solution with a traffic light for both traffic and pedestrians.

Bruce Mitchell of 7952 Arlington Dr, Nampa – opposed but did not wish to speak.

Dean Anderson:

- **Chairman McGrath** inquired about the proposed buildings that would be very close to Mr. Buckley's property line.
- **Mr. Anderson** advised the proposed garages were now eliminated from the plans, which would open up the area and give more room for amenities for the project. However, they would like to keep the apartment buildings as currently proposed to maintain the flow.
- **McGrath** noted the issue of an adjacent property owner that would now have a three-story apartment building on their east property line, and suggested the applicant have as minimal impact as possible on the neighboring properties.
- In response to the comment from **Garner** regarding a sound barrier that would be more substantial than a wrought iron fence, **Mr. Anderson** agreed a solid fence of some type, or giant stones with big trees as a buffer would be included on the property. Additionally, stated Mr. Anderson, they might be able to shift Building No. 5 closer to N Franklin Blvd.
- Mr. Anderson stated they could not touch anyone's water rights, and there was also the possibility of getting pressurized irrigation to the neighboring property.
- In response to a question from **Kehe**, **Mr. Anderson** stated if they do not provide the garage buildings there would be covered carports for each apartment and added they would be required to provide two off-street parking units per living unit.

Garner motioned and Kirkman seconded to close public hearing. Motion carried.

- **Kropp** considered with eliminating the garages, shifting Building No. 5, and constructing a good fence at the back, it would be a good project.
- **Kirkman** suggested adding a condition regarding the C-U-P, to add a privacy fence on the east side of 1206 E Karcher Ave, at least 6 ft high.
- **Ashby** explained Code only allows a maximum height fence of 6 ft, however, trees, bushes and screening would be better than just a 6 ft fence.

Kirkman motioned and Garner seconded to recommend to City Council Annexation and BC zoning for .525 acres located in the SE ¼ Section 10 T3N R2W BM, Franklin Tracts Plot C at 0 N Franklin Blvd. for Dean Anderson (ANN-00122-2019) subject to listed conditions:

Motion carried.

Kirkman motioned and Kropp seconded to recommend to City Council the Zoning Map Amendment from AG to BC for 2.24 acres or 97,574 sq ft located in the SE ¼ Section 10 T3N R2W BM, Franklin Tracts Plot B at 1414 E Karcher Rd, for Dean Anderson (ZMA-00107-2019) subject to listed conditions:

Motion carried.

Kirkman motioned and Kropp seconded to approve the Conditional Use Permit for Five 18 Unit Luxury Apartment Buildings for a total of 90 units on 4.37 acres, or 190,357 sq ft located in the SE ¼ Section 10 T3N R2W BM at 0, 0, and 1414 E Karcher Rd and 0 N Franklin Rd, for Dean Anderson (CUP-00139-2019), subject to listed conditions:

Motion carried

Listed Conditions for ANN-00122-2019, ZMA-00107-2019 and CUP-00139-2019:

Generally:

1. **Developer(s) shall comply with all applicable requirements [including obtaining proper permits – like a Building Permit, etc] as may be imposed by City agencies appropriately involved in the review of the request (e.g. Nampa Fire, Building, Planning and Zoning and Engineering Departments/Divisions) as the entitlement(s) granted by virtue of the City’s approvals of the requested annexation and zoning assignment do not, and shall not, have the effect of abrogating requirements from those departments/agencies in connection with entitlement of the Property;**

Specifically:

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.**
2. **Abandonment of any existing domestic well or septic systems will be accomplished under the guidelines established by the overseeing agencies.**
3. **At time of development or redevelopment, with new impact fees in effect, frontage improvements required will include.**
 - a) **Sidewalk**
 - b) **Landscaping as required**
 - c) **Storm drainage**
 - d) **Access and pavement widening and striping as needed to provide safe access to site relative to the future roundabout subject to Nampa Street Division approval.**
4. **If the parcel is divided, each parcel shall be provided with separate domestic water, sewer, and pressure irrigation services at time of lot development and Building Permit issuance.**
5. **Install a six-foot tall fence between the Skaug Law property and the development, as well as a four-foot tall fence along parts of the joint private driveway, and as clarified by the applicant.**
6. **Compliance with all conditions clarified by Nampa Engineering Division staff for access to public right-of-way and as shown on the Concept layout for the development.**
7. **Install a six-foot tall privacy fence, and make a good faith attempt to provide additional materials (e.g. landscaping, berm, etc) to create a screen between the development and 1206 E Karcher Rd.**

Motion carried.

Public Hearing No. 2:

Conditional Use Permit for an Upscale Recreational Vehicle Park – 178 spaces on 11.374 acres, or 511,394 sq ft, located in a portion of the SE ¼ of Section 16 T3N R2W BM, in an IL (Industrial Park) zoning district at Northside Blvd and Shannon Dr, for Jay Walker, representing Royal Pro-C Equities (CUP-00140-2019). ACTION ITEM.

Chairman McGrath proceeded to public hearing.

Jay Walker of All Terra Consulting, of 849 E State St, Ste 104, Eagle – representing Royal Proc-C Equities:

- Mr. Walker stated the applicants were seeking a Conditional Use Permit for Parcel R13034013C0, located southwest of N Broadmore Way, near the corner of 4th St N and N Broadmore Way, just west of Northside Blvd, for an approximate 178 space/pad recreational vehicle park resort.
- The application, continued Mr. Walker, would be consistent with the existing Light Industrial zoning on the property.
- Mr. Walker explained the parcel had previously been part of the private Broadmore Golf Course acreage and has been vacant and available for development.
- The Comprehensive Plan Future Land Use Map designates the acreage as IL (Light Industrial) and a Conditional use Permit for an RV Park would be appropriate for the IL zone.
- Mr. Walker indicated a Development Agreement including the subject property, signed December of 2017 with the City of Nampa.
- According to Mr. Walker a Memorandum of Understanding had been signed in May, to include the minor split available to the property, as well as connection to a sewer manhole with sufficient depth to serve, from the northwest corner of the subject property.
- The surrounding zoning, continued Mr. Walker, was Light Industrial to the north, with flex warehouses, the Idaho Arts Charter School, a church and the Maverick gas station. To the south, was Root Rents and Nampa Street Division, the Fire Station practice ground located to the west, as well as Nampa Street Division. On the east side, added Mr. Walker, a professional office was located within a BC zoning district, and BC zoning between N Broadmore Way and Northside Blvd.
- Mr. Walker stated he had been in communication with surrounding property owners regarding the proposed RV Park.
- A topo map stated Mr. Walker had recently been completed indicating legal descriptions of some of the partitioned parcels, the quit claim deeded ground to the City of Nampa, existing utilities on the perimeter, tree and vegetation locations throughout the property, bridges and pathways.
- According to Mr. Walker, a Traffic Study had also been completed.
- Additionally, a GeoTech Soils Report and Water Monitoring Review has also been completed, stated Mr. Walker.
- Mr. Walker referred to the Flood Study done for the subject property and reported that information had been included in the RV Park design.
- Mr. Walker discussed the City water, sewer, and pressurized irrigation utilities available to the site.
- Mr. Walker indicated the site plan showing the 178 RV spaces, the existing vegetation on the perimeter, the natural barrier of Indian Creek, and other locations where existing trees are located on the property.
- The RV Park, continued Mr. Walker, would be upscale in many ways: limiting the park to newer RVs/Vehicles and the need to meet some criteria; security on the perimeter – gated at the southeast corner; and, providing both natural and installed amenities.
- Mr. Walker emphasized the RV Park would incorporate the many mature trees throughout the property to beautify and fill in the old golf course areas, maintaining an open feel.
- Indian Creek, running along the north and east boundary of the subject property, added Mr. Walker, provides a natural buffer and secure feel, separating some of the commercial and heavier industrial uses to the north.
- There would be a secure perimeter fence including a wrought iron fence along N Broadmore Way and the northern boundary bordering Indian Creek, and then a 6 ft privacy fence on the west and south, and an 8 ft wrought iron fence.
- The office check-in would be on the southeast corner of the property, along with office, clubhouse, registration office and sales office, with room for waiting RVs.

- Mr. Walker noted the proposed spaces would accommodate some of the newer models of RVs up to 22 ft x 87.5 ft. The RV pads would all be concrete pads, with the private roads and circulation routes being asphalt with ribbon curbing and on one side a valley gutter ribbon curb to convey and collect storm water.
- Amenities would include picnic table areas, landscape strip areas, bocce ball, basketball and volleyball courts, picnic shelter, with a possibility of a pool, pull through and backing spaces, and connectivity and walking paths that tie into the 12 ft regional pathway to the north.
- The center drive aisle would be two-way, stated Mr. Walker, but all other interior roadways would go in a clockwise fashion.
- Mr. Walker discussed the public and private sewer lines, water lines, pressurized irrigation.
- According to Mr. Walker, the proposed RV Park would provide infill on a vacant parcel within City limits, and improve the deteriorating old golf course area, capitalizing on existing trees, grass and the open feel land.
- **Kehoe** inquired the average length of stay for RVs and **Mr. Walker** replied the spaces in the flood plain would be limited to 90 days but the Ordinance states 180 days for the regular RV pads. Mr. Walker stated they do not have any information on average length of stay.
- **Kehoe** questioned the location of the three access points for the RV Park. **Mr. Walker** replied there would be signalized access off Shannon Dr; off N Broadmore Ave; the 4th St N access – with a City signal in the near future; and the right-in and right-out scenario at 1st St N.
- In response to a question from **Kirkman**, **Mr. Walker** stated the pathway would be inside their landscape berm area and would only be available to the RV Park residents, and that pathway would connect via a gate on the northwest side to the 12 ft regional pathway.

Planning Director Holm:

- Holm indicated the 11.74-acre site and the request for a Conditional Use Permit for an RV Park.
- Holm advised the RV Park would also be required to go through a Preliminary Site Plan Approval and a Final Site Plan Approval, as a Business Item.
- The RV Park Ordinance, continued Holm, sets forth the specific design standards.
- An RV Park, added Holm, was allowed as a Conditional Use in the Light Industrial zoning district.
- Water, sewer and pressurized irrigation, added Holm, are available to the site, and access to the property would be from N Broadmore Way on the east, as well as access from the north.
- Holm reviewed the Staff Report, recommended conditions of approval and Engineering requirements.
- Approval of the Conditional Use Permit application, noted Holm, would be for the life of the RV Park.
- The Engineering Division requirements included the limitation of siting vehicles in the floodplain area to be moved every 90 days;
- Additionally, the Engineering Division will require that vehicles within the floodplain shall be tied down or anchored as necessary in accordance with FEMA regulations. The Final Site Plan approval would determine how many lots are located within the floodplain.
- According to City Code, stated Holm, the limit for an RV staying in an RV Park would be 180 days.
- Holm noted the amenities listed by the applicant could be listed as conditions on the C-U-P permit.
- In response to a question from **Kehoe**, **Badger** stated that similar to when the Idaho Arts Charter School, and the Church to the north, the Wastewater Plan was pre-existing within a Heavy Industrial zone which allows for that type of use, and legal council did not have any concerns the City would be liable regarding the continued operation of the Wastewater Plant.
- **Chairman McGrath** inquired about the sharp turns going north and south from the subject property.
- **Badger** explained when the property between Indian Creek and the new portion of Broadmore Way develops, they will be required to finish out the curb, gutter and sidewalk along there and the radius on the curve will improve.
- Regarding the 4th St N access, **Badger** noted the City was actively seeking funding through Grant applications and potential negotiations with ITD on swaps for funding of the signal and bridge improvements that would include improvements to that section of 4th St N and the bridge there. The bridge was narrow, added **Badger** and typically there would be only one vehicle at a time proceeding, but the amount of traffic on N Broadmore Way would not be heavy.
- The intersection of 1st St N and Northside Blvd at the base of the overpass, continued **Badger**, was a difficult movement for the large City vehicles coming out of the Wastewater Plant and the Street Yard, so the City

was actively pursuing funding options to improve that intersection. The 1st St N area will ultimately be a right-in right-out, and the signal at 4th St N would be the main entrance into the subject property.

Chairman McGrath proceeded to public testimony.

Danny Pruett of 690 W Pickford St, Meridian, was in favor but did not wish to speak.

Roy Young of 168 W 400 N, Rupert, Id – in favor:

- Mr. Young stated he and his wife were the major shareholders of Land View, Inc, a local company doing business in the area since 1991.
- Mr. Young remembered the golf course and the big trees.
- According to Mr. Young, they have been into the project for over 3 years and want to make sure it is a great project that would be an asset to the community, and the gateway into the City of Nampa would be done the right way.

Leah Walker of 11324 Purple Sage, Middleton – in favor but did not wish to speak.

Lupe Young of 168 W 400 N, Rupert, Id – in favor but did not wish to speak.

John Carpenter of 332 N Broadmore Way, Nampa.

- Mr. Carpenter stated he owns the office building on the south side of 4th St N, on the east side of Broadmore Way.
- According to Mr. Carpenter, he built the office in 2006 and stated there was an engineering company and some attorneys in the building.
- Mr. Carpenter stated he had been working with Jay Walker and had a suggested list of conditions of approval regarding the proposed RV Park.
- A traffic signal at 4th St N, stated Mr. Carpenter, would be fantastic, and noted it was almost impossible to go north at the present time.
- Mr. Carpenter stated he had submitted a letter of opposition to Norm Holm, that was a part of the Staff Report.
- Subsequent to that letter, stated Mr. Carpenter, he had reviewed the project with Jay Walker and had a list of proposed conditions for the project: The maximum number of spaces to be 178; Construction to be completed in a timely manner – 2 years; Break up the RV pads and asphalt areas with some trees; Mature (trees) along perimeter to be preserved – along west and south boundary; Access to Broadmore will be located at the southern end of the project; Business Management Plan shall be approved; Signage will be limited to south end of project; All RV spaces shall be hard surface (asphalt or concrete); All RV spaces shall have greenscape between the units; Berm along N Broadmore Way shall be a minimum of 4 ft tall with maximum slopes of 3:1; Landscaping along Broadmore shall be as shown on plan and shifted if Idaho Power does not allow the trees under the power lines – Amenities to be in accordance with list presented June 24, 2019 via e-mail from Jay Walker to John Carpenter; The area within the floodway to be landscaped open space in the event FEMA does not allow RVs in the Floodway – any lost spaces shall not be added back into the project.
- **Garner** inquired if Mr. Carpenter was still opposed to the project and **Mr. Carpenter** suggested it was an odd project within the IL zoning district. Redevelopment, added Mr. Carpenter, was starting to occur on Northside Blvd and he would like to see the City put a lot of thought into that corridor.
- If the applicant and the City, added Mr. Carpenter were in agreement with his proposed conditions, then he would not be opposed.

Jay Walker:

- Mr. Walker stated he had a couple of meetings with John Carpenter and appreciated his interest in the project and desire to make the area an upscale area.
- Mr. Walker stated he was fine with the suggestions Mr. Carpenter had made.
- Mr. Walker noted the area north of Indian Creek, to the west was not included in the application. The boundary of the RV Park on the north, was Indian Creek.

- According to Mr. Walker, they were trying to maintain all the healthy trees on the property and would not know until an arborist could inspect the trees, which trees are healthy, and will do their best to maintain those shade trees.
- Mr. Walker suggested if a couple of the bridges on the property were removed, both for security and because they were not safe, that would greatly reduce the floodway and added they would be working carefully with the Engineering Division.

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

- **Kehoe** considered the proposal would be a good project in a good location and was definitely in favor.
- **Kirkman** stated he was not opposed to an RV Park but did not think the RV Park would be appropriate in the gateway location into the City and would not enhance the surrounding area and Northside Blvd gateway.
- **Garner** inquired how the City would ensure that what was indicated with the pictures and presentation would actually happen, and the corridor would be protected.
- **Miller** stated his main worry was what would happen if the economy started to slide. Miller considered a Business Management Plan would be necessary.
- Discussion followed regarding how the RV Park would be regulated regarding length of stay, etc.
- Holm explained that if the RV Park was violating the conditions of approval in terms of what was provided and what was agreed upon, then the CUP could be revoked via public hearing before the Planning Commission.

Kehoe motioned and Miller seconded to approve the Conditional Use Permit for the 178 space Recreational Vehicle Park on 11.74 acres or 511,394 sq ft located in a portion of the SE ¼ of Section 16 T3N R2W BM, on the west side of N Broadmore Way, south of Indian Creek, west of Northside Blvd, in an IL zoning district for Jay Walker, representing Royal Pro-C Equities (CUP-00140-2019), subject to:

1. All requirements of the Nampa Fire and Building departments regarding Recreational Vehicle Park use shall be satisfied.
2. The Conditional Use Permit is issued for the life of the Recreational Vehicle Park.
3. The Park shall be designed, approved and developed in accordance with the provisions of Chapter 32 - Recreational Vehicle Parks, including the submittal and approval of both Preliminary and Final Site Plans.
4. Recreation vehicles that will be sited within the floodplain shall be moved every 90-days.
5. Recreation vehicles within the floodplain shall be tied down or anchored as necessary in accordance with FEMA regulations.
6. The owners/developers shall comply will all FEMA conditions.
7. The Park shall have a maximum number of 178 spaces (average size of 22' x 75') ranging in sizes to accommodate users of different types.
8. Greenspace within the Park shall capitalize on the existing trees, pathway, foot bridges, Indian Creek and the amenities remaining from the Broadmore Golf Course. Existing grass and landscaped tree areas shall be upgraded and maintained with pressure irrigation to all greenspace.
9. At minimum of 10 existing healthy mature trees shall be preserved within the center of the Park, and other existing healthy mature trees along the west and south boundary of the Park shall also be preserved to maintain the open feel of the former golf course.
10. Landscaping along N. Broadmore Way shall be as shown on the approved final site plan and may be shifted if Idaho Power does not allow the trees under the power lines.
11. The Park shall complete and provide connectivity for Nampa's regional pathway for pedestrians and cyclists.
12. A minimum of a 4' high landscape berm with a maximum slope of 3:1 shall be constructed along N. Broadmore Way.
13. Greenspace shall be provided between all spaces within the Park.
14. Access to the Park from N. Broadmore Way shall be placed at the south edge of Park.
15. Construction shall substantially comply with the city approved final site plan.
16. Construction shall be completed within 2 years of final site plan approval.
17. On-premise signage shall be limited to south end of the Park.

18. All spaces within the Park shall be hard surfaced (asphalt or concrete).
 19. That area of the Park within the floodway shall be landscaped, irrigated open space if FEMA does not allow recreational vehicles in the Floodway. Any lost spaces shall not be added back into the Park.
 20. Amenities in the Park shall be in accordance with that list presented as follows: The Clubhouse and Office shall include check in, office, and reception area, restrooms and changing rooms, laundry, mail room, lounge and gathering area, game room, snack and kitchenette, and exercise area. The Picnic Shelter shall include barbeque grills, tables-benches, concrete pad, GFI-water connections. The Dog Park shall be fenced. The Sports Courts shall include volleyball, bocce ball, and basketball.
 21. Safety in the Park shall be achieved, and security provided by perimeter landscape buffers, and other barriers, including a combination of 6' privacy vinyl and wrought iron fencing.
 22. The Park owner shall submit a Business Management Plan to the Planning and Zoning Department prior to final site plan approval. The plan shall include a statement of the age of Recreational Vehicles that are to be allowed within the Park.
- Motion carried with Garner, Miller, Kehoe and Kropp in favor and Kirkman opposed.

Public Hearing No. 3:

Annexation and Zoning to IL (Light Industrial) at 16261, 16285 and 16317 N Madison Road for 4.02 acres or 175,111 sq ft. (lots 1, 2 and 3, Block 1, Madison Acres situated in the SW ¼ of Section 10 T3N R2W BM), for Adler Industrial, LLC, represented by Kent Brown (ANN-00124-2019)

Chairman McGrath proceeded to public hearing.

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

- Mr. Brown explained his clients own all the surrounding ground and have purchased the three subject lots that are currently outside Nampa City limits. All the surrounding properties added Mr. Brown were inside City limits and zoned Light Industrial and the applicants would like to annex the three properties and move forward with Light Industrial type uses.
- **Kehoe** inquired about the piece of property on the corner of Birch and Madison and **Ashby** stated that it was an enclaved parcel of land.

Principal Planner Ashby:

- The application, stated Ashby, was for Annexation and Light Industrial zoning for the three parcels, comprising 4.02 acres, to allow for industrial development in Nampa.
- All the surrounding properties, continued Ashby, were inside City limits and zoned Light Industrial, under the same ownership.
- Ashley advised the parcels were intended to be part of a larger industrial development in the future.
- The Comprehensive Plan Future Land Use map indicates the properties as Light Industrial.
- Ashby explained the current use of the land was farmland, except to the east side where the Go Go Squeeze facility was located.
- City utilities are in the area with a water line in Madison Rd, and the sewer and irrigation lines in Birch Ln.
- The current access to the three parcels was off Madison Rd, added Ashby.
- Ashby reviewed the Staff Report and recommended conditions of approval.
- Ashby reviewed the Engineering Division memorandum regarding the application, dated June 11, 2019, authored by Caleb LaClair.

Chairman McGrath proceeded to public testimony.
No public comment forthcoming.

Kehoe motioned and Miller seconded to close public hearing. Motion carried.

Miller motioned and Garner seconded to recommend to City Council Annexation and IL zoning for the three parcels addressed as 16261, 16285 and 16317 N Madison Road, located on 4.02 acres, for Adler Industrial, LLC, represented by Kent Brown, subject to:

Generally:

1. **Developer(s) shall comply with all applicable requirements [including obtaining proper permits – like a Building Permit, etc.] as may be imposed by City agencies appropriately involved in the review of this request (e.g., Nampa Fire, Building, Planning and Zoning and Engineering Departments/Divisions) as the entitlement(s) granted by virtue of the City’s approvals of the requested annexation and zoning assignment do not, and shall not have, the effect of abrogating requirements from those departments/agencies in connection with entitlement of the Property; and,**

Specifically:

1. **At time of development of the site, the developer shall extend all public utilities to and through the site in accord with current City Policy and Master Plans.**
2. **Abandonment of any existing domestic well or septic systems will be accomplished under the guidelines established by the overseeing agencies.**
3. **At time of development or redevelopment, with new impact fees in effect, frontage improvements required will include:**
 - a. **Sidewalk**
 - b. **Landscaping as required**
 - c. **Storm drainage**
 - d. **Access and pavement widening and striping as needed to provide safe access to site relative to the future round a-bout subject to Nampa Street Division approval.**
4. **If the parcel is divided, each parcel shall be provided with separate domestic water, sewer, and pressure irrigation services at time of lot development and building permit issuance.**
5. **Install a six-foot tall fence between the Skaug Law property and the development, as well as a four-foot tall fence along parts of the joint private driveway, and as clarified by the applicant.**
6. **Comply with all conditions clarified by Nampa Engineering Division staff for access to public right-of-way and as shown on the concept layout for the development.**
7. **Install a six-foot tall privacy fence and make a good faith attempt to provide additional materials (e.g. landscaping, berm, etc.) to create a screen between the development and 1206 E Karcher Rd.**

Public Hearing No. 4:

Comprehensive Plan Future Land use Map Amendment from Low Density Residential to High Density Residential at 525 E Greenhurst Rd. (A 2.90-acre parcel of land and Tax 3, Tax 5 and Tax 6, Lot 3, Asselins Subdivision in the NW ¼ Section 3 T2N R2W BM), for Gavin King (CMA-00046-2019) ACTION ITEM.

Chairman McGrath proceeded to public hearing.

Gavin King of 1625 Mustang Mesa Ave, Middleton, the applicant:

- Mr. King stated he would be the developer of the subject parcel and his wife would be the architect.
- The property, added Mr. King, was currently zoned Single Family Residential under Canyon County jurisdiction.
- Mr. King advised he had requested a change of the Comprehensive Plan to permit higher density housing construction on the parcel, recognizing a shortfall in affordable housing not only in the rental market but in the ownership market.
- According to Mr. King, they were hoping to put condo-fourplexes on the parcel.
- The logic behind the request, noted Mr. King, was the surrounding areas to the west and north were zoned RML (Limited Multiple Family Residential), but were not adjacent to the subject property.
- RML zoning for the subject property, continued Mr. King, would allow for more units in order to address the shortage of affordable housing.
- Mr. King referred to the Comprehensive Plan Future Land Use Map, existing High-Density residential zoning to the west, and a lack of High-Density Residential developments in the immediate vicinity.
- Mr. King stated they were requesting the Comprehensive Plan Amendment prior to requesting Annexation and RML zoning for the subject property.

- **Kirkman** recalled there had been approval of a four-plex development on Sunny Ridge Rd, south of E Greenhurst Rd, in the RD zone, within the Medium Density Residential Comprehensive Plan Future Land Use Map designation.
- **Chairman McGrath** noted two years ago there had been an application to annex the property with an RD zoning designation that was denied by the Planning Commission, and that would have been a lower density than what was currently being sought, and questioned why the Planning Commission would approve a higher density designation.
- According to **Mr. King** there was more demand for affordable housing at this time and it would make sense to request a higher density to help alleviate that shortage.
- The rationale in 2017, continued **Chairman McGrath**, was based on compatibility.
- **Mr. King** noted the surrounding land uses, including townhomes to the west and apartments to the north.
- In response to a question from **Kirkman**, **Mr. King** stated they anticipated constructing 1100 sq ft condo units, with two beds and two baths, available for people with ADA requirements.
- In response to a question from **Garner**, **Mr. King** stated there would be four individual dwelling units in a two-story structure, governed by an HOA, and each “air lot” would be an individual parcel with individual ownership.

Zandra King of 1625 Mustang Mesa Ave, Middleton – co-applicant:

- Ms King spoke to the previous application that was denied two years ago.
- At that time, the application was very conceptual because they were applying for annexation and RD zoning, similar to adjacent townhouse properties.
- Ms King indicated the current proposal four quadplexes, with ground level garage parking and noted how much green space would be in place on the current plan, which had not been shown on the plan two years ago.
- Additionally, the access drive had been modified to allow fire truck turnaround.
- Ms King thought the four-plex condo units would be more fitting with the neighborhood, and River Oaks Subdivision to the west.
- **Kehoe** inquired about the lot lines between the parcels and **Ms King** stated there would be a lot line separating the two halves of a building, with two units on each side, a condo on the upper level and a condo on the lower level.
- The garages, added Ms King, would have two spaces that are shared by the two condo owners, each condo owner, owning half of the double garage, with one 16 ft garage door. There would also be guest parking on either side of each building – making one covered spot in the garage and one uncovered spot outside.
- Ms. King considered RML zoning for the subject property would be appropriate, given the number of businesses along 12th Ave Rd to the west

Senior Planner Critchfield:

- Critchfield advised the Planning Commission was only considering the Comprehensive Plan Amendment from Medium Density Residential allowing 4 to 9 units per acre, to High Density Residential allowing more than 9 units per acre.
- The subject property, stated Critchfield, was a Canyon County Parcel, with RD zoning to the south and west, with Canyon County land to the west, and RS-6 zoned properties to the north.
- In 2017, reported Critchfield, the previous application for Annexation and RD zoning was recommended for denial by the Planning Commission and then denied by City Council on June 5, 2017.
- According to Critchfield, three letters of opposition have been received from: Judith Nelson of 2313 River Oaks Ct, dated June 23, 2019; from Betty Ernest of 2319 River Oaks Ct, dated June 23, 2019 and, Jami Carbray representing the Townhomes at River Oaks Homeowners Association, dated June 20, 2019.
- Critchfield indicated the Comprehensive Plan Future Land Use Map, showing some High-Density land to the west and to the north, adjacent to 12th Ave Rd, and Public and General Commercial land uses.
- The subject parcel, added Critchfield, was surrounded by Medium Density Residential Future Land Use Map designation, and the subject parcel also had a Medium Density Residential designation.
- The practice of the Planning and Zoning Commission and City Council has been to adhere to the principals and goals of the Comprehensive Plan being to create compatible land use settings.

- The River Oaks Subdivision, added Critchfield, was immediately to the west, and to the north was the Stoneridge Subdivision.
- Staff recommendation, stated Critchfield, would be to deny the request for High Density Residential designation on the Comprehensive Plan Future Land Use Map, due to incompatibility with adjacent future land use settings.
- **Garner** inquired if the layout diagram for the subject property illustrated by the applicant had been submitted to the Planning Department and discussed.
- **Critchfield** stated he had not worked with the applicant on the information submitted at tonight's meeting.
- **Mr. King** stated he had attended a pre-application meeting with different members of staff.

Chairman McGrath proceeded to public testimony.

Susan Saint of 2316 River Oaks Dr, Nampa – opposed:

- Ms Saint stated she did live in River Oaks Subdivision and was on the Homeowners' Association Board.
- Ms Saint suggested the applicant was only applying for one strip of land (525 E Greenhurst) to be designated High Density Residential, but on either side would be Medium Density Residential properties.

Wynnette Shearn of 2314 River Oaks Dr, Nampa – opposed but did not wish to speak.

Margo Lootens of 2356 River Oaks Dr, Nampa – opposed:

- Ms Lootens read from her letter of opposition, stating she was a resident of the Townhomes of River Oaks Community and was aware of Mr. King's previous proposal before the City, denied in June of 2017.
- Ms Lootens, agreed the land should be developed, however, there were a lot of questions regarding the appropriateness of the proposed development in view of the surrounding neighborhood.
- Ms Lootens indicated questions regarding: If Mr. King's previous plan for medium density residential was of concern in 2017, then increased high density residential would add more concern to the small parcel of land. Ms Lootens noted the problems with graffiti and vandalism in the area.
- Ms. Lootens stated the applicants had indicated a concept plan – and considered the housing would be too dense for the neighborhood, particularly when located on less than 3 acres of land.
- Ms Lootens also expressed concern regarding traffic congestion on Greenhurst Rd with the high-density housing proposed.
- According to Ms Lootens, there were no sidewalks in a good share of that area and children were coming and going on Greenhurst, from middle school to high school age.
- Sunny Ridge Rd was controlled by a traffic light, as was 12th Ave Rd, and there was quite a bit of distance between the two lights. Trying to get out of River Oaks Townhomes was difficult, stated Ms Lootens, and adding several living units on to Greenhurst Rd would give cause for concern regarding safety.
- Ms Lootens noted the single-family dwelling properties to the east of the subject property, to the north on E Greenhurst Rd and to the northeast.
- The River Oaks Townhomes, stated Ms Lootens, were townhomes, that were owner occupied.
- Ms Lootens noted the Bay Lateral irrigation ditch on the west side of the subject property and questioned if there would be runoff from the proposed lots into the Bay Lateral. **Chairman McGrath** noted that storm water runoff would need to be contained on site.
- According to Ms Lootens, she was in favor of the subject property being developed and better cared for, however, was opposed to the proposed concept plan as submitted today.

Cynthia Weytens of 2373 River Oaks Dr, Nampa - opposed but did not wish to speak.

James Weytens of 2373 River Oaks Dr, Nampa - opposed but did not wish to speak.

Ron Cushing of 2341 River Oaks Dr, Nampa – opposed:

- Mr. Cushing concurred with the previous speakers in opposition to the requested Comprehensive Plan Amendment to High Density Residential.
- Mr. Cushing voiced concern with the requested High-Density Residential designation because no High Density Residential was located in the vicinity of the subject property.

- Mr. Cushing reiterated comments regarding the high level of traffic on E Greenhurst Rd and noted it was extremely difficult to get out on to Greenhurst Rd from River Oaks Townhomes.

Al Baran of 2364 River Oaks Dr, Nampa – opposed:

- Mr. Baran considered the layout of River Oaks Townhomes was planned well, landscaped well and maintained well.
- According to Mr. Baran, it would be nice to see that flow continue on the subject property for compatibility in the area.

Gavin King:

- Mr. King addressed the concerns brought up by previous speakers. Mr. King agreed a single sidewalk had been constructed on the north side of Greenhurst Rd.
As a condition of approval, Mr. King was aware they would have to construct curb, gutter and sidewalk along the frontage of the subject property, which would increase the safety of the pedestrian traffic.
Regarding the architectural flow and landscaping for the proposed development, stated Mr. King, it would definitely add to the character and quality of the neighborhood and added the project would have a complete landscape architect designed plan to be submitted with the project.
There would be no access to the greenbelt from the subject property, stated Mr. King, and there would be no canal crossing. Mr. King stated there were water rights for the property, but it was anticipated the development would tie into the Nampa Pressurized Irrigation system.
The storm water, as previously mentioned, stated Mr. King, would be retained on site.

Zandra King:

- Ms. King referred to the City of Nampa Zoning Map and indicated the large RML zoning district that contained single family residential properties. The current land use plan, continued Ms. King, does not service the major businesses on 12th Ave Rd and noted the small pocket of RML designated area to service the business area

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

- **Kehoe** stated he had served on the 2035 Comprehensive Plan Committee, and at that time the Plan was considered to be fluid and could be changed from time to time depending on what was best for the City. However, the intent was to avoid having pockets of different zoning throughout the City and a mismatch of zones.
Kehoe stated the City should stick to the original plan and not change the parcel to High Density Residential or RML zoning.
- **Kirkman** concurred with Commissioner Kehoe and stated he understood all the businesses along 12th Ave Rd and Greenhurst, however, changing one little pocket to RML would not impact the Commercial. Although there were currently pockets of different zoning, with the 2035 Comprehensive Plan the move was to get away from pockets of different zones.
- **Chairman McGrath** noted the Commission did not agree with Medium Density Residential was appropriate two years ago, so would a higher density be compatible now.
- **Kirkman** stated he appreciated the applicants coming back with a different design.

**Kehoe motioned and Miller seconded to recommend to City Council denial of the request to Amend the Comprehensive Plan Future Land Use Map from Medium Density to High Density Residential for 825 E Greenhurst Rd, for Gavin King.
Motion to recommend denial to City Council carried.**

Public Hearing No. 5:

Zoning Map Amendment from RML (Limited Multiple Family Residential) to IL (Light Industrial) for a 2.38 acre or 103,673 sq ft portion of the NW ¼ of Section 23 T3N R2W BM, located at 1504 Garrity Blvd, for Lori R Monson (ZMA-00108-2019).

Chairman McGrath proceeded to public hearing.

Loni R Monson of 223 Meadowbrook Dr, Nampa – the applicant:

- Ms Monson stated they were requesting IL zoning because they were intending to construct a new building at 1504 Garrity Blvd.
- The new structure will go right behind the existing building, stated Ms Monson, and then the existing building would be torn down.
- According to Ms Monson they had not been aware their zoning was RML, and now they were requesting IL zoning in order to be consistent with the use on the property.

Planning Director Holm:

- Holm stated he was not aware of why the RML zoning had been placed on the subject property. The original building on the property, added Holm, had been the Nampa Armory.
- Holm explained the Comprehensive Plan designation for the property was Parks, due to the fact it was part of the original Stampede Rodeo grounds, but next to an area designated as Light Industrial on the Comprehensive Plan Future Land Use map.

Chairman McGrath proceeded to public testimony.

Rod Makinster of 1504 Garrity Blvd, Nampa – in favor but did not wish to speak.

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

Miller motioned and Kehoe seconded to recommend to City Council approval of the Zoning Map Amendment from RML (Limited Multiple Family) to IL (Light Industrial) for a 2.38 acre parcel addressed as 1504 Garrity Blvd, for Loni R Monson.

Motion carried.

Meeting adjourned at 10:10 p.m.



Norman L Holm, Planning Director

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