

Blvd, south of Cherry Ln and north of Birch Ln, for Franklin Village Development, LLC, subject to:

1. Generally, Applicant/Development shall:

Comply with all City department/division or outside agency requirements pertinent to the matter. This is to include any extant but applicable conditions from prior approvals for this subdivision as iterated in correspondence on file with the city pertaining to the approved Preliminary Plat of/for Franklin Village Subdivision save as adjusted upon approval by the Nampa Planning and Zoning Commission acting within the scope of their authority and in conformance to adopted City Code.

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

- a) The August 14, 2018 memorandum from the Nampa Engineering Division authored by Daniel Badger.**
- b) The August 28, 2018 memorandum from the Nampa Engineering Division, GIS Section, authored by Alex Main.**
- c) The August 6, 2018 e-mail printout from the Nampa Parks Department authored by Cody Swander.**
- d) The August 7, 2018 e-mail printout from the Nampa Building Department authored by Neil Jones.**
- e) The August 21, 2018 e-mail printout from Pioneer Irrigation District authored by Mark Zirschky.**

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

Motion carried.

Business Item No. 2

Review and approval of Project Bronco Building and Site Design changes (specifically increased building height) at the SW corner of the intersection of E Franklin Blvd and Star Rd in reference to the Planning and Zoning commission July 11, 2018 approval and issuance of CUP-00114-2018 for Panattoni Development Company.

Assistant Planning Director Hobbs:

- The Building and Site Design Standards Committee, stated Hobbs, had previously reviewed the proposed development in the context of architectural elevations and design and granted approval, however, in the case of the BSDS Committee there were no Code requirements governing whether or not any changes would go back to that body for review of any changes.
- Hobbs indicated the Design Board for the subject development submitted by the architects illustrating the redesign of the facility by the project development company.
- Hobbs discussed the City of Nampa Zoning Ordinance, Chapter 25 - Conditional Use Permits, in relation to the proposed development.
- The original footprint of the Project Bronco facility was understood to be approximately 850,818 sq ft, with an overall size of the structure at 857,397 sq ft.
- The newly proposed structure, reported Hobbs, would have a larger area overall of 991,000 sq ft but the actual ground level footprint would be down to 700,000 sq ft.
- Hobbs explained while the building footprint had diminished, the height increased from 53 ft to 75 ft.
- According to Hobbs, the original plan indicated a set of high gloss black painted faux windows intended to break up the elevation of the structure even more than the stair towers that were similar to giant pilasters.
- The structure, continued Hobbs, would have a great deal of automation and auto robotics and the majority of the work would be done from late morning through mid-afternoon.
- The applicants did not want any kind of windows or glazing on the upper floor decks because the robotics inside the facility rely on a dark area to operate and windows could interfere with the operation.
- **Kehoe** inquired about the additional height of the building and whether there would be additional floors, or would each level be taller than originally planned.

Deborah Nelson of Givens Pursley, 601 W Bannock St, Boise – representing the applicant:

- Ms Nelson explained the proposed building would now be a 4-story building. Previously, added Ms Nelson, the building had been proposed as 2 stories but with internal 2-story mezzanines.
- In response to a question from **Kehoe**, **Ms Nelson** stated the additional space would be utilized primarily for additional robotics space with a more efficient design. The upper floors would be 85 percent unoccupied and utilizing robotics.
- **Kirkman** noted the proposed structure would be very large and located in a gateway area into Nampa. Kirkman questioned if there would be any design element to visually break up the wall.
- **Kehoe** suggested the proposed design indicated by the applicants did have an upper floor design element that did break up the façade.
- **Ms Nelson** advised the applicants were not opposed to the painted windows design feature. However, the architects had come back with the preferred design from an appearance and aesthetic standpoint as shown on the Design Board, with the white metal on the upper part of the building.

Van Auker, Jr motioned and Kehoe seconded to approve the proposed design as presented to the Nampa Planning and Zoning Commission on September 11, 2018 for the Project Bronco building and site design changes to increase building height, and revised exterior building elevation, to be located at the southwest corner of N Star Rd and E Franklin Rd, for Panattoni Development Company (CUP-00114-2018).

Motion carried.

Chairman McGrath proceeded to the public hearing item on the agenda at 7:08 p.m.

Public Hearing No. 1:

Conditional Use Permit for a Home Occupation Day Care for up to 12 children in an RS-6 (Single Family Residential – 6,000 sq ft) zoning district at 904 Amethyst Way. (A .15 acre or 6,534 sq ft parcel being Lot 6, Block 3, Diamond Point Subdivision in a portion of the NW ¼ Section 35 T3N R2W BM, for Brittany Fernandez dba Miss B Busy Bee Daycare (CUP-00116-2018).

Chairman McGrath proceeded to public hearing.

Brittany Fernandez of 904 Amethyst Way, Nampa – the applicant:

- Ms Fernandez stated she would like to care for up to 12 children in her home daycare at 904 Amethyst Way, Nampa.
- In response to questions from **Chairman McGrath**, **Ms Fernandez** stated she had been operating the daycare for a couple of years, taking care of between 3 and 6 children during that time.
- **Ms Fernandez** responded to a question from **Chairman McGrath** and advised she had all her paperwork in order with the State of Idaho Department of Health and Welfare, other than awaiting a home inspection.
- **Chairman McGrath** inquired if there were any issues with the neighbors regarding the daycare.
- **Ms Fernandez** stated the neighbors were very supportive of the daycare.
- **Ms Fernandez** replied to a question from **Chairman McGrath** and stated her hours of operation would be from 4:00 a.m. to 6:00 p.m.
- **Kehoe** inquired if Ms Fernandez would be hiring extra staff to help with the additional children and **Ms Fernandez** replied that her husband, Timothy Fernandez, would also be helping in the afternoons if necessary.
- Ms Fernandez explained she would be keeping the number of children in her care within the ratio guidelines of the State of Idaho Department of Health and Welfare.
- **Kehoe** inquired if Ms Fernandez was aware of the Conditional Use Permit condition stating the Home Occupation Daycare could not be relocated to another property or transferred to any other daycare operator.
- **Ms Fernandez** stated she was aware of that condition of approval.
- **Kirkman** inquired if the subject property was within a subdivision with a Homeowners' Association and **Ms Fernandez** stated the subdivision did not have a Homeowners' Association.

Planning Director Holm:

- Holm stated the subject property was located within an RS-6 (Single Family Residential – 6000 sq ft minimum lot size) zoning district.
- According to Holm, no comments had been received from property owners or residents in the area.
- Holm reviewed the Staff Report and recommended conditions of approval.
- According to Holm, the lot comprised approximately 6,500 sq ft in size.
- The subject property did have a fenced play area, reported Holm.

Chairman McGrath proceeded to public testimony.

No public comment forthcoming.

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

Kehoe motioned and Sellman seconded to approve the Conditional Use Permit for a Home Occupation Day Care for up to 12 children in an RS-6 (Single Family Residential – 6,000 sq ft) zoning district at 904 Amethyst Way for Brittany Fernandez dba Miss B Busy Bee Daycare, subject to:

- 1. The operator obtains and maintains licensing with the State of Idaho Department of Health and Welfare.**
- 2. The use as a Home Occupation Daycare does not substantially change the character of the home and shall be clearly secondary to use of the home as a residence.**
- 3. The outdoor play area and landscaping shall be maintained in a neat and orderly manner.**
- 4. The outdoor play area shall be continuously fenced to retain children from wandering out of the area.**
- 5. All requirements of the Nampa Building, Fire and Engineering Departments regarding daycare use shall be satisfied as per State Law prior to occupancy.**
- 6. The size of any advertising signs shall not exceed that allowed for Home Occupations of two (2) sq ft.**
- 7. The Conditional Use Permit be granted to Brittany Fernandez only and shall not be transferable to any other operator or location.**

Motion carried.

Meeting adjourned at 7:14 p.m.



Norman L Holm, Planning Director

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