



## MINUTES OF REGULAR MEETING HELD TUESDAY, SEPTEMBER 28, 2021

Audio recordings of the full proceedings may be accessed following the meeting at <https://www.cityofnampa.us/AgendaCenter>.

Video recordings of the full proceedings may be accessed following the meeting at <https://livestream.com/cityofnampa>.

### **COMMISSIONERS PRESENT:**

Peggy Sellman, Chair (Chambers)  
Steve Kehoe, Vice Chair (Chambers)  
Michaela Franklin (via Teams)  
Jeff Kirkman (Chambers)  
Matthew Garner (Chambers)  
Bret Miller (Chambers)  
Tom Turner (Chambers)  
Adam Hutchings (Chambers)  
Ron Van Auken, Jr. (Chambers)

### **COMMISSIONERS ABSENT:**

### **CITY STAFF PRESENT:**

Rodney Ashby, Planning Director (Chambers)  
Daniel Badger, City Engineer (Chambers)  
Parker Bodily, Associate Planner (Chambers)  
Kristi Watkins, Principal Planner (Chambers)

### **CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT:**

With a quorum of Commissioners present, Madam Chair Sellman called the meeting to order at 6:30 pm.

Carl Miller, Principal Planner, COMPASS, presented a fiscal impact tool which will be provided for certain Planning & Zoning projects.

Commissioner Hutchings stated October 26<sup>th</sup> would be his last meeting; his resignation is effective November 1<sup>st</sup>. Commissioner Hutchings has accepted a position on the Nampa Development Corporation Board of Commissioners. The Commissioners and staff wished him well in his future endeavors.

### **APPROVAL OF MINUTES:**

Kirkman motioned and Miller seconded to approve the minutes of the September 14, 2021 Planning & Zoning Commission Meeting. Motion carried.

**REPORT ON COUNCIL ACTIONS:** Councilmember Haverfield provided an overview of Council decisions on recent Planning & Zoning related public hearings.

Madam Chair Sellman proceeded to the business items on the agenda.

**Business Item 1:** Subdivision Final Plat Approval for Broadmore Business Park No. 1 in the IL (Light Industrial) and BC (Community Business) zoning district, for 5 lots on 4.67 acres at 490 N Broadmore Way - County Parcel #R130340100 (located in E 1/2 of the NE 1/4 & SE 1/4 of Section 16, T3N, R2W, BM) for Richard Evans/Silver Lining LLC representing AgEquity Holdings, LLC/Jon Brennan (SPF 172-21) – ACTION ITEM.

Principal Planner Watkins provided a staff analysis and reviewed the surrounding zoning and history of the project.

Conclusions of Law/Findings of Fact:

- Within city limits – zoned BC and IL.
- Conforms to the approved preliminary plat for the Broadmore Business Park Subdivision.
- Conforms to applicable subdivision and zoning standards.

Suggested Conditions of Approval:

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 Broadmore Business Park Subdivision.
2. The Developer's Surveyor shall address all final plat comments prior to City Engineer signature of the plat.
3. Developer shall provide a copy of the recorded CC&Rs that account for the shared ownership and maintenance responsibility of the shared accesses, drainage facilities, and irrigation facilities.
4. Development of each individual lot shall be subject to all City Codes, Policies, and Standards in place at the time of development.

**Van Auken, Jr. motioned and Kehoe seconded to recommend to City Council Subdivision Final Plat Approval for Broadmore Business Park No. 1 in the IL (Light Industrial) and BC (Community Business) zoning district, for 5 lots on 4.67 acres at 490 N Broadmore Way for Richard Evans/Silver Lining LLC representing AgEquity Holdings, LLC/Jon Brennan (SPF 172-21) with all conditions of staff and conclusions of law. Motion carried.**

Madam Chair Sellman proceeded to public hearing items on the agenda at 7:00 pm.

**Public Hearing 1: Zoning Map Amendment from RP (Residential Professional) to IL (Light Industrial) zoning district and potential Development Agreement at 512 N 39th St (a .47 acre parcel #R3170000000 located in the NE ¼ of Section 24, T3N, R2W, BM, Nampa, Canyon County) for Nick Barnes/WFS LLC (ZMA 149-21). Original Concept: Warehouse building – ACTION ITEM.**

Madam Chair Sellman proceeded to public hearing.

Nick Barnes, 4022 E Summit Lane, Nampa, requested approval of the zoning map amendment from RP to IL at 512 N 39<sup>th</sup> St. for a warehouse building. The IL zoning is conducive to the surrounding zoning.

Director Ashby provided a staff analysis, reviewing the property details/site plan, zoning and history of the project, applicable regulations and agency comments.

The property is in between an industrial use to the west, a mobile home park to the east, a large lot residential lot to the north, and an undeveloped property to the south. The building is already constructed and waiting on a certificate of compliance which cannot be issued for the specified use because of the existing zoning. Rezoning to Light Industrial will allow small manufacturing businesses to occupy the existing building. This area is a transitional area with a mix of residential and light industrial uses.

Suggested Conditions of Approval:

1. The project shall be subject to all required building codes and related permits based on the requirements of City Ordinance-Title 4 – Building Regulations.
2. Any existing building which encroaches into the required fire septation distances found in the International Building Code, will be evaluated for fire separation distance, and requirements for repair shall be made at the time of the next Building permitting action on this property.
3. All Engineering requirements including frontage improvements, right of way, easements, etc. had been previously communicated via the permit review process. Certificate of occupancy for the building is conditioned upon Engineering Division final sign off and acceptance of these items.

Kehoe asked if any dust mitigation would be completed. Ashby responded that Nampa's Environmental Quality Department works with the developer to ensure the dust is mitigated. The parking lot is near completion which will help control the dust.

Garner asked what frontage improvements were required during the original approval of this project. Ashby responded that because 39<sup>th</sup> Street is a collector rather than an arterial, the same standards do not apply. A sidewalk will be required.

Garner asked for clarification on the parking lot progress. Concrete has been poured, some curbing and asphalt work needs to be done which will match the application drawings. There will eventually be sidewalk along the frontage. Ashby stated the Engineering Department gave the applicant a deferral; a sidewalk must be completed when there are sidewalks in the area and development on either side.

Madam Chair Sellman proceeded to public testimony. No public comment forthcoming.

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

Kirkman asked if conditions in the previous rezone carried over into this new application. Ashby responded that, because the zoning is being changed, the old zone and those associated conditions no longer apply.

The Commission reviewed applicable regulations for rezoning located in the staff report and concluded the project met the conclusions of law criteria, would be compatible with and an appropriate development for the area.

**Kirkman motioned and Garner seconded to recommend approval to City Council Zoning Map Amendment from RP (Residential Professional) to IL (Light Industrial) zoning district and potential Development Agreement at 512 N 39th St for Nick Barnes/WFS LLC (ZMA 149-21) with all staff conditions and conclusions of law. Motion carried.**

**Public Hearing 2: Subdivision Preliminary Plat for Powerline Townhomes Subdivision at 1165 S Powerline Rd (Parcel #R117410000, an approximate 2 acre parcel in SE ¼ of the NE ¼ of Section 34, T3N, R2W, BM, Nampa, Canyon County), in a RML (Limited Multiple Family Residential) zoning district, for Daniil Chervak representing Zenith Homes (SPP 081-21). Original Concept: 26 single-family attached townhouses (totaling 1.12 acres), 5 common lots (totaling .35 acres), and .54 acres in Roads/ROW; for a gross density of 12.94 and a net density of 23.21 – ACTION ITEM.**

Commissioner Turner recused himself from this public hearing.

Madam Chair Sellman proceeded to public hearing.

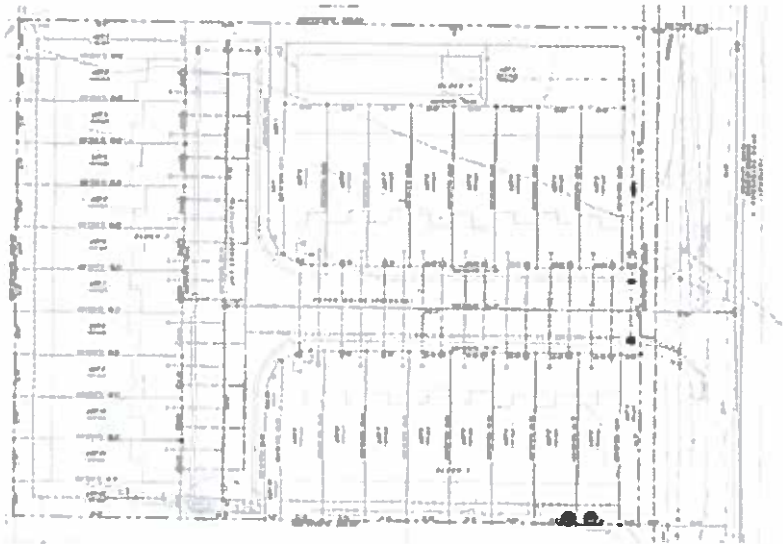
Jesse Christensen, HECO Engineers, 5700 E Franklin Rd. #160, Nampa, provided an overview of the project, reviewing landscaping plan and surrounding development projects, and requested approval of the preliminary plat for Powerline Townhomes Subdivision at 1165 S Powerline Rd.

Principal Planner Watkins provided a staff analysis, reviewing the property details/history, surrounding zoning, available services, code compliant lot analysis, city services, applicable regulations and agency comments located in the staff report.

The property was annexed and zoned to RML in June of this year. This project proposes 26 buildable lots and 5 common lots on 1.47 acres.

# Staff Analysis of the Preliminary Plat

**Overall Site Area-** 1.47 acres  
**Total, Proposed Lot Count -** 31  
**Total Common Lot Count -** 5  
**Total Building Lot Count-** 26

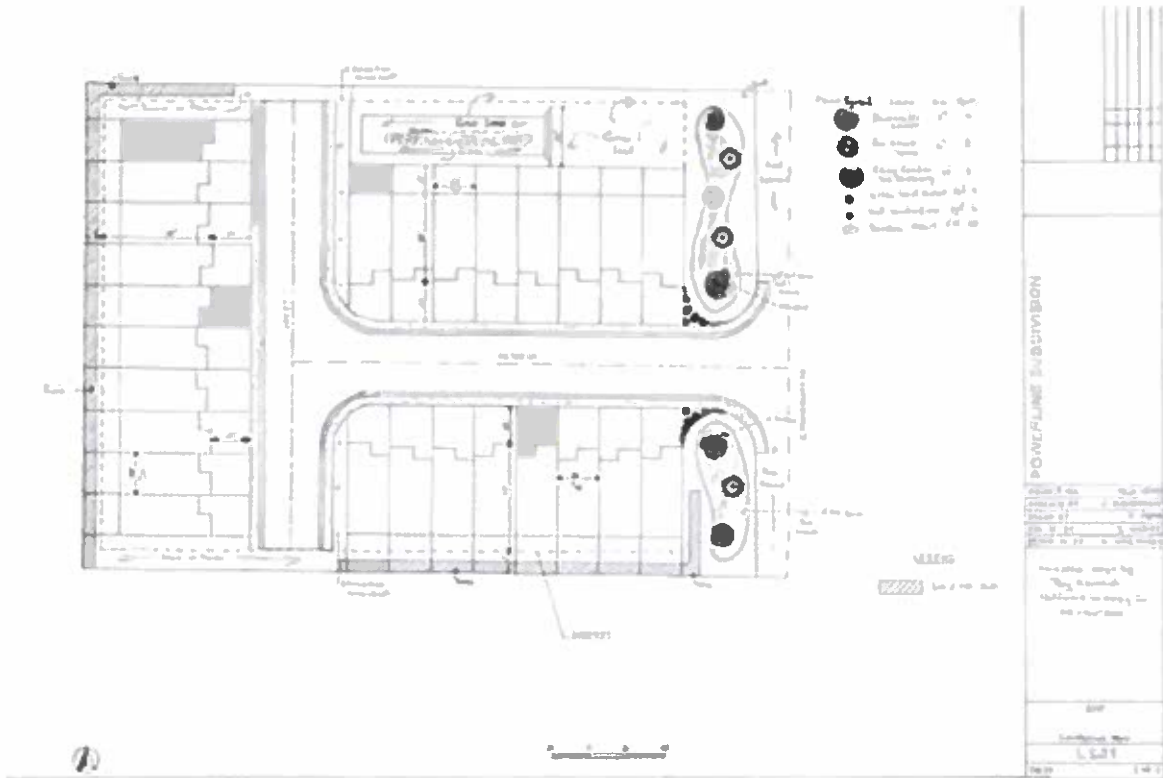


## Proposed conditions of approval:

1. Keep the property well maintained between now and the beginning of construction per Nampa Code Compliance recommendations.
2. Frontage road improvements along Powerline Road shall be constructed in accordance with NCC § 9-3-1.
3. 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 applicable City services.
4. Property shall be annexed in the Nampa Municipal Irrigation District at the time of property development and prior to being served by the City's pressure irrigation system. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery prior to Final Plat submittal to support annexation into the District.
5. 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 construction of the master planned 8" sewer and 12" irrigation main in Powerline Road.
6. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.
7. Applicant shall address all preliminary plat comments identified in the memo from the Nampa Engineering Division dated September 6, 2021. Applicant shall submit a revised Preliminary Plat addressing these items for City records.
8. Applicant shall provide an access safety and turn lane warrant analysis prepared by a qualified traffic consultant to support the proposed access location. Applicant shall be required to address any mitigation items identified in the analysis.
9. Applicant shall provide CC&R's with final plat submittal addressing shared ownership and maintenance of the private road, drainage system, and irrigation system. CC&R's shall state and the City's right to shut down irrigation service to the entire development if any property fails to pay their irrigation assessments.

The Commission reviewed NCC for RML zones as well as Chapter 27-Subdivisions and Preliminary Plats, and found the request to be consistent with applicable codes and regulations.

Kirkman asked for clarification on green space. The following slide was reviewed.

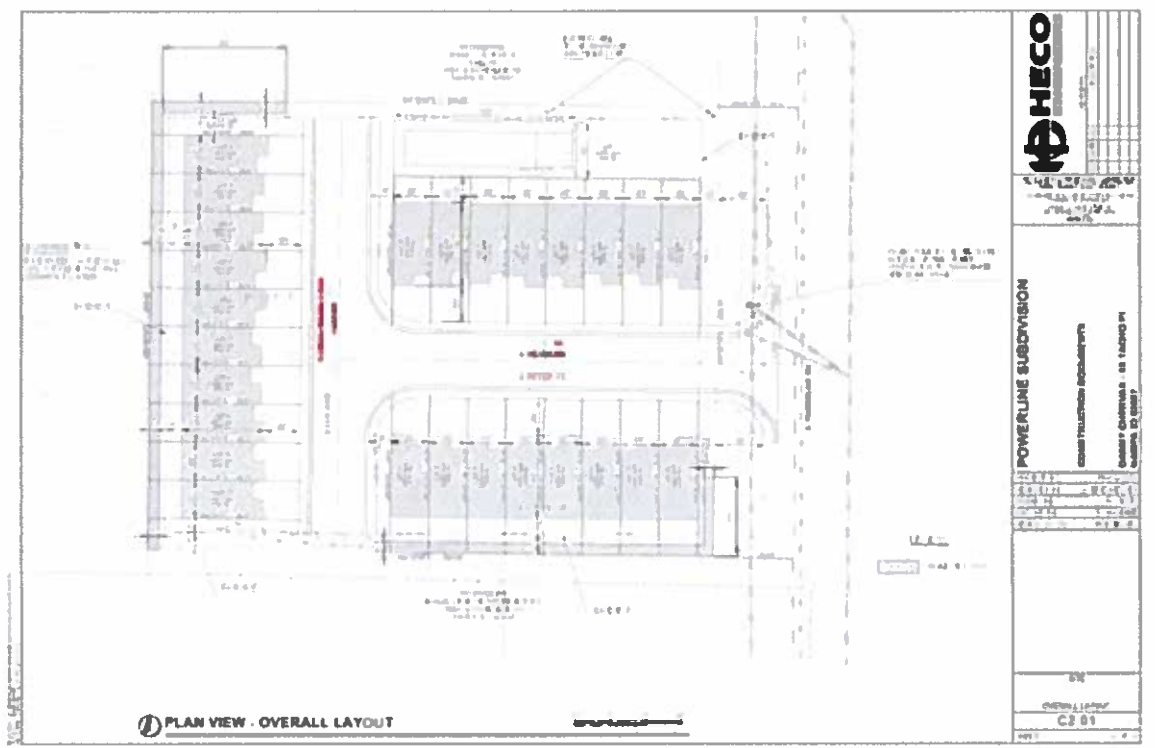


Madam Chair Sellman proceeded to public testimony.

Dorena Shrader, 8820 Deer Flat, Nampa:

- Owns property across the street.
- Concerns: Ingress/egress, frontage improvements, city services, no neighborhood meeting.

Christensen reviewed utilities, ingress/egress; at this time a neighborhood meeting is not required by the city.



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

**Kehoe motioned and Hutchings seconded to approve the Subdivision Preliminary Plat for Powerline Townhomes Subdivision at 1165 S Powerline Rd in a RML (Limited Multiple Family Residential) zoning district, for Daniil Chervak representing Zenith Homes (SPP 081-21) with all staff conditions and conclusions of law. Motion carried.**

**Public Hearing 3: Zoning Map Amendment from RS8.5 (Single-Family Residential 8,500 sq. ft.) to RS7 (Single-Family Residential 7,000) zoning district, Development Agreement Modification Ordinance No. 3564, and Subdivision Preliminary Plat to allow for 226 residentially zoned parcels totaling 41.7 acres, 32 common lots totaling 17.2 acres (9.91 of open space), and 5 common drive lots totaling 17 acres (parcel #'s R343710100 and R343710000 - addressed as 0 and 8620 Ustick Rd.) a sum total of 75.9 acres (located in the SW 1/4 of Section 34, T4N, R2W, BM) Sweetwater Glen Subdivision for Toll Bros, Inc. representing Louie M. Asumendi (ZMA 148-21, DAMO 047-21, & SPP 086-21) – ACTION ITEM.**

Madam Chair Sellman proceeded to public hearing.

Jeff Bower, 601 W Bannock, presenting on behalf of Tolls Bros, provided a thorough presentation with materials in the staff report.

- Project is compatible with surrounding zoning.
- RS7 zoning will allow for additional amenities in the development.
- 10 acres of common area/open space will be dedicated to and maintained by the HOA.
- Amenities include a 2 acre central park, pool, tot lot, covered picnic area, park with seating areas and playground equipment, with a 20' wide regional pathway.
- Utilities are available and have capacity to serve the project.
- Additional traffic mitigation: Making a proportionate share contribution for traffic improvements at Linder/Madison. Working with city staff to hone details of the Ustick Rd access/improvements.
- 6 phases (begin 2022-final buildout in 2024). Phase 1, when constructed, will include the main entrance and primary amenity (pool/common lot area) as well as a significant portion of the regional pathway.

- 2 distinctive styles/sizes (Garden Collection-slightly smaller towards the center of project, ranging from 1,200-2,400 sf, and Woodland Collection-larger lots 2,000-3,000 sf).

Kirkman clarified that the higher density is to accommodate more open space/amenities. Applicant stated he had not done a lot count from the 2006 plat (the previous DA condition is under 3 dwelling units/acre, this project will be 2.95 dwelling units/acre). Kehoe noted approval of the plat due to the increased open space/amenities.

Principal Planner Watkins provided a staff analysis, reviewing the property details, zoning and history of the project, available services, applicable regulations and agency comments located in the staff report.

This property was annexed and zoned to RS8.5 in April 2006; the proposed development was never completed.

North/South: Canyon County

East: RS7: Canyon County residential properties

West: RS7: Single family development

This development is located approximately 2.3 miles from Nampa Fire Station #3 with an approximate response time of 6 minutes.

The City's water, sewer, and pressure irrigation systems have adequate capacity to serve this property. The project will be required to construct utilities to and through the property at the time of development.

This request is to replace the existing DA that is attached to Ordinance #3564 from April of 2006, in its entirety, with a new development agreement and concept plan based on RS7 zoning standards.

There has been an extensive traffic analysis done by the City of Nampa Engineering Department and Kittelson and Associates.

The project is located at the northwest corner of Ustick Rd and Madison Rd intersection with public access to the following roads:

- Ustick Road – classified as “Minor Arterial,” speed limit 50-mph, managed by Nampa Highway District.
- Madison Road – classified as “Collector,” speed limit 45-mph, managed by city of Nampa.
- Spruce Street – new mid-mile Collector, speed limit 35-mph, management by city of Nampa.

Additional public right-of-way is required at the northwest corner of the Ustick Rd/Madison Rd street intersection for future improvements. Developer shall work with Nampa Engineering Division to determine right-of-way needs to be dedicated with the final plat. All other required public right-of-way along Ustick Road and Madison Rd already exists.

A Traffic Impact Study was prepared by Kittelson & Associates in accordance with city of Nampa policy and standards. The study has been reviewed/approved and identifies the following project triggered impacts and mitigation to be addressed by the development:

- Linde Rd/Madison Rd – Traffic Signal or Roundabout at 2025 Background + Site Traffic.
  - Intersection is shown to need mitigation by the 200<sup>th</sup> unit near 2024. Developer shall work with Nampa Engineering Division to coordinate an acceptable mitigation based on the projects 6% traffic contribution to the intersection.
- Ustick Rd/Access A (N Sweetwater Glen Ave) – Eastbound left-turn and westbound right-turn lanes warranted at 2025 Background + Site Traffic.
  - To be constructed by Developer at time of access construction.

The following intersections are shown to be impacted under existing traffic conditions, which are not the responsibility of the project:

- Ustick Road/Northside Blvd
- Ustick Road/Madison Road
- Ustick Road/Franklin Blvd

Frontage road improvements will be required in accordance with NCC § 9-3-1 to be reflected on final construction drawing, including:

- Ustick Road – Sidewalk and drainage; refer to Nampa Standard Drawing N-822.
- Madison Road – Sidewalk and drainage; refer to Nampa Standard Drawing N-821A.
- Spruce Street – Half street improvements; refer to Nampa Standard Drawing N-821A.

The proposed site accesses meet the City's Access Management Policy for spacing.

The onsite circulation system meets all City of Nampa policy and design standards.

Nampa Highway District No. 1 has jurisdiction over the southern half of Ustick Rd, and Canyon Highway District No. 4 has jurisdiction over the northern half of Ustick Rd. All design and permitting within the public right-of-way will require review, approval, and permit from them.

The Nampa Bicycle & Pedestrian Plan reflects the following public pathways which should be constructed by the Development:

- Purdam Gulch Drain – 10' pathway along the north side of the drain.

The pathway along the northside of Purdam Gulch Drain will need to be coordinated with Pioneer Irrigation District. The pathway shall be conveyed to the City by way of either of the following options:

- Pathway located within a 20' wide easement on a subdivision common lot for the ownership/maintenance of the pathway to the benefit of the City.
- A separate pathway lot at 20' width to be deeded to the City.

All building lots shall meet or exceed 7,000 sf in area. Although, 20% of the lots can be considered infill lots (in this case that is 45 lots). The smallest infill lot is 6,239 sf. The smallest standard lot is 7,135 sf; therefore, the plat is deemed compliant in this regard.

The average lot size required in the RS7 zone lots is 8,000 sf. There is a total of 226 buildable lots. When 20% of the largest and 20% of the smallest standard lots are removed, the average lot size is 8,042 sf.

- Frosty Acres is a Canyon County subdivision located 80' from the boundary of this proposed development.
- Lots 31 & 32, Block 2, Sweetwater Glen shall meet or exceed 10,000 sf to meet this requirement.

All master lots demonstrate required lot width and depth; therefore, the project is deemed compliant in this regard.

The Nampa Forester requests that the developer select an alternate species of tree for *Fraxinus Americana* (Autumn Purple Ash) due to it being a host to a national pest infestation. Therefore, the city requests a revised landscape plan to be submitted with the final plat addressing this comment.

Suggested Conditions of Approval:

1. Provide a revised landscape plan.
2. Provide a Traffic Impact Study to Canyon Highway District No. 4 for review.
3. Increase lot areas of Lots 31 & 32, Block 2 to meet or exceed 10,000 sf.
4. Frontage road improvements along Ustick Rd, Madison Rd, and Spruce Street shall be constructed in accordance with NCC § 9-3-1.
5. Developer shall dedicate additional right-of-way at the northwest corner of the Madison/Ustick Road for future intersection improvements at the time of Final Plat. Developer shall coordinate with the Nampa Engineering Division to define the required right-of-way.
6. Developer shall address all project triggered mitigation measures identified in the final approved Traffic Impact Study at the time of property development and to the satisfaction of the Nampa Engineering Division, including the following:
  - a. Right/left turn lanes at the Ustick Rd & N Sweetwater Glen Ave intersection.
  - b. Mitigation to be determined to address impact to Linden Rd and Madison Rd intersection.



7. Developer shall construct a public pathway along the northside of Purdam Gulch Drain in accordance with the 2019 Nampa Bicycle & Pedestrian Master Plan to be conveyed to the City by way of either of the following options:
  - a. Pathway located within a 20' wide easement on a subdivision common lot for the ownership/maintenance of the pathway to the benefit of the City.
  - b. A separate pathway lot at 20' width to be deeded to the City.
8. 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.
9. Property shall be annexed into the Nampa Municipal Irrigation District at the time of Final Plat recording. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery prior to Final Plat submittal to support annexation into the District.
10. 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. Extend 12" pressure irrigation main in Ustick Rd and Madison Rd with connections to existing irrigation in Ustick east of Madison, and in Madison south of Ustick.
  - b. Extend 6" pressure irrigation main in Spruce Street.
  - c. Extend 12" water main in Ustick Rd.
11. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.
12. Developer shall submit a revised preliminary plat prior to finalizing the rezone request addressing the comments listed in the Nampa Engineering Division review memo dated 8/24/2021, and street naming comments listed in the Nampa GIS Division review letter dated 7/22/2021.

Madam Chair Sellman proceeded to public testimony.

Belinda McBurney, 11914 Iowa: Ms. McBurney had several comments in opposition to overall development in Nampa, rather than this specific project. Commissioner Kirkman declared a point of order due to conduct.

John Reding, 12888 Lake Ave, opposed.

Marilyn Salci, 11175 Troyer, opposed.

Mr. Bower stated a neighborhood meeting was conducted and the developer has attempted to address the comments from the neighborhood meeting. The developer will not block access; ultimately it is the canal company's decision whether to grant or deny access.

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

The Commission reviewed applicable regulations found in the staff report and concluded the project met the conclusions of law criteria.

**Kehoe motioned and Van Auker, Jr. seconded to recommend to City Council approval of the Subdivision Preliminary Plat to allow for 226 residentially zoned parcels totaling 41.7 acres, 32 common lots totaling 17.2 acres (9.91 of open space), and 5 common drive lots totaling 17 acres (parcel #'s R343710100 and R343710000 - addressed as 0 and 8620 Ustick Rd.) for Sweetwater Glen Subdivision for Toll Bros, Inc. representing Louie M. Asumendi (SPP 086-21) with all conditions of staff and conclusions of law. Motion carried.**

**Kehoe motioned and Van Auker, Jr. seconded to recommend to City Council approval the Zoning Map Amendment from RS8.5 (Single-Family Residential 8,500 sq. ft.) to RS7 (Single-Family Residential 7,000) zoning district, to allow for 226 residentially zoned parcels totaling 41.7 acres, 32 common lots totaling 17.2 acres (9.91 of open space), and 5 common drive lots totaling 17 acres (parcel #'s R343710100 and R343710000 - addressed as 0 and 8620 Ustick Rd.) Sweetwater Glen Subdivision for Toll Bros, Inc. representing Louie M. Asumendi (ZMA 148-21) with all conditions of staff and conclusions of law. Motion carried.**

Kehoe motioned and Van Auker, Jr. seconded to recommend to City Council approval of the Development Agreement Modification Ordinance No. 3564, and to allow for 226 residentially zoned parcels totaling 41.7 acres, 32 common lots totaling 17.2 acres (9.91 of open space), and 5 common drive lots totaling 17 acres (parcel #'s R343710100 and R343710000 - addressed as 0 and 8620 Ustick Rd.) a sum total of 75.9 acres (located in the SW 1/4 of Section 34, T4N, R2W, BM) Sweetwater Glen Subdivision for Toll Bros, Inc. representing Louie M. Asumendi (DAMO 047-21) with all conditions of staff and conclusions of law. Motion carried.

**Public Hearing 4: Annexation and Zoning to RD (Two-Family Residential - Duplex) zoning district, potential development agreement, and Subdivision Preliminary Plat for Wood Poppy Subdivision at 0 Northside Blvd. (Parcel #R34373011, a 9.51 acre parcel in SW ¼ of the SW ¼ of Section 34, T4N, R2W, BM, Nampa, Canyon County), for Jarom Wagoner & Trilogy Development, representing Corey Barton/Endurance Holdings LLC (ANN 204-21 & SPP 083-21). Original Concept: 72 multi-family units on 18 buildable lots (totaling 6.94 acres) and 7 common lots/ROW (totaling 2.57 acres); for a gross density of 7.57 – ACTION ITEM.**

Madam Chair Sellman proceeded to public hearing.

Jarom Wagoner, 11846 Linden Rd, requested approval of the project (18 residential lots with fourplex units on each lot). Wagoner stated he was appreciative of staff's responsiveness and assistance with this project. Stated this project will provide a much needed apartment style living amenity to the area, is close to schools, shopping, freeway access, and churches. The new Northside exit/off-ramp provides easy access. Amenities include a community playground, a centrally located picnic shelter and another picnic shelter in the southeast portion of the property.

Kehoe asked if the trees in the concept plan will included in the project (response: "Those trees will be in the DA") and about the brown squares in the parking lot. Applicant responded the brown squares were inadvertently added by the landscape architect; that area is slated for parking. There will be surface parking along all the frontages of where those fourplexes are shown.

Associate Planner Bodily provided the staff analysis.

**Surrounding Zoning:**

- North: RS7 – Hartland Subdivision No. 1
- South: AG-Canyon County
- East: RS7 – Hartland Subdivision No. 1
- West: AG-Canyon County

A single-family home sits in the middle of the development and will remain.

**Services:**

The City's water, sewer, and pressure irrigation systems have adequate capacity to serve this property. The City maintains the following utilities in the vicinity of the project:

- 10" gravity sewer main in Northside Blvd;
- 8" gravity sewer main in E Violet Street;
- 10" water and irrigation mains in Ustick Rd at Madison Rd approximately 2,200' east of the property; and,
- 12" water and irrigation mains in Northside Blvd at the north end of the property.

Fire: Nearest Station 2.7 miles, 8-minute response time. Police: Nearest Station 5.3 miles.

Staff received input from two members of the community regarding traffic and the impact on the aquifer as well as from the Building Dept. for compliance with Title 4 requirements, the City Forester regarding the landscape plan, the Parks Department addressing pathway construction, NMID & Boise Project Board of Controls discussing proper plan review and licensing within their easements and from CenturyLink, NHD#, GIDS and Engineering with their standard comments and conditions of approval.

**Engineering Comments:**

**Access/Layout:**

1. The project is located south and east of Northside Blvd and Ustick Road with frontage on the following public roads:

- Northside Blvd – classified as “Minor Arterial,” speed limit 45-mph, two lane rural section.
  - Ustick Rd – classified as “Minor Arterial,” speed limit 50-mph, two lane rural section; managed by Nampa Highway District No. 1
2. The following right-of-way dedication is required for this project:
    - Northside Blvd – 50’ from Section Line
    - Ustick Rd – 50’ from Section Line
    - Additional right-of-way as required for City planned roundabout at the intersection of Northside Blvd and Ustick Rd.
  3. The City is in the process of coordinating a corridor study for Ustick Rd in conjunction with Canyon Highway District No. 4 and Nampa Highway District No. 1 and will develop a concept plan for intersection improvements with that study.
  4. Frontage road improvements will be required in accordance with NCC § 9-3-1 to be reflected on final construction drawing, including:
    - Northside Blvd – Sidewalk and drainage; refer to Nampa Standard Drawing N-822.
    - Ustick Rd – Sidewalk and drainage; refer to Nampa Standard Drawing N-822.
  5. This development does not meet the threshold for a full Traffic Impact Study per City of Nampa policy and standards. However, the Developer consulted with CR Engineering Inc. to prepare a turn lane warrant analysis for the accesses. The study concluded turn lanes were not warranted at either Northside Blvd access.
  6. The two proposed site accesses off of Northside Blvd meet the City’s Access Management Policy for spacing. There are no sight distance concerns at the access.
  7. The internal roads are proposed as private. Applicant shall provide CC&R’s with final plat submittal addressing shared ownership and maintenance of the private roads.
  8. Access should be accommodated for the out-parcel addressed 18052 Northside Blvd with the CC&Rs and plat as the existing access to Northside Blvd will not be allowed when that property redevelops. Ideally access to the parcel would be modified with this development.
  9. The Nampa Bicycle & Pedestrian Plan reflects the following public pathways which should be constructed by the Development:
    - Purdam Gulch Drain – 10’ to 12’ pathway along the north side of the drain.
    - The pathways will need to be coordinated with Pioneer Irrigation District and the Bureau of Reclamation. The pathway shall be conveyed to the City by way of either of the following options:
      - Pathway located within a 20’ wide easement on a subdivision common lot for the ownership/maintenance of the pathway to the benefit of the City.
      - A separate pathway lot at 20’ width to be deeded to the City.
  10. Nampa Highway District No. 1 has jurisdiction over Ustick Rd at this location. All design and permitting within the public right-of-way will require review, approval, and permit from them.
  11. This project will be subject to standard traffic impact fees as mitigation for its contribution to regional traffic.

Design Review will be required with this development.

Comprehensive Plan: The future land use designation is Medium Density Residential. The RD zoning district allows for fourplex developments. The density proposed for the Wood Poppy Subdivision is a gross density of 7.57 and a net density of 10.37. Medium Density Residential has a gross density of 2.5 to 8 dwelling units per acre.

Safe Routes to School:

- Ridgevue High School = ~1.3 miles (not within walking distance)
- Sage Valley Middle School = ~1.7 miles (not within walking distance)
- East Canyon Elementary School = ~0.4 miles (within walking distance)

COMPASS Analysis: The housing to job ratio indicates that more jobs are needed in the area. Farmland is being consumed by this development, but there are 1,327 acres of farmland existing within 1 mile of this project. The nearest bus stop is 1.8 miles away, the nearest park is 2.1 miles away and the nearest grocery store is 3.6 miles away.

Minimum Lot Areas: That because the proposed Development is slated for development in conjunction with RD zoning, this requirement applies...all master building lots meet or exceed 7,000 sf in area. The smallest standard buildable lot is 14,010 sf.; therefore, the plat is deemed compliant in this regard.

Average Lot Size: Subdivisions in the RD zone are exempt from lot averaging. Therefore, the plat is deemed compliant in this regard.

Lot Compatibility: Subdivisions in the RD zone are exempt from lot compatibility. Therefore, the plat is deemed compliant in this regard.

Lot Width: All master lots demonstrate required lot width; therefore, the project is deemed compliant in this regard.

- Right-of-Way Dedication(s)/Improvements: The following right-of-way dedication is required for this project:
- Northside Blvd – 50’ from Section Line
  - Ustick Rd – 50’ from Section Line
  - Additional right-of-way as required for City planned roundabout at the intersection of Northside Blvd and Ustick Rd.

A landscape plan was submitted with the application paperwork. The landscape plan has been reviewed by the City Forester and no corrections were requested.



The proposed open space is mostly on the same lots as the fourplex structures. There is one central lot that contains a community playground and picnic shelter. There is also another picnic shelter on the southern portion of the development. Excluding the landscape buffer, open space is calculated at 18%. A pathway, as shown in the Nampa Bicycle and Pedestrian Plan, is requested along the north side of the Purdam Gulch Drain.

Parking: NCC 10-22 dictates the number parking spaces required. Single-family and multi-family residential shall provide 2 parking spaces per dwelling unit. This project has provided 162 parking spaces.

- Suggested Conditions of Approval:
1. The following right-of-way dedication is required for this project:
    - Northside Blvd – 50’ from Section Line

- Ustick Rd – 50' from Section Line
  - Additional right-of-way as required for City planned roundabout at the intersection of Northside Blvd and Ustick Rd. To be determined by City as part of Ustick Rd corridor study.
2. Frontage road improvements along all frontage roads shall be constructed in accordance with NCC § 9-3-1.
  3. 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 applicable City services.
  4. Property shall be annexed in the Nampa Municipal Irrigation District at the time of property development and prior to being served by the City's pressure irrigation system. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery prior to Final Plat submittal to support annexation into the District.
  5. 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:
    - Extend 12" pressure irrigation main in Ustick Rd and Northside Blvd.
    - Extend 12" water main in Ustick Rd and Northside Blvd.
  6. Developer shall construct utility services and accommodate shared access to the property addressed 18052 Northside Blvd.
  7. Developer shall construct a public pathway along the north side of Purdam Gulch Drain in accordance with the 2019 Nampa Bicycle & Pedestrian Master Plan to be conveyed to the City by way of either of the following options:
    - Pathway located within a 20' wide easement on a subdivision common lot for the ownership/maintenance of the pathway to the benefit of the City.
    - A separate pathway lot at 20' width to be deeded to the City.
  8. Applicant shall provide CC&R's with final plat submittal addressing shared ownership and maintenance of the private road and drainage system.
  9. Developer shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.

Madam Chair Sellman proceeded to public testimony. No public comment forthcoming.

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

The Commission reviewed applicable regulations and determined it is in the public interest to provide single-family residential development opportunities within the city of Nampa, the proposed use is reasonably compatible with existing, adjoining property uses, and the proposed zoning is aligned with the adopted Comprehensive Plan.

**Van Auker, Jr. motioned and Garner seconded to approve the Subdivision Preliminary Plat for Wood Poppy Subdivision at 0 Northside Blvd. for Jarom Wagoner & Trilogy Development, representing Corey Barton/Endurance Holdings LLC (SPP 083-21). Original Concept: 72 multi-family units on 18 buildable lots (totaling 6.94 acres) and 7 common lots/ROW (totaling 2.57 acres); for a gross density of 7.57 with all conditions of staff and conclusions of law. Motion carried.**

**Van Auker, Jr. motioned and Garner seconded to recommend to City Council approval of Annexation and Zoning to RD (Two-Family Residential - Duplex) zoning district, and potential development agreement for Wood Poppy Subdivision at 0 Northside Blvd. for Jarom Wagoner & Trilogy Development, representing Corey Barton/Endurance Holdings LLC (ANN 204-21). Original Concept: 72 multi-family units on 18 buildable lots (totaling 6.94 acres) and 7 common lots/ROW (totaling 2.57 acres); for a gross density of 7.57 with all conditions of staff and conclusions of law. Motion carried.**

**Public Hearing 5: Development Agreement Modification to modify the concept plan (Exhibit B) and conditions of approval (Exhibit C) of Ordinance No. 3584, changing the site plan, the number of buildings, associated parking, and conditions, and Subdivision Preliminary Plat for the Falcon Townhouses Subdivision on 3 parcels addressed as 0 Lake Lowell Ave. - parcel #'s R32045000, R32045012, & R32045013 in a RD (Two-Family Residential) zoning district (three parcels totaling 7.8 acres in the SE 1/4 of Section 30, T3N, R2W, BM, Nampa, Canyon County) for Delta LLC/M Ataul Karim (DAMO 048-21 & SPP 087-21). Revised Concept: 48 single-**

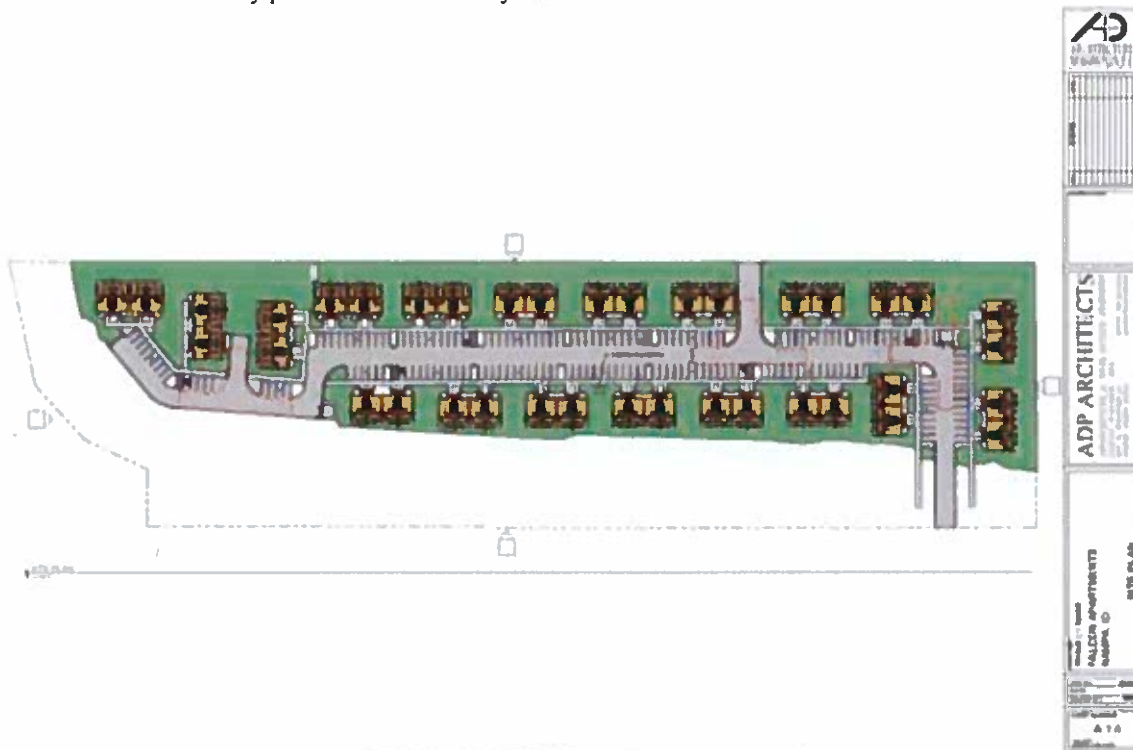
family attached townhouse units in 12 buildings (4.3 acres), 28 multi-family units in 7 buildings (2.5 acres), and 1 common lot (.96 acres); for a gross and net density of 9.74 – ACTION ITEM.

Madam Chair Sellman proceeded to public hearing.

Glenn Walker, 1831 E Overland Rd., Meridian requested approval of the project.

- Lake Lowell is classified as a collector road.
- 50' public row was provided for Lake Lowell Ave and frontage road improvements will be implemented in accordance with Nampa city code.
- Traffic study is from June 6, 2007 indicated a right turn lane was warranted.
- Internal roads will be private, CCR's will be included in final plat submittal.
- Access connection to S. Sabine River Ave. will be gated as an emergency only access.
- Developer will provide a pathway along the southside of the canal.
- RD zoning district allows for this use; this is not a high density project,
- Sidewalk/sidepath along Lake Lowell Rd will be provided.
- This will meet a much needed demand.

Associate Planner Bodily provided the staff analysis.



April 2006 – City Council approved the annexation and zoning of the property to RD as well as the Comprehensive Plan Future Land Use Map amendment from low density to medium density residential. The annexation was approved with a development agreement (Ord #3584). The approved plan was for a 44-unit duplex and tri-plex project.

Surrounding Zoning:

- North: RS6 (Copper River Basin)
- South: RS8.5 (Carriage Hill North)
- East: BC (Vacant)
- West: RA (Single-family home)

The City's water, sewer, and pressure irrigation systems have adequate capacity to serve this property. The City maintains the following utilities in the vicinity of the project:

- 8" gravity sewer main in W Tualatin River Street (+/-9' deep);
- 8" water main in S Sabine River Street;
- 12" water main on north side of Lake Lowell Ave;
- 6" pressure irrigation main in S Sabine River Street; and,
- 12" pressure irrigation main on south side of Lake Lowell Ave.

Bodily reviewed the development agreement included in the staff report. This request is to replace the previous DA that describes the 7.8-acre portion that makes up parcels R3204501200, R3204501300 & R3204500000. The original area was proposed for a 44-unit duplex and triplex project but has remained undeveloped. The present application before the Commission proposes a change to the original DA, including:

- a. Newly drafted development agreement document.
- b. Replacing conditions of approval and site plan details in a new development agreement that applies to the single-family attached unit development.
- c. Provide a new legal description of the portion to be modified.

In the nearby area are single-family residential to the north and south and commercial the east. This development proposes 28 fourplex units and 48 single-family attached units for a total of 76 units on 7.8 acres. Design Review will be required for this development.

The future land use designation is Medium Density Residential. The RD zoning district allows for single family attached, multi-unit, zero lot line structures as well as fourplex structures without a conditional use permit. The proposed gross density for this project is 9.74 units per acre which is above the amount indicated in the comprehensive plan. Generally, however, zero lot line projects are permitted a higher density due to the nature of townhomes being single structures under separate ownership.

Safe Routes to School:

- a. Nampa High School = 2 miles (not within walking distance)
- b. Lone Star Middle School = 1 mile (within walking distance)
- c. FD Roosevelt Elementary School = 1 mile (within walking distance across Middleton Rd)

Preliminary Plat Analysis - Regarding BN Building Lots:

- Density – FLUM Designation (Medium Density Residential): 2.51-8 dwelling units per acre (gross)
- Density Proposed: 9.74 dwelling units per acre (gross)
- Min. Allowed BN Bldg. (or "Master") Lot Size-7,000 sf.
- Min. Proposed RD Bldg. (or "Master") Lot Size-14,534 sf.
- Min. Allowed Average RD Bldg. Lot Size-Exempt
- Min. Proposed Average RD Bldg. Lot Size-15,680 sf.
- Periphery Compatibility Applicability-Exempt
- Min. Req. St. Frontage RD Zone-N/A
- Min. Allowed RD (or "Master") Bldg. Lot Widths-50'
- Min. Allowed RD Bldg. Mean Lot Depths-N/A
- Maximum Building Height allowed in RD zone: No principal building shall exceed either two (2) stories or thirty feet (30') in height.

No right-of-way is required to be dedicated. The existing box culvert at Lake Lowell Ave canal crossing will need to be extended to facilitate construction of the proposed site access, right turn lane, and pathway.

A landscape plan was submitted with the application paperwork. The landscape plan has been reviewed by the City Forester and will require revisions.

There is one proposed common lot which mainly consists of the Deer Flat Nampa Canal and is within their easement. There are no other common spaces. A 10' to 12' pathway will be required per the Nampa Bicycle & Pedestrian Plan

on the south side of the canal. The applicant states the percent of open space/common area as 12.3% with the majority included in residential lots.

NCC 10-22 dictates the number parking spaces required. Single-family and multi-family residential shall provide 2 parking spaces per dwelling unit. This project is required to and has provided 171 parking spaces.

Public Input Concerns: Traffic, open space, density, need for retail/restaurants, decrease in property value, increase in crime.

**Suggested Conditions of Approval:**

1. Frontage road improvements along Lake Lowell Ave shall be constructed in accordance with NCC § 9-3-1.
2. 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 applicable City services.
3. Property shall be annexed in the Nampa Municipal Irrigation District at the time of property development and prior to being served by the City's pressure irrigation system. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery prior to final plat submittal to support annexation into the District.
4. 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 looping of water main back to Lake Lowell Ave and installation of a pressure reducing valve between the project access and S Carriage Hill Way.
5. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.
6. Project shall construct a right-turn lane at the proposed Lake Lowell Ave access in accordance with the previously prepared Traffic Impact Study. An updated analysis shall be submitted with the final plat to reflect the development changes. The Developer shall be responsible to address any and all additional project impacts identified in the updated analysis to the satisfaction of the Nampa Engineering Division.
7. Developer shall construct a public pathway along the south side of Nampa Deer Flat Canal in accordance with the 2019 Nampa Bicycle & Pedestrian Master Plan to be conveyed to the City by way of either of the following options:
  - Pathway located within existing public right-of-way.
  - Pathway located within a 20' wide easement on a subdivision common lot for the ownership/maintenance of the pathway to the benefit of the City.
  - A separate pathway lot at 20' width to be deeded to the City.
8. Developer shall construct a minimum of a 10' wide sidewalk along the north side of Lake Lowell Road to act as the side path also indicated on the City of Nampa Bicycle and Pedestrian master plan.
9. Applicant shall provide CC&R's with final plat submittal addressing shared ownership and maintenance of the private road, drainage system, and irrigation system. CC&R's shall state and the City's right to shut down irrigation service to the entire development if any property fails to pay their irrigation assessments.
10. Construction drawings with a grading plan indicating minimum and maximum top of wall elevations from top back of curb and a drainage plan for individual lots will be required at time of final plat review.
11. Developer shall work with Code Compliance to address open cases.

Madam Chair Sellman proceeded to public testimony.

Natalie France/Mike Cripe, 11500 Lake Lowell, undecided.

- Has property near the canal. Will the canal be enclosed?
- Height restrictions?
- Lives in the county, concerned about Fire access.

Annben, Kyle, 12395 Landau Way, opposed but did not wish to speak.

Allyson Bilelo, 1349 W Timkin:

- Property is too small for this density.
- Canal water turned off a month early – there is not adequate capacity.



- Impact on city services.
- Too much building, wants to live in quiet area.
- Where will the entrance be, Lake Lowell is a two lane Rd.
- Traffic study.

Combs, Kenneth, 12892 Orenko

- Agrees with previous comments.
- Not enough open space.
- Will these be rentals?

Grant, Robin, 12709 S Transport Way

- Agrees with previous comments.
- Would rather have single family homes.
- Requested additional traffic mitigations.

Haner, James, 11994 W Buteo Dr, opposed did not wish to speak.

Harrier, Leslie & John, 12678 S Stanhope Way, opposed did not wish to speak.

Haskew, Paul, 12325 Landau Way

- Agrees with previous comments.
- Prefers lower density zoning.
- Not enough amenities for this project.
- Parking concerns with plat design.
- Traffic concerns/sun is blinding drivers.

Hayden, David, 12880 S Orenco Way

- Traffic problems.
- Too many people in area already.
- Difficult for city services/Fire to gain access.
- Tax revenues should go to city services, not new developments.
- Increase crime and drain city services.
- Reduces property values.

Hetchler, Anthony, 23873 S Carriage Hill Way.

- Agrees with previous comments.
- Schools are overcrowded.
- Traffic concerns.
- Not enough retail in the area.

Higley, Cheryl, 12441 S Abbot Downing Way

- Agrees with previous comments.
- Experience in California, trying to circumvent what happened to them there.

James, Carol, 11348 W Cere Ct., opposed but did not wish to speak.

McBurney, Belinda, 11914 Iowa Ave.

- Too much development occurring in Nampa.
- Concerns about nearby destroyed landscaping/trees.

Miller, Dana, 12899 S Carriage Hill Way

- Agrees with previous comments.
- Not enough shopping/business nearby to support this project.

- Lake Lowell traffic is difficult.
- Lower density, single family dwellings.

Orrall, Bill & Meaghan Duffy Orrall, 13623 S Baroque Ave, opposed but did not wish to speak.

Reding, John, 12888 Lake Ave, opposed but did not wish to speak.

Robinson, Danny, 12275 Landau Way, opposed but did not wish to speak.

Salci, Marilyn, 11175 W Troyer Dr.

- Increased traffic, especially on Lake Lowell.
- Concerns about building heights.
- Will these be rentals.
- Density is too high.
- Too many four way stops, can't get to freeway fast enough.

Skinner, Sharon, 11361 W Timken Way, opposed but did not wish to speak.

Steele, Jerry & Linda, 1219 S. Spring Valley Dr

- Agrees with previous comments.
- Single family homes rather than this project.

Stevanovic, Slobodan, 11244 W Rosette Dr.

- Project doesn't fit the area.
- Already too much traffic.
- Not enough open space, will encroach into their open space/amenities.
- Need updated traffic study.

Sutherland, Roy, 11339 W Platte River St.

- Agrees with previous comments.
- Concerns about drinking water.

Weeks, Gerry/John, 1100 S Spring Valley Dr.

- Traffic study occurred before school started.
- No nearby jobs to support higher density housing.
- No walkability to nearby schools.
- Higher density housing should be near freeway.
- Bad cell service in their area.

Applicant rebuttal:

- RD zoning allows for this density, this is not a high density project.
- Does not agree compact development causes increase in traffic and parking problems.
- A more accurate comparison would be single family housing vs. rental homes. On average, apartment residents own fewer cars than single family residential homes.
- Middleton Rd. will be improved to a 5 lane road, there are other road improvements in the area planned.
- Reduction in home pricing: There is no evidence of this.
- Shortage of people for services: There is a high demand for this development.
- Shortage of water is a misconception, there is plenty of water available for the city utilities, not talking about irrigation due to drought.
- Not enclosing the canal.
- Fire access will not block nearby property.
- Referred to higher density properties in the north end of Boise which have not affected nearby home prices.
- Shortage of people for services: Middle class families cannot afford housing in Nampa and need rental properties. Shortage of service people will increase if housing is not provided.

- Providing more parking than what NCC requires.
- 2 story maximum building height.
- Treasure Valley has largest rental increase pushing renters to the west.
- There is no definitive decision on whether these properties will be rentals or sold.
- There is 30% of open space.

Ashby noted that, in situations where the gross and net densities are the same, we go off of the net which is less than the 12.4 units an acre recommended.

Kehoe asked when Middleton would be widened to 5 lanes. Badger stated the 2 lane roadway can handle a lot of traffic; the intersections have capacity issues. A signal is being added at Lone Star and the Nampa Highway District (pending a property acquisition case) is constructing another signal at Orchard. The city does not have a funding year for Lake Lowell/Iowa on Middleton. Currently working on Lake Lowell/Midland and Iowa/Midland. There was a recent road project on Middleton Rd, a turn lane was added to a number of those intersections which helps capacity at those 4 way stops. No funding year for widening Middleton to 5 lanes, the city has determined that currently this is not needed.

Kehoe asked staff for clarification on school overcrowding issues. Ashby replied that during a recent meeting with the school districts he was informed that Vallivue is over capacity and Nampa is under capacity. The comment from Vallivue is they are having difficulty keeping up with the growth.

Kehoe: Representing the citizens of Nampa; he will deny the project.

Kirkman:

- Appreciates all comments.
- Aware of the rise at Lake Lowell on that road, especially close to the intersection.
- Traffic is everywhere, not focused on any one particular area in Nampa.
- There is no evidence that higher density reduces property values which has ever been brought to the Commission's attention.
- Lack of irrigation water is due to drought, there is plenty of city water in the aquifers.
- Referred to a comment about wells drying up; this was a depth capacity issue, not due to lack of water.
- New development in this area of town should be similar to development that has already occurred; the remaining area should be preserved for low density single family homes.
- This project is better suited as an infill project closer to town, compatibility issue.
- Not opposed to townhouses, this is not a high density project.

Van Auker, Jr.:

- Long-time resident, pro-development.
- The Commission spends a great deal of time reviewing the staff reports prior to hearing.
- This project seems too dense, infrastructure is already crowded.
- Compatibility issue, better suited as affordable housing in another location.

Miller:

- Long-time resident.
- The Commissioners are volunteers who attempt to steer growth in the right direction in accordance with communication with City Council, the Mayor, and the community.
- Development is going to occur, responding to many comments regarding no more development: "What if we would have done that 5 years ago and the people in this room could not have moved here?"
- Encouraged the public/concerned citizens to participate in the many opportunities the city of Nampa makes available to provide input, community involvement is encouraged and welcome.
- The density of this project is too high for this area, there are not enough services (business or shopping) to accommodate a higher density project which will affect the infrastructure.

Gardner stated he agreed with these comments.

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

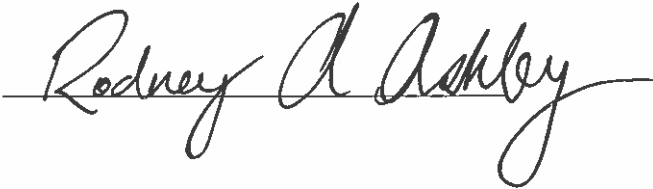
The Commission reviewed applicable regulations and public comments, and determined that this project was not compatible with the area.

**Kirkman motioned and Garner seconded to recommend denial of the Development Agreement Modification to modify the concept plan (Exhibit B) and conditions of approval (Exhibit C) of Ordinance No. 3584, changing the site plan, the number of buildings, associated parking, and conditions, for the Falcon Townhouses Subdivision on 3 parcels addressed as 0 Lake Lowell Ave. - for Delta LLC/M Ataul Karim (DAMO-048-21) with all conditions of staff and conclusions of law. Motion carried.**

**Kirkman motioned and Garner seconded to deny the Subdivision Preliminary Plat for the Falcon Townhouses Subdivision on 3 parcels addressed as 0 Lake Lowell Ave. - for Delta LLC/M Ataul Karim (SPP-087-21) with all conditions of staff and conclusions of law. Motion carried.**

Meeting adjourned at 10:16 pm.

Rodney A. Ashby, Planning Director  
:kh

A handwritten signature in black ink that reads "Rodney A. Ashby". The signature is written in a cursive style and is positioned over a horizontal line.