

**NAMPA PLANNING & ZONING COMMISSION  
MINUTES OF REGULAR MEETING HELD  
TUESDAY, AUGUST 13, 2019, 6:30 P.M.**

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

**Acting Chairman Kirkman** called the meeting to order at 6:55 p.m.

**ANNOUNCEMENTS:** Holm reminded the Commission of the public meeting at the Library, tomorrow, Wednesday, August 14th regarding the updating of the Nampa Comprehensive Plan.

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

**Report on Council Actions.** No City Council member present to report on City Council actions.

There were no Business Items on the Agenda.

**Acting Chairman Kirkman** proceeded to the public hearing items on the Agenda.

**Public Hearing No. 1:**

**Preliminary Plat Approval for Spring Hollow Ranch Subdivision at 17535 and 17547 Star Rd, in an RS-8.5 (Single Family Residential – 8,500 sq ft minimum lot size) zoning district between Ustick Rd and Cherry Lane, on the west side of Star Rd (for 349 Single Family Detached lots on 102.88 acres for 3.39 dwelling units per gross acre – a 102.88 acre portion of the E ½ of Section 6 T3N R1W BM), for Kent Brown, representing Trilogy Idaho (SPP-00042-2019).**

**Acting Chairman Kirkman** proceeded to public hearing.

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

- Mr Brown stated the subject property had previously been annexed and zoned RS-8.5 in 2015 and the applicants were now bringing forward a subdivision plat.
- Mr Brown indicated the walking and open areas proposed for the development.
- According to Mr Brown, the applicants were in favor of the proposed conditions of approval for the development.

**Kristi Watkins – Senior Planner:**

- Watkins stated the development was located within the Nampa City limits with an RS-8.5 zoning designation. There were 349 single family lots proposed for the 102.88 acres. All standard building lots meet or exceed the minimum 8,500 sq ft lot size, added Watkins, with the exception of the 65 infill lots – with the smallest infill lot comprising 5,500 sq ft. Watkins stated the lots comply with the width and depth requirements for that zone.
- According to Watkins, the landscaping plan will be compliant upon the replacement of one species of tree.
- City utilities and emergency services, continued Watkins are available to the subject property.
- A Traffic Impact Study, stated Watkins, has been reviewed and approved by the Engineering Division.
- Watkins reviewed the COMPASS analysis, the Staff Report, and recommended conditions of approval.
- **Kehoe** noted Preliminary Plat Comment F, regarding shifting the Hunt Divide Street stub off Jim Bridger Ave to the south to provide access to both westerly adjacent parcel and eliminate common Lot 4, Block 12.

- **City Engineer Badger** responded that Engineering Division considered it would better line up if moved south.
- **Badger** replied to a question from **Kehoe** regarding Preliminary Plat Comment G, for the Spring Hollow Ranch Subdivision, along with the Silver Star Subdivision, to temporarily sewer to the Birch Trunk via a private lift station and force main, and advised that “temporarily” was not defined as a finite period of time and would probably be in the region of ten years. Badger discussed the extension of the trunk line.
- In response to a question from **Kirkman**, **Badger** confirmed the Wastewater Plant had adequate capacity to serve the proposed development and stated their temporary private lift station would be abandoned once the gravity sewer line reaches the site.

**Acting Chairman Kirkman** proceeded to public testimony.

**Paul Turnbull of 4924 Golden Spur Dr, Nampa – opposed:**

- Mr Turnbull stated his property was located in Silver Spur Subdivision, across Star Rd from the proposed development.
- The area, continued Mr Turnbull, was rural with large lots.
- Mr Turnbull noted that Legal Notice of the public hearing was only sent out to property owners within 300 ft of the subject property.
- Mr Turnbull considered the proposed subdivision should not be approved as presented and suggested the minimum building lot size should be no less than one acre.
- According to Mr Turnbull, the proposed subdivision, represented growth that did not have adequate infrastructure and resources in place – including roads, schools, water, sewer, police and fire protection.
- When growth doesn’t pay for itself, continued Mr Turnbull, then the rest of the property owners have to pay higher taxes, sit in traffic for hours and face critical delays in emergency response times.
- Mr Turnbull considered road capacities were already at a deficit.
- Mr Turnbull referred to future Project Bronco business in the Star Rd/I84 area that would be going in in the near future.
- Normally, added Mr Turnbull, housing densities were usually lower and in keeping with existing farming and rural character near the County boundary.
- High housing densities, added Mr Turnbull, infringe upon residents’ rights to enjoy where they live due to traffic noise and additional air pollution.
- To mitigate those problems, suggested Mr Turnbull, require building lot sizes of at least one acre, require impact fees that cover the full impact of the development, and road improvements.
- **Acting Chairman Kirkman** advised that as well as notification by mail to property owners within 300 ft, the Legal Notice was also posted in the Press Tribune newspaper, and the new larger public hearing signs were placed adjacent the subject property.

**Connie Turnbull of 4924 Golden Spur Dr, Nampa – opposed but did not wish to speak.**

- Ms Turnbull concurred with Mr Paul Turnbull’s comments.

**Kent Brown:**

- Mr Brown reiterated the fact the subject property has already been annexed with the RS-8.5 zoning district and therefore the lot size had already been determined at that time, and the proposed subdivision was in compliance with that zoning district.
- Mr Brown noted the City was now utilizing much larger signs to indicate upcoming public hearings on a property.
- Mr Brown indicated the Comprehensive Plan Future Land Use map and noted the Community Mixed Use designation to the north and south, and the future Highway 16 bisecting the valley east of Star Rd.
- The subject property was located within the Medium Density designation on the Comprehensive Plan future Land Use Map, as well as a Business Park designation to the west.
- According to Mr Brown, the vicinity was changing.
- The applicants, added Mr Brown, were trying to develop a subdivision that would match the Development Agreement put in place at the time of Annexation and RS-8.5 zoning of the property in 2015.
- Mr Brown stated a Traffic Impact Study had been done in relation to the proposed subdivision.

- The City of Nampa, continued Mr Brown, had put in place Impact Fees that would apply to all new construction and address traffic/streets, parks, and public safety.
- **Kehoe** considered the proposed development would be a good fit for the area.
- **Brown** stated the location of the subdivision would enable a close commute to businesses adjacent the freeway and on the north side of Nampa.
- In response to a question from **Kirkman**, **Badger** advised Star Rd had been classified as a minor arterial and referred to the Transportation Master Plan, COMPASS, and the Traffic Model for the entire valley regarding the thresholds and how those arterials are classified.
- **Badger** suggested when Highway 16 was built it would change the dynamic of the traffic in that area.

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

- **Kehoe** reiterated the proposed development would be a good fit with Project Bronco proposed for Star Rd and E Franklin Rd.

**Kehoe motioned and Van Auker, Jr seconded to approve the Preliminary Plat for Spring Hollow Ranch Subdivision in an RS-8.5 zoning district between Ustick Rd and Cherry Ln on the west side of Star Rd at 17535 and 17547 Star Rd, for 349 single family detached lots on 102.88 acres for 3.39 dwelling units per gross acre, for Kent Brown representing Trilogy Idaho, subject to:**

1. **Frontage road improvements along Star Road shall be constructed in accordance with Nampa City Code Section 9-3-1.**
  - a) **Developer shall be responsible to construct the mitigation identified in the Traffic Impact Study for the project, including:**
  - b) **Southbound right-turn lane and northbound left-turn at the Open Canyon Way and Star Road intersection; and,**
  - c) **Southbound right-turn lane and northbound left-turn at the Painted Sky Way and Star Road intersection.**
3. **Developer shall construct traffic calming measures (speed hump, cross gutters, bulb-outs, etc.) on the following street segments:**
  - a) **Boone Peak Ave;**
  - b) **Open Canyon Way from Jim Bridger Ave to Phelps Lake Dr;**
  - c) **Kit Carson St from Beckworth Ave to Jack Pine Dr;**
  - d) **Painted Sky Street; and,**
  - e) **Burnte Peak Street.**
4. **Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of individual property development/redevelopment and prior to connection to City services.**
5. **Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of individual property development/redevelopment, and prior to connection to City services. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel.**
6. **An analysis shall be provided at final design to support proposed lift station depth to serve both the Spring Hollow Ranch and Silver Star Subdivisions.**
7. **In lieu of constructing Master Planned sewer main in Star Road along the project frontage, Developer shall pay 50% of the cost of construction to be held by the City for future construction. The cost shall be based on an Engineer's Estimate and proportionally paid with each Final Plat contiguous with Star Road prior to City signature of the plat.**
8. **A new public pressure irrigation pump station shall be constructed and operational prior to City signature of the first Final Plat for either the Spring Hollow Ranch or Silver Star Subdivisions. The minimum capacity shall be 1,500-gpm with ability to expand capacity to 3,000-gpm. The cost of design and construction is subject to reimbursement by the City.**
9. **Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer. Utility construction to include the following main lines based on the City's Master Plans:**
  - a) **12" pressure irrigation main from the new pump station to Star Road;**
  - b) **12" pressure irrigation main in Star Road; and,**

- c) 12” water main in Star Road.
10. Offsite 12” water main extensions in Cherry Lane at the Fellowship Baptist Church property and in Star Road from the Purdam Gulch Drain shall be constructed with either the first phase of the Spring Hollow Ranch or Silver Star Subdivision, whichever comes first.
  11. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.
  12. Applicant shall address all street name comments identified in the letter from Nampa Engineering Division prior to Final Plat submittal.
  13. Developer shall obtain plan approval and right-of-way permit from Nampa Highway District No. 1 for any work to be performed within Star Road.
  14. Provide revised landscape plan to replace the Liquidamber Styraciflua and indicate Class II trees in the planting strip;
  15. Provide top of foundation wall or finish floor elevation, on the construction plans prior to final plat approval;
- Motion carried.

**Public Hearing No. 2:**

**Annexation and Zoning to RS-4 (Single Family Residential – 4000 sq ft lot size) zoning district, and Preliminary Plat Subdivision Approval for Springbrook Subdivision at 1104, 1210, 1306, and 1318 Lone Star Rd. (59 single family detached lots on 13.73 acres for 4.3 dwelling units per gross acre – a parcel of land being a portion of the SE ¼ of Section 20 T3N R2W BM) for Mason and Associates, representing Lanco Inc. (ANN-00126-2019 and SPP-00043-2019).**

Acting Chairman Kirkman proceeded to public hearing.

**David Bills of 3400 S Montego Way, Nampa – the applicant:**

- Mr Bills noted the subject application was one of the first plats and projects before the Commission since the approval of the RS-4 infill zoning district to the Zoning Ordinance.
- Mr Bills noted the challenges working through the various issues with the new Ordinance for infill communities.
- Mr Bills indicated the annexation area for the four parcels addressed as 1104, 1210, 1306 and 1318 Lone Star Rd, which would be greater than the area of the plat. One of the requirements of the RS-4 (Infill) Ordinance, was that those who are selling the land must also participate in annexation of the remainder of the parcels that are outside of the subdivision boundary.
- The remainder parcels, continued Mr Bills, also dedicate the right-of-way the City requires with annexation.
- According to Mr Bills, the proposed development comprised very little land touching Lone Star Rd, but included previously enclaved land.
- Mr Bills noted the Joseph Drain running through the middle of the subject property and Nampa Meridian Irrigation District has determined they needed 100 ft of right-of-way for the Joseph Drain.
- The plat layout would provide for access on to Lone Star Rd on the south and connecting to N Joseph Drive on the north.
- Mr Bills discussed the proposed lot sizes for the development.
- According to Mr Bills, a private sewer lift-station and force main would be utilized due to the shallow existing sewer and site grades, which would be maintained by the Homeowners Association.
- Mr Bills noted the Impact Fees for the project would bring in approximately \$322,000 to the City of Nampa, for an infill development with no new infrastructure required.
- The proposed homes would probably range from \$250,000 to \$325,000, added Mr Bills.
- Mr Bills indicated a view of the proposed location for the ingress/egress road on to Lone Star Rd from the development and connections to the existing subdivisions to the north and west.
- The infill development, continued Mr Bills, would have narrower streets in order to work within the existing boundaries.
- **Kehoe** considered the new Ordinance for infill projects would be important to the City.

**Senior Planner Watkins:**

- Watkins noted the applications before the Commission were for the requested Annexation and RS-4 zoning, and the Preliminary Plat for Springbrook Subdivision.
- The subdivision, continued Watkins, comprised 13.73 acres for 59 single family lots and 9 common lots, located on portions of 1104, 1210, 1306 and 1318 Lone Star Rd.
- The subject properties were currently enclaved – surrounded by City limits, stated Watkins and bordered on all sides by single family residential subdivisions zoned RS-6 and RS-7.
- Watkins reported the RS-4 designation was adopted into Code in April of 2019 and the Springbrook Subdivision was the first project requesting that zoning designation.
- The RS-4 zoning district allowed a reduced property depth and overall lot area.
- The four parcels to be annexed, noted Watkins, would be annexed in their entirety and the dwellings currently on the properties would remain. The plat would separate them into smaller parcels, but the dwellings would not be incorporated into the boundary of the subdivision plat.
- The Comprehensive Plan designation for the subject properties, continued Watkins, was Medium Density Residential – 4 to 9 residential units per acre and the proposed development would be 4.3 residential units per acre.
- Watkins noted that infill development meets the intent of the Comprehensive Plan, and City utilities would be available to the site.
- One common lot, advised Watkins, had been removed from the plat, due to the fact that it was right on the corner. It would be a better configuration, suggested Watkins, for that common lot to be absorbed into the adjacent residential lot.
- Watkins reviewed the proximity of the proposed development to local schools.
- Watkins discussed the Staff Report regarding the new RS-4 zoning and infill subdivisions.
- The minimum lot areas, continued Watkins, would comply with the minimum lot requirements and would be exempt from the lot compatibility requirements. Lot width and lot depth would comply with the newly adopted zoning codes.
- According to Watkins, the applicant would be requesting City Council authorize some reduced setbacks for Lots 1, 2 and 4 of Block 4, as allowed by the recently adopted Code changes.
- The Landscape Plan has been approved by the City Forester, noted Watkins.
- Staff, continued Watkins, would support a recommendation of approval to City Council for the annexation and RS-4 zoning for the subject properties.
- The Preliminary Plat for the Springbrook Subdivision, stated Watkins, complies with the newly adopted and existing Codes for infill subdivisions and staff would support an approval of the preliminary plat.

**Acting Chairman Kirkman** proceeded to public testimony.

**Linda Stamper of 12 N Zion Park Dr, Nampa – in favor.**

- Ms Stamper stated when they bought their property, they understood that eventually there would be a development behind them.
- Ms Stamper inquired if the homes would be individual houses, townhomes, or condos.
- According to Ms Stamper, there was only one entrance/exit off the Granite Basin Subdivision and inquired if the Springbrook Subdivision would have more than one ingress/egress to allow for emergency access.
- Ms Stamper inquired what “impact fees” referred to and would the existing homeowners’ property taxes increase.
- **Kirkman** advised the proposed Springbrook Subdivision would not change the property taxes for the adjacent subdivisions and the Impact Fees would be paid by the developer towards City infrastructure.

**Heather Mingus – 1306 Lone Star Rd, Nampa – in favor.**

- Ms Mingus, stated she and her husband were the owner of 1306 Lone Star Rd, and their property was one of the parcels requesting annexation.
- According to Ms Mingus, they moved there 4 ½ years ago thinking they would have country property within the City but found that farming inside the City does not work very well.
- Ms Mingus added they would now like to move out to the country with their farming equipment.

**Norma Laverty of 8 N Zion Park Dr, Nampa**

- Ms Laverty inquired if there would be a stop light, or a stop sign for the new subdivision road access on to Lone Star Rd.

**City Engineer Badger:**

- Badger stated the intersection for Lone Star Rd and the ingress/egress road for Springbrook Subdivision would have a Stop sign but would not have any traffic signals, or Stop sign on Lone Star Rd.
- Regarding the earlier comment pertaining to a single entrance into Granite Basin, continued Badger, the Springbrook Subdivision would connect to the existing stub street in Granite Basin providing a secondary access.
- The Impact fees, advised Badger, are a mechanism the State has granted the Cities to make growth pay for growth. The City establishes a level of service that we currently provide and can charge fees to help the City maintain that level of service but cannot use those fees to address existing deficiencies.
- In response to a question from **Kirkman**, **Badger** stated the traffic volumes generated by the new subdivision would not warrant a turn lane on Lone Star Rd.
- In response to a question from **Kehoe**, **Badger** stated the only speed limit sign would be a 20-mph sign going in, at the entrance to the subdivision, and would remain 35 mph on Lone Star Rd.

**David Bills:**

- Mr Bills confirmed the proposed Springbrook Subdivision would be a single-family home development, with lots ranging in size from 4,500 sq ft to 7,000 sq ft.
- Mr Bills noted there were two story homes to the west in the adjacent Granite Basin Subdivision.
- It was anticipated the majority of the homes would be single level, between 1600 to 2200 sq ft in size, with two and three car garages.

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

**Garner motioned and Kropp seconded to recommend to City Council approval of the Annexation and RS-4 zoning for 1104, 1210, 1306, and 1318 Lone Star Rd, for Mason and Associates, representing Lanco, Inc, subject to:**

1. **Construct a pathway along the Joseph Drain.**
2. **Protect the Joseph Drain easement with a 50 ft easement on each side.**
3. **Construct utilities to and through the property at the time of development, as well as, provide looping/redundant connections for water and pressure irrigation.**
4. **Apply for permits for any lift station and force main through Idaho Department of Environmental Quality. Include in CCR's and provide documentation at that time for long-term operation and maintenance and associated funding mechanism; OR,**
5. **Provide alternative designs for shallow sewer including upgrading of sewer laterals to water class pipe and Type "C" lateral connections in conjunction with filling the site.**
6. **Coordinate with Nampa Engineering Department to resolve concerns with proposed road widths.**
7. **Utility locations in the roadway shall be modified at final design to adhere to City Standard Drawing N-308A. Deviations will be allowed in some instances to avoid unnecessary utility crossings.**
8. **Pressure irrigation connection in N Joseph Drive should be to the existing 6 inch stub located at the rear of 1123 Briarwood Drive.**
9. **The Final Drainage Report shall adhere to Section 106 of the Nampa Engineering Development Process and Policy Manual and address the following comments:**
  - a. **SD Area 1 shall be expanded to include more of the lot frontage for the easterly lots.**
  - b. **Provide back-up for use of the proposed weighted runoff coefficient of 0.4, including assumptions for on lot impervious coverage.**
  - c. **Specify how rear lot drainage will be contained on the lot and reflect on the final grading plan, particularly since the proposed lots are relatively small.**
  - d. **Provide support for use of an 8-in/hr infiltration rate. The geotechnical report references an infiltration rate of 4-in/hr.**

- e. Provide calculations for gutter/inlet capacity. All primary conveyance facilities shall be sized for the 50-year storm event.
  - 10. Dedicate the following public right-of-way across all properties at the time of annexation:
    - a. Lone Star Road – 50' from the Section Line.
  - 11. Frontage road improvements shall be constructed in accordance with Nampa City Code Section 9-3-1. Local road widths shall be revised at final design to adhere to Table 80.07 in Section 101 of the Nampa Engineering Development Process and Policy Manual; and,
  - 12. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of individual property development/redevelopment and prior to connection to City services.
  - 13. Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of individual property development/redevelopment, and prior to connection to City services. Provide documentation to the Nampa Engineering Division verifying water rights for the full parcel.
  - 14. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.
  - 15. Applicant shall address all street name comments identified in the letter from Nampa Engineering Division prior to Final Plat submittal:
    - a. Propose new unique street name for Kelby Way
    - b. Propose new unique street name for Joseph Loop
    - c. Joseph Dr should be N Joseph Dr
  - 16. Provide top of foundation wall or finish floor elevation, on the construction plans prior to final plat approval.
  - 17. Note reduced setbacks for Lots 1, 2, & 4 Block 4 on the Preliminary and Final recorded plats.
- Motion carried.

Garner motioned and Kropp seconded to approve the Preliminary Plat for Springbrook Subdivision to be located at 1104, 1210, 1306 and 1318 Lone Star Rd for Mason and Associates, representing Lanco, Inc, subject to:

- 1. Construct a pathway along the Joseph Drain.
- 2. Protect the Joseph Drain easement with a 50' easement on each side.
- 3. Construct utilities to and through the property at the time of development, as well as, provide looping/redundant connections for water and pressure irrigation.
- 4. Apply for permits for any lift station and force main through Idaho Department of Environmental Quality. Include in CCR's and provide documentation at that time for long-term operation and maintenance and associated funding mechanism; OR,
- 5. Provide alternative designs for shallow sewer including upgrading of sewer laterals to water class pipe and Type "C" lateral connections in conjunction with filling the site.
- 6. Coordinate with Nampa Engineering Department to resolve concerns with proposed road widths.
- 7. Utility locations in the roadway shall be modified at final design to adhere to City Standard Drawing N-308A. Deviations will be allowed in some instances to avoid unnecessary utility crossings.
- 8. Pressure irrigation connection in N Joseph Drive should be to the existing 6" stub located at the rear of 1123 Briarwood Drive.
- 9. The Final Drainage Report shall adhere to Section 106 of the Nampa Engineering Development Process and Policy Manual and address the following comments:
  - a. SD Area 1 shall be expanded to include more of the lot frontage for the easterly lots.
  - b. Provide back-up for use of the proposed weighted runoff coefficient of 0.4, including assumptions for on lot impervious coverage.
  - c. Specify how rear lot drainage will be contained on the lot and reflect on the final grading plan, particularly since the proposed lots are relatively small.
  - d. Provide support for use of an 8-in/hr infiltration rate. The geotechnical report references an infiltration rate of 4-in/hr.
  - e. Provide calculations for gutter/inlet capacity. All primary conveyance facilities shall be sized for the 50-year storm event.

10. Dedicate the following public right-of-way across all properties at the time of annexation:
    - a. Lone Star Road – 50' from the Section Line.
  11. Frontage road improvements shall be constructed in accordance with Nampa City Code Section 9-3-1. Local road widths shall be revised at final design to adhere to Table 80.07 in Section 101 of the Nampa Engineering Development Process and Policy Manual; and,
  12. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of individual property development/redevelopment and prior to connection to City services.
  13. Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of individual property development/redevelopment, and prior to connection to City services. Provide documentation to the Nampa Engineering Division verifying water rights for the full parcel.
  14. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.
  15. Applicant shall address all street name comments identified in the letter from Nampa Engineering Division prior to Final Plat submittal:
    - a. Propose new unique street name for Kelby Way
    - b. Propose new unique street name for Joseph Loop
    - c. Joseph Dr should be N Joseph Dr
  16. Provide top of foundation wall or finish floor elevation, on the construction plans prior to final plat approval.
  17. Note reduced setbacks for Lots 1, 2, & 4 Block 4 on the Preliminary and Final recorded plats.
- Motion carried.

**Public Hearing No. 3:**

**Annexation and IL zoning district for manufacturing facilities at 39 N Picard Lane. (A 7.83 acre or 341,054 sq ft portion of SE ¼ of Section 24 T3N R2W BM – Tax 19044 in the S ½), for Tom Hines (ANN-00127-2019).**

Acting Chairman Kirkman proceeded to public hearing.

**Tom Hines of 4660 Saddle Ridge Dr, Nampa – the applicant:**

- Mr Hines stated he had requested annexation and IL zoning for the subject property and noted the area was already planned for Light Industrial use.
- The intent was to construct a building for his company as well as leasing opportunities for other companies.
- Mr Hines responded to a question from **Acting Chairman Kirkman** and stated the location next to the runway would not bother him.
- Mr Hines advised he would be running a machine shop from the proposed building, manufacturing facility, marketing for firearms products, and robotics.
- With the remaining land the intent was to construct facilities to help new businesses get started and create an industrial park.

**Principal Planner Ashby:**

- Ashby reported the request for Annexation and IL zoning for a manufacturing facility on 7.83 acres at 39 N Picard Ln.
- Ashby indicated an aerial view of the subject property and noted the Comprehensive Plan Future Land Use Map indicated the area as Employment Center, but directly to the north was the Light Industrial designation for the airport, therefore, the IL use would be appropriate.
- Canyon County zoning indicated M1 or Light Industrial at the present time for the subject property.
- The airport runway, added Ashby, was located to the immediate north of the property.
- To the south was enclaved industrial use and vacant land and to the east was vacant farmland. To the west, added Ashby, was vacant enclaved land and an auto auction business in the IL zoning district.
- Ashby indicated the location of City utilities available to the subject property.
- A private common driveway (Cajun Lane) would be the access to the subject property.
- Ashby indicated the Memorandum, with conditions of approval, from the Engineering Division, authored by Caleb LaClair, dated July 26, 2019.



- Ashby reviewed the Staff Report and recommended conditions of approval.
- **Kehoe** inquired if the buildings currently shown on the aerial view would be removed.

**Acting Chairman Kirkman** proceeded to public testimony.

- Mr Hines advised the structures shown on the aerial map were part of an old dairy and most of those remaining structures would be demolished.
- Discussion followed regarding possible damage to buildings from aircraft.
- Mr Hines noted there was a height easement for the airport.

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

- **Van Auker, Jr**, considered the proposed IL zoning would be a good fit for the property as it was surrounded by industrial properties.

**Van Auker, Jr motioned, and Garner seconded to recommend to City Council annexation and IL zoning for the property located on 7.83 acres at 39 N Picard Ln for Tom Hines, 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;**

**Specifically:**

1. **Applicant/Owner shall document ingress/egress easement documentation at time of development.**
2. **N Cajun Lane should be improved for two-way traffic to support the intended use and provide better emergency vehicle access at the time of development.**
3. **The applicant/developer shall protect the irrigation/drainage ditch along the northerly and westerly property lines during development for storm water conveyance from the Airport to Mason Creek.**
4. **The owner will be required to construct utilities to and through the property at the time of development, though it may be possible to provide irrigation via a separate onsite private system in place of extending the pressure irrigation main up the private road.**
5. **Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time property development/redevelopment and prior to connection to City services.**
6. **Water rights shall be transferred to the City at the time of property development/redevelopment, and prior to connection to City services.**
7. **Applicant shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.**
8. **Development/Redevelopment of the property shall comply with conditions and requirements defined in the existing Aviation Easement established in 1975 and as Instrument No. 755201 in the records of Canyon County, Idaho.**
9. **The Applicant shall file FAA Form 7460 prior to commencing the building of any structure(s) on the property.**

**Motion carried.**

**Public Hearing No. 4:**

**Conditional Use Permit for a Recreational Vehicle Park – 126 spaces on 8.22 acres or 357,913 sq ft. located in a part of the NW ¼ and SW ¼ Section 15 T3N R2W BM, in an IL-RS (Industrial Park – Single Family Residential) zoning district at 304 E Carol St, for Paul Hilbig, Zoke, LLC. (CUP-00148-2019)**

**Acting Chairman Kirkman** proceeded to public hearing.

**Paul Hilbig of 408 S Eagle Rd, No. 205, Eagle – the applicant:**

- Mr Hilbig indicated the location of the subject property, with the freeway to the north, to the south a small mobile home park, to the east the expansion area for the cemetery, and to the west the recently remodeled Jackson's fuel stop.
- According to Mr Hilbig, there would be 126 RV spaces. All utilities are available to the site.
- Mr Hilbig stated they would like to protect the privacy to the site with two different types of fencing, with privacy vinyl fencing around the residential areas contiguous to the site, and a chain link fence adjacent to open areas.
- Amenities would include a clubhouse with registration office, shower facilities and laundry facilities, and lounge area. Outside, added Mr Hilbig, there would be a playground and outside manager.
- Mr Hilbig stated each RV pad would be fully paved with asphalt and between each pad would be a 4 ft wide landscape strip, as well as perimeter landscaping around the entire facility.
- The common areas would be centralized in the site with the clubhouse, continued Mr Hilbig.
- Mr Hilbig stated the proposed location was ideal for an RV Park, and there was the continuing demand for RV spaces.
- **Kehoe** noted that just a few weeks ago another RV Park had been approved for the west side of Northside Blvd.
- **Mr Hilbig** stated they were aware of the proposed RV Park west of Northside Blvd and considered there was sufficient demand for RV spaces to allow for both locations.
- In response to a question from **Acting Chairman Kirkman**, **Mr Hilbig** advised they had done a lot of research and looked into national market studies, and RV Parks seem to be an industry for both a good economy and a recession economy.
- Mr Hilbig referred to the Staff Report and requested a change to Suggested Condition of Approval No. 8, replacing, "The manager's residence shall be a permanent structure and not a recreational vehicle." To, "The manager's residence may be a permanent structure and not a recreational vehicle." Mr Hilbig continued, that they were reviewing putting in an "Indie Dwell" unit for the Manager, however, there may be a time delay due to the demand, and, therefore, a mobile home may be utilized rather than a permanent structure.

**Planning Director Holm:**

- Holm reviewed the application for a 126 space Recreational Vehicle Park in the IL-RS (combination Light Industrial and Single Family Residential) zoning district at 304 E Carol St.
- Holm noted the proposed RV Park would also incorporate a small amount of IL zoning immediately south of the freeway.
- The Comprehensive Plan Future Land Use Map, continued Holm, indicated the area as Business Park, bordered by Heavy Industrial zoning to the north, with General Commercial and Public Land designations surrounding the subject property.
- The parcel size, stated Holm, comprised 8.22 acres.
- Water sewer and pressurized irrigation services were available in the area.
- Access to the proposed RV park would be from E Carol St on the south and N Ann St on the north.
- Holm noted that once the RV Parks get their Conditional Use Permit approval, they would then come back before the Commission with more specific information for Preliminary and Final Plan Approval.
- Holm reviewed the criteria and regulations for an RV Park.
- Holm reviewed the Staff Report and recommended conditions of approval.
- In response to a question from Acting Chairman Kirkman regarding condition No. 8 requiring a permanent structure for the manager's residence, Holm stated that requirement had been in the letter from the applicant and was not a requirement of the Ordinance for RV Parks, and therefore could be omitted from the conditions of approval.
- Acting Chairman Kirkman referred to the FEMA regulations contained in Chapter 32 of the Zoning Ordinance.
- Additionally, stated Holm, the length of stay in an RV Park was also contained in Chapter 32.
- According to Holm, updates to the RV Park Ordinance were being reviewed at the present time.
- Holm noted the privacy fencing around the proposed RV Park would be adjacent the residential areas with chain link fencing around the open areas, and the freeway.

**Acting Chairman Kirkman** proceeded to public testimony.  
No public comment forthcoming.

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

**Kehoe motioned and Garner seconded to approve the Conditional Use Permit for a 126 Unit RV Park located on 8.22 acres at 304 E Carol St, for Paul Hilbig, Zoke, LLC, representing Treasure Valley Enterprises, 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 recreational vehicle 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. Safety in the recreational vehicle park shall be achieved, and security provided by a perimeter landscape buffer of trees and shrubs, and other barriers, including a combination of 6 ft privacy vinyl adjacent existing residential uses bordering the park, and chain link fencing at locations where view is important or where it is deemed more appropriate than site obscuring fencing.**
  - 5. Amenities in the recreational vehicle park shall be in accordance with that presented by the applicant: Community Clubhouse, including several private full bathrooms and a laundry facility.**
  - 6. Site maintenance and operations shall be handled by an onsite manager.**
  - 7. The existing irrigation lateral shall be piped and covered in order to increase safety and provide more usable open space within the recreational vehicle park.**
  - 8. The managers residence may be a permanent structure and not a recreational vehicle.**
  - 9. Roadway frontage improvements shall be constructed in accordance with Nampa City Code Section 9-3-1 at the time of development/redevelopment.**
  - 10. Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of property development/redevelopment, and prior to connection to City services. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel.**
  - 11. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer.**
  - 12. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.**
- Motion carried.**

**Public Hearing No. 5:**

**Conditional Use Permit for Firearms Dealer in an IL (Light Industrial) zoning district at 1110 E Kercher Rd. (A 2.0-acre parcel of land being a portion of the SE ¼ of Section 10 T3N R2W BM), for Joshua Sharp.**

**Acting Chairman Kirkman** proceeded to public hearing.

**Joshua Sharp of 14901 Eagle Dr, Caldwell, the applicant:**

- Mr Sharp stated he had recently purchased Musick Auction at 1110 E Karcher Rd.
- Musick Auction, added Mr Sharp, had been in business for 42 years, and stated he would be carrying on the auction business.
- According to Mr Sharp, Musick Auction has always handled the disposition of consignments by individuals, government entities, police departments, commercial, and industrial applicants.
- Among the consignments have been firearms.
- In order for Mr Sharp to carry on business, he was required to obtain a Federal Firearms License.
- Mr Sharp stated he had applied for a Class II License, and explained the restrictions involved with that Class.
- According to Mr Sharp, he and the investigator from the Alcohol, Tobacco and Firearms branch of the government have developed and implemented above and beyond measures for insuring that people that come in and buy guns from the auction are not only legal and pass the background check, but they are also comfortable with them as an individual.
- Mr Sharp stated that even if their background check process, they can decline anyone for any reason.

- **Kehoe** inquired how Mr Sharp would obtain the weapons, and **Mr Sharp** stated all firearms that are sold are received on consignment.
- Mr Sharp stated they would not be manufacturing weapons of any kind.
- Mr Sharp advised they would be receiving and recording weapons and ensuring the weapons they get are legally for sale and not stolen or modified.
- When those firearms are sold, added Mr Sharp, they will ensure that the individuals buying those guns are legal in all ways.
- **Kehoe** inquired what would be considered a secure location for storage of weapons on the subject property.
- **Mr Sharp** advised they would be using both safes and a secure location – with glass that is impact resistant and metal shutters protecting the areas where guns are kept.
- Mr Sharp stated that ammunition would also be sold and would also be secured.

**Principal Planner Ashby:**

- Ashby advised the Comprehensive Plan Future Land Use Map designation for the subject property was Light Industrial.
- The zoning of the subject property was also Light Industrial, added Ashby.
- Ashby advised sewer, water and pressurized irrigation were connected to the property.
- Access to the property was by a private shared road, labeled as N Elder St.
- The firearms dealership would be operated out of the existing vehicle auction facility.
- Ashby reviewed the Staff Report and recommended conditions of approval.
- **Acting Chairman Kirkman** inquired if the applicant were to change from selling firearms to manufacturing firearms would they be required to come back for C-U-P approval for manufacturing firearms.
- **Ashby** stated manufacturing would be a different purpose and would probably require a new Conditional Use Permit application.
- **Mr Sharp** advised about 8 percent of the items sold were firearms.

**Acting Chairman Kirkman** proceeded to public testimony.  
No public comment forthcoming.

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

**Kehoe motioned and Van Auken, Jr seconded to approve the Conditional Use Permit for an FFL Firearms Dealer in an IL zoning district at 1110 E Karcher Rd for Joshua Sharp, 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 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. **The owner shall be in compliance with all restrictions associated with the Gun-Free School Zone Act.**
2. **The owner maintains all regulatory permitting, licensures and operational procedures as required by law.**
3. **Inventory is locked in a secure location.**
4. **The Conditional Use Permit is granted only to the property for the duration of the use and shall not be transferable to any other location.**

**Motion carried.**

**Public Hearing No. 6:**

**Conditional Use Permit for Home Occupation Auto Repair Shop in an RS-6 (Single Family Residential – 6000 sq ft minimum lot size) zoning district at 324 S Olive Street. (Lot 6, Block 11 Giese and Moads Subdivision and a .16-acre portion of the SE ¼ of Section 28 T2N R2W BM) for Glenn Lappin. (CUP-00146-2019). ACTION ITEM.**

**Acting Chairman Kirkman** proceeded to public testimony.

**Glenn Lappin of 324 S Olive St, Nampa – the applicant:**

- Mr Lappin stated he was seeking permission to open up a one-person specialty auto repair shop.
- For the last 10 years, continued Mr Lappin, he had been a partner in a similar type of business in Meridian and he had since sold his share in that business in order to downsize his business.
- According to Mr Lappin, he had purchased the home at 324 S Olive St about 5 years ago and would like to run the business from that location.
- It would not be a regular auto repair shop stated Mr Lappin, most of the cars he works on are collector cars, classic cars, muscle cars and some race cars.
- Most of the repair jobs are pretty involved, stated Mr Lappin and the vehicle could be on site for weeks, or months.
- None of his clients would like their cars sitting along the street or curb waiting for him to get to their vehicle.
- Therefore, there would not be a large impact to the area, or a lot of old junk sitting outside.
- Mr Lappin added that he liked the neighborhood clean and wanted to keep it that way.

**Planning Director Holm:**

- Holm indicated the site layout for the property, with the house facing Olive St and the old Paul's Supermarket to the south.
- The zoning for the subject property, continued Holm was RS-6 (Single Family Residential) with RP (Residential Professional) to the east and BC (Community Business) to the south.
- The Comprehensive Plan Future Land Use map designation, stated Holm, was Medium Density Residential, however, it was right next to the General Commercial designation.
- The lot size, stated Holm, was 7,000 sq ft, and access to the shop area would be from W Sherman Ave and the alley.
- Holm indicated pictures of the subject property.
- Holm reviewed the Home Occupation Standards, Staff Report, and recommended conditions of approval.
- In response to a question from **Kehoe**, **Holm** stated the Home Occupation should be operated only by the homeowner.

**Acting Chairman Kirkman** proceeded to public testimony.

**Rodney Beam of 315 S Olive St, Nampa – in favor.**

- Mr Beam stated he was a neighbor to Mr Lappin and added Mr Lappin had been an ideal member of the neighborhood and the property was always impeccably maintained.

**Alex Yant of 319 S Olive St Nampa – in favor.**

- Mr Yant stated he was at the meeting in support of Mr Lappin's Home Occupation application.
- Mr Yant requested the Commission approve Mr Yant's Home Occupation.
- **Acting Chairman Kirkman** inquired the hours of operation for the business.
- Mr Lappin stated he would be working on customer cars from 8:00 a.m. to 5:00 p.m., Monday through Friday.
- Mr Lappin added there would be no painting, heavy welding, or major construction on vehicles. For the most part, added Mr Lappin, he would be doing wiring, plumbing, mechanical on the vehicles, with no fumes or excessive noise.
- **Garner** inquired how long Mr Lappin had resided at the subject property and Mr Lappin replied 5 years.

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

**Van Auker motioned, and Garner seconded to approve the Conditional Use Permit for 324 S Olive Street, subject to:**

1. All requirements of the Nampa Planning, Building, Engineering, and Fire Departments as well as State, or Federal agencies regarding use of the property for a Home Occupation auto repair shop shall be satisfied prior to occupancy.
  2. All vehicles to be worked on shall be parked on the property. In no instance should customer vehicles either before, during, or after repair be parked within the public right-of-way. No portion of the area to the south side of the shop building shall be used for parking.
  3. The Conditional Use Permit shall be issued only for a Home Occupation Auto Repair shop.
  4. No outside impoundment of vehicles or salvage activities shall be allowed.
  5. All repairs shall be conducted inside the shop building.
  6. The off-street parking and yard areas adjacent the shop shall be maintained free of oil and debris and otherwise maintained in a neat and orderly manner. Any vehicle fluids shall be disposed of at an approved dump site and not on the property.
  7. The property shall be continuously maintained in conformance with weed and nuisance ordinance provisions.
  8. The Conditional Use Permit is granted only to the property and its property owner for the duration of the use and shall not be transferable to any other location.
- Motion carried.

**Public Hearing No. 7:**

**Conditional Use Permit for a New Duplex in an RS-6 (Single Family Residential – 6,000 sq ft minimum lot size) zoning district at 1024 S Elder St. (A .25 acre or 10,722 sq ft portion of Block 136, Kurtz Addition, and Tax 7 in the NE ¼ Section 34 T3N R2W BM) for Joshua Morrison (CUP-00147-2019. ACTION ITEM.**

Acting Chairman Kirkman proceeded to public hearing.

**Julia Morrison of 1131 E Hawaii, Nampa – representing the applicant:**

- Ms Morrison stated they were requesting approval of the Conditional Use Permit for a duplex at 1024 S Elder.
- According to Ms Morrison, they had been building investment properties in south Nampa for the last ten years. Ms Morrison added that all of their properties are high quality, high end buildings.
- There would be a garage, and parking.
- The subject property, continued Ms Morrison, previously had a partially burned mobile home.
- Everything had been cleared off the lot, stated Ms Morrison. There had been a number of issues with the lot, with encroachment, gas lines and overhanging power lines.

**Senior Planner Watkins:**

- Watkins stated the applicants were requesting a Conditional Use Permit to build a new duplex on an RS-6 zoned lot, located at 1024 S Elder St.
- The surrounding zones, continued Watkins, were RS-6 and RD (Two Family-Duplex), with some RMH (Multi Family Residential) directly across the street.
- According to Watkins, the surrounding uses were single family and two family residential, with many duplexes and fourplexes already existing in the area.
- The Comprehensive Plan indicates the area as Medium Density Residential, with a 4 to 9 living units per acre, and in the “University” specific plan area.
- Watkins reported the lot comprised .25 acres, or 10,890 sq ft, and added the RS-6 zoning required a minimum lot size of 6,000 sq ft.
- Water, sewer, and irrigation services are located in S Elder Street.
- Access to the property, added Watkins, would be one single driveway accessing S Elder St.
- Watkins indicated the proposed floor plan and layout of the duplex on the subject property, with the garage in the center of the two living units.
- Watkins reviewed the Staff Report and recommended conditions of approval.
- In response to a question from **Acting Chairman Kirkman**, **Watkins** concurred the replacement of any distressed existing curb and sidewalk replacement would be from property line to property line.
- **Kehoe** considered the plan for the duplex was an improvement to the usual plan because the garages were located in the middle and not in the front or on the side and therefore the living units were separated by the garages rather than a wall to wall connection.

**Acting Chairman Kirkman** proceeded to public testimony.  
No public comment forthcoming.

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

**Kehoe motioned and Hutchings seconded to approve the Conditional Use Permit for a new duplex in an RS-6 zoning district at 1024 S Elder St for Joshua Morrison, subject to:**

- 1. Owner/operator/Applicant(s) shall comply with all applicable requirements [including obtaining proper permits] 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, etc.) as the CUP approval does not, and shall not, have the effect of abrogating requirements from those agencies.**
- 2. Protect the city's sewer easement.**
- 3. Access shall be via a single common drive access.**
- 4. Curb and sidewalk along S Elder Street shall be completed across the property frontage at the time of development. In addition, any distressed existing curb and sidewalk shall be replaced.**
- 5. Curb shall be extended to the existing terminus located approximately 60 ft to the south of the property and existing drain inlet relocated to a new curb low point as commented during building permit review.**
- 6. All onsite drainage shall be retained onsite in accordance with City standards and policies.**

**Motion carried.**

**Public Hearing No. 8:**

**Rescission of Annexation and Zoning Development Agreement between Trust 1 LLC and the City of Nampa recorded 9/12/2006 as Inst # 200674066, repealing the Development Agreement applicable to the property at 17155 and 17175 Star Rd. (On the west side of Star Rd north of Cherry Ln, being a 20.12-acre portion of the SE 1/4 of Section 6 T3N R1W BM) for the City of Nampa Planning and Zoning Department. (DAMO-00032-2019)**

**Acting Chairman Kirkman** proceeded to public hearing.

- **Principal Planner Ashby** stated there had recently been a request for a Short Plat on the subject property along Star Rd. During that process, it was found there was an existing Development Agreement on the entire section of land, involving the four parcels of land.
- The rescission of the Development Agreement, added Ashby, was the request before the Commission.
- The Comprehensive Plan Future Land Use Map designation, stated Ashby, was Community Mixed Use.
- The subject parcels were zoned RA (Suburban Residential), 30,000 sq ft minimum lot size.
- Ashby indicated the property further to the north on Star Rd, zoned RS-8.5, that had requested Preliminary Plat approval earlier in the evening for the 349 single family lots for Spring Hollow Ranch Subdivision.
- Agricultural land and County subdivisions surrounded the subject property, added Ashby.
- To the immediate west, continued Ashby, was Low Angle Subdivision.
- Ashby reviewed the Planning and Zoning History on the property: In 2006 the property was annexed with a Development Agreement, and RS-8.5 zoning; That Development Agreement had been for a single family residential subdivision of approximately 8,500 sq ft lots; In 2007 the Final Plat for the Sonoma Creek Subdivision, with single family homes, was approved; In 2008, the Final Plat expired at the time the economy turned - however, the Development Agreement, stayed with the property; In 2015 there was an Administrative Lot Split into four parcels – a larger parcel and smaller parcel with a single family home – and adjusted the lot lines and split those two lots into four lots; In 2016, the parcels were rezoned to RA and four new homes were built on those four parcels; In 2019, the Short Plat for Atkinson Acres was submitted, when it was discovered the initial Development Agreement still existed on the property.
- The requested action, reiterated Ashby, was to rescind the Development Agreement, so the property owners can legally have the properties as currently existing.

**Acting Chairman Kirkman** proceeded to public testimony.

**Larry Atkinson of 5025 E Feather Creek Ln – in favor of the Rescission but did not want to speak.**

**Garner motioned and Van Auken, Jr motioned to close public hearing. Motion carried.**

**Garner motioned and Kehoe seconded to recommend to City Council Rescission of the Development Agreement recorded 09/12/2006 as Inst No. 200674066 between the City of Nampa and Trust 1, LLC, applicable to the property at 17155 and 17175 Star Rd, on the west side of Star Road, north of Cherry Lane, being a 20.12 acre portion of the SE ¼ of Section 6 T3N R1W BM.  
Motion carried.**

Meeting adjourned at 9:14 p.m.



Norman L Holm, Planning Director

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