



MINUTES OF REGULAR MEETING HELD TUESDAY, FEBRUARY 28, 2023

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> and <https://www.youtube.com/@cityofnampapublicmeetings>

Chair Van Auker, Jr. called the meeting to order at 5:45 pm.

Commissioners Daffer, Garner, Turner, Miller, Kehoe, Kirkman and Morgan were present; Commissioner Sellman was absent.

Director Ashby reviewed the 2022 Density Report (included in Commission packet).

Consent Agenda (Action Items):

Moved by Garner and seconded by Kirkman to approve the Consent Agenda which had the following items presented:

1. Approval of Minutes: February 14, 2023.
2. Subdivision Final Plat Approval of Reflections Edge No. 2 subdivision in an RS 4 (Single-Family Residential) zoning district - a 9.07 acre parcel #R3239201100 & R3239200000 at 0 E Railroad St (located in the NE 1/4 of Section 36, T3N, R2W, BM) for KB Homes, LLC (SPF-00227-2023). Original Concept: 48 single-family detached lots, 3 common lots and 2.56 acres of right-of-way.
3. Extension request to March 21, 2024 for Subdivision Final Plat Approval for Silver Star Subdivision No. 5 at 0 Star Rd (An 11.3-acre portion of Parcel #R30362000) in the RS8.5 (single-family residential) zoning district, SE ¼ of the NW ¼ of Section 5, Township 3 North, Range 1 West, Boise Meridian, City of Nampa, Canyon County, Idaho, being a portion of that property previously described in Warranty Deed Instrument No. 2018-016846 for Kyle Prewett/Toll West Inc. (SPF-00186-2021).
4. Extension request to February 7, 2024 for Final Plat Approval for Jasper Ridge No. 1 Subdivision at 0 Middleton Rd - a portion of Parcel #R3145601200 (A 17.51 acre portion of land located in the NE ¼ of Section 19, T3N, R2W, BM, Canyon County) for Schultz Development representing Endurance Holdings LLC (SPF-00178-2021). Original Concept: 66 single-family lots and 9 common lots; a gross density of 3.76 & net density of 6.06.
5. Extension request to February 22, 2024 for Final Plat Approval for Jasper Ridge Subdivision No. 2, including 40 building lots and 8 common lots, at 0 Middleton Rd (A 14.52 acre portion of Parcel #R3145601200) in the RS6 (single-family residential 6,000 sq. ft.) zoning district, located in the NE ¼ of Section 19, T3N, R2W, BM, Canyon County) for Schultz Development representing Endurance Holdings LLC (SPF-00183-2021).

Motion carried.

Chair Van Auker, Jr. proceeded to public hearing items on the agenda at 6:10 pm.

Public Hearing 1: Subdivision Short Plat Approval of Northside Logistics Center Subdivision in a IL (Light Industrial) zoning district - a 35.216 acre parcel #R3129700000 at 216 Shannon Dr (located in the NE 1/4 of Section 16, T3N, R2W, BM) for T-O Engineers, representing LDK Ventures (SPS-00048-2022). Original Concept: 3 industrial lots – ACTION ITEM.

Commissioner Morgan recused himself from this hearing.

Chair Van Auken, Jr. proceeded to public hearing.

Srini Nookala, 3140 Peacekeeper Way, McClellan, CA, presented the project.

Senior Planner Bodily presented the staff report and applicable regulations. The owner wishes to subdivide in order to sell the buildings individually and a building permit has been issued for Building A. Kirkman clarified there was nothing in the DA to prohibit subdividing the property.

Plat Analysis:

- Overall site area: 35.216 acres
- Total, proposed IL lot count: 3
- Required Front Setback: Ten feet (10') from the property line (or future right of way where known or determined by the City Engineer); and required setbacks when building height exceeds thirty five feet (35') then one foot (1') for each one foot (1') of building height.
- Required side and rear setbacks: None required.
- Short plats are exempt from the open space requirements
- Parking provided will be reviewed during the building permitting process.
- A landscape plan was submitted and approved with the building permit for Building A.
- A 10' wide pathway is required as part of the development of this project and is included in the plans in the building permit.

Conditions of approval:

1. The Developer's Surveyor shall address all plat comments prior to City Engineer signature of the plat.
2. Developer shall provide documentation from the Irrigation District that all irrigation assessments for the property have been paid in full prior to City Engineer signature of the plat.
3. Provide copies of required executed license agreement(s), if any, prior to City Engineer signature of the plat.
4. The temporary emergency access road shall have an unobstructed width of not less than 20 feet and have an approved all-weather driving surface of asphalt, concrete, or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds.
5. Developer shall select an alternate tree species for the Crimson Sunset Maple due to its high mortality rate in this area.

Chair Van Auken, Jr. proceeded to public testimony. No one appeared in favor of or in opposition to the request.

Moved by Kehoe and seconded by Kirkman to close public hearing. Motion carried.

Moved by Kirkman and seconded by Garner to recommend to City Council approval of the item with recommended conditions and adopt the potential findings in the staff report. Motion carried.

Public Hearing 2: Subdivision Short Plat Approval of Madison Logistics Center Subdivision in a IL (Light Industrial) zoning district - a 19.51 acre parcel #R3104100000 at 16677 Madison Rd (located in the NW 1/4 of Section 10, T3N, R2W, BM) for T-O Engineers, representing LDK Ventures (SPS-00047-2022). Original Concept: 3 industrial lots – ACTION ITEM.

Commissioner Morgan recused himself from this hearing.

Chair Van Auken, Jr. proceeded to public hearing.

Srini Nookala, 3140 Peacekeeper Way, McClellan, CA, presented the project. There will be CC&R's that will dictate how the common areas will be maintained.

Principal Planner Watkins presented the staff report and reviewed elevations and building permit status.

Plat Analysis:

- Overall site area: 19.46 acres
- Total, proposed IL lot count: 3
- Average lot size: 6.5 acres
- Minimum lot size: 5.99 acres
- Parking provided will be reviewed during the building permitting process.
- Short plats are exempt from the open space requirements.
- Minimum lot areas and lot width/depth: No minimum required.
- The previously approved buildings do meet the setback requirements with the proposed property lines and are not adjacent to residentially zoned properties.
- A landscape plan was submitted with the building permit application and was reviewed and approved by the City Forester and the City Landscape Plan Reviewer at the time of building permit issuance.

Conditions of approval:

1. The Developer's Surveyor shall address all plat comments prior to City Engineer signature of the plat.
2. Developer shall provide documentation from the Irrigation District that all irrigation assessments for the property have been paid in full prior to City Engineer signature of the plat.
3. Provide copies of required executed license agreement(s), if any, prior to City Engineer signature of the plat.

Chair Van Auker, Jr. proceeded to public testimony. No one appeared in favor of or in opposition to the project.

Moved by Garner and seconded by Miller to close public hearing. Motion carried.

Moved by Kirkman and seconded by Kehoe to recommend to City Council approval of the item with recommended conditions and adopt the potential findings in the staff report. Motion carried.

Public Hearing 3: Annexation and Zoning to RS6 (Single-Family Residential) zoning district and potential development agreement at 0 & 4101 Alma Ln (parcel #'s R2952100000 & R2951800000 totaling 100.36 acres); Subdivision Preliminary Plat for Brookhaven Subdivision at 4101 Alma Ln (a 24.72 acre portion of parcel #R2952100000); all land located in the SE ¼ of Section 12, T2N, R2W, BM), for Patrick Connor - Providence Properties, representing James Smith (ANN-00258-2022 & SPP-00116-2022). Original Concept: 99 single-family detached dwelling units and 19 common lots – ACTION ITEM.

Chair Van Auker, Jr. proceeded to public hearing.

Moved by Garner and seconded by Miller to continue the item to a date certain of March 28, 2023. Motion carried.

Public Hearing 4: Conditional Use Permit for a Multiple Family Development in a BC (Community Business) Zoning District on 10 acres addressed as 11364 W Karcher Rd (Parcel #R3095100000 located in the SE 1/4 of Section 7, T3N, R2W, BM), and potential development agreement for the Karcher Ranch Residences development for Kelly Kitchens, representing Ron Platt (CUP-00305-2023). Original Concept: Mixed Use Development with 1 commercial building and 192 residential dwelling units in 9 apartment buildings – ACTION ITEM.

Chair Van Auker, Jr. proceeded to public hearing.

Paul Oland, Paradigm Land Design, 2976 E State St, #120-24, Eagle, presented the project.

Director Ashby presented the staff report, elevations, applicable regulations and the relevant conclusions of law/findings. The project will be required to go before the Design Review Committee. COMPASS presented a fiscal analysis indicating revenue (including taxes) is likely to cover the cost of services and development within one year of development, highlighting the SH-55 transportation project to be constructed in 2024. Developer shall adhere to approved traffic impact study requirements and ensure that all TIS identified improvements are in place as a condition of development.

Conditions of approval:

1. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.
2. Developer shall be responsible to coordinate any construction work in proximity to critical pressure sewer lines with City Engineering Division. City personnel are required onsite during any construction activities in this area.
3. Development will be required to construct 10' wide pathway along south side of Elijah Drain and deed to the City, a 20' wide easement for the pathway.
4. Developer shall adhere to approved traffic impact study requirements and ensure that all TIS identified improvements are in place as a condition of development.
5. Developer shall dedicate 50' public right of way at time of development.
6. Any onsite wells shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development/redevelopment and prior to connection to City services.
7. Utility connection fees shall be paid at time of Building Permit.
8. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation 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.
9. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).
10. Structures greater than 30-feet in height will require aerial fire access roadways. These roadways shall be a minimum of 26-feet in width and located at least 15-feet but no more than 30-feet from the building. (IFC D105)
11. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)
12. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
13. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
14. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)
15. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1)
16. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
17. For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)
18. Developer shall construct the commercial office space prior to the final inspection approval of the fifth multi-family building and site.
19. All open space and associated required amenities shall be constructed, installed prior to the final inspection approval of the fifth multi-family building and site.
20. Remove the site plan note (on concept plan) stating an 8' fence will be provided along the western border.

Chair Van Auker, Jr. proceeded to public testimony in opposition:

Michael/Michelle Andreasen, 11341 Hall Drive (outside of Nampa City limits).

Sariah/Wendell Tanner, 11294 Hall Drive (outside of Nampa City limits).

Terry Cane, 11419 Hunt Ave (outside of Nampa City limits).

Robert Aue, 16141 Kootenai Pl (outside of Nampa City limits).

Janelle/Ron Lanning & Emily/Austin Pierson (outside of Nampa City limits).

Stephanie Peters, 2609 N Middleton Road (outside of Nampa City limits).

Cheryl Higley, 11241 S Abbot Downing Way, Nampa.

Applicant responded to public comments regarding amenities, impact fees, increase in property taxes for the City, traffic, and anticipated completion date. Apartments will be managed by a professional management company. Gates will be shut at night and open during the day.

Daniel Badger, Engineering, responded to Commission's questions regarding traffic, the traffic impact study, and future road improvements by ITD.

Moved by Garner and seconded by Kehoe to close public hearing. Chair Van Auker, Jr. asked for a voice vote with all Commissioners present voting yes. Motion carried.

Commissioner comments in support: Proximity to interstate, future ITD improvements, project will provide impact fees for infrastructure, location is near services, project meets the Comprehensive Plan adopted by City Council, need increased density for additional commercial projects to move into Nampa.

Commissioner comments in opposition: Traffic, overcrowding of schools, other nearby multi-family projects are already approved or in process, the commercial parcel is quite small, would like to see more of a "true, mixed use."

Moved by Daffer and seconded by Turner to approve the item (with the following added condition) and adopt the proposed findings of approval as stated in the staff report. Chair Van Auker, Jr. asked for a roll call vote. In favor: Garner, Miller, Daffer, Turner, Kirkman. Opposed: Kehoe, Morgan. Motion carried.

21. Amenities provided within the open space shall include a minimum of the following:
 - a. Dog run/park
 - b. Clubhouse, including a gymnasium
 - c. Picnic Pavilion with barbecue equipment
 - d. Bocce ball court

Public Hearing 5: Nampa City Code Text Amendment to change Title 5, Chapter 2, Tree Service to add definitions, add references to the Treasure Valley Tree Selection Guide, add where signs and other items can be located, clarify permit requirements, describe Heritage Trees, clarify licensing and safety procedures, add suspension authority, describe front yard trees, add a section for utilities and tree mitigation for new development; Title 10 Planning and Zoning, Chapter 3-Establishment of Districts and Provisions for Nonconforming Uses to include changing footnotes for Cluster Developments; Chapter 6-AG Agriculture District for changes to density requirements; Chapter 7-RA Suburban Residential for changes to density requirements; Chapter 8-RS Single-Family Residential District for changes to density requirements; Chapter 10-RD Two-Family Residential District for changes to density requirements; Chapter 11-RML Limited Multiple Family Residential District for changes to density requirements; Chapter 12-RMH Multiple Family Residential District for changes to density requirements; Chapter 13-RP Residential Professional for changes to density requirements; Chapter 22-Off Street Parking and Loading for drought tolerant landscaping requirements; Chapter 26-Planned Unit Developments and Master Planned Communities in regards to density, lot sizes, open space calculations, ratio of land uses in mixed use developments, add section for Cottage/Cluster developments; Chapter 27-Subdivisions in regards to density, lot sizes, open space calculations, remove Cottage/Cluster developments; Chapter 31-Airport Zoning to rescind the entire chapter and adopt a new specific area plan chapter that includes the airport overlay district, the State Highway 16 Specific Area Plan, State Highway 20/26 Specific Area Plan and reserves space for future Specific Area and Corridor Plans; Chapter 33-Landscaping and Corridor Beautification to include drought tolerant landscaping provisions, for the City of Nampa (ZTA-00030-2022) – ACTION ITEM.

Chair Van Auker, Jr. proceeded to public hearing.

Principal Planner Watkins and Principal Planner Critchfield presented the staff report. Watkins noted that the width and depth column had been omitted from the RS density chart in the staff presentation and reviewed this with the Commission.

Chair Van Auker, Jr. proceeded to public testimony, no one appeared in favor of or in opposition to the project.

Moved by Garner and seconded by Kirkman to close public hearing. Chair Van Auker, Jr. asked for a voice vote with all Commissioners present voting yes. Motion carried.

Moved by Kirkman and seconded by Garner to recommend to City Council approval of the item with staff findings as presented in the staff report and direct the Planning and Zoning Director and City Attorney to draft an ordinance for reading at a future City Council meeting, for the City of Nampa (ZTA 030-23). Motion carried.

Clerk's Note: Any handouts provided during public testimony and after publication of staff report are attached at the end of the minutes.

Meeting adjourned at 8:30 pm.

Rodney A. Ashby, AICP
Planning & Zoning Director
:kh

From: [Debra McCarver](#)
To: [Planning-Zoning Staff](#)
Subject: [External]Action Item 4 for planning and zoning on Feb. 28th
Date: Monday, February 27, 2023 7:41:32 PM

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Please distribute to the planning and zoning committee.

Action Item: Conditional Use Permit for a Multiple Family Development in a BC (Community Business) Zoning District on 10 acres addressed as 11364 W Karcher Rd (Parcel #R3095100000 located in the SE 1/4 of Section 7, T3N, R2W, BM), and potential development agreement for the Karcher Ranch Residences development for Kelly Kitchens, representing Ron Platt (CUP-00305-2023). Original Concept: Mixed Use Development with 1 commercial building and 192 residential dwelling units in 9 apartment buildings. Scheduled to present: Rodney Ashby

Hello Planning and Zoning commission - I have no problem with the commercial building being proposed here. I am very upset however, that another plan for 192 apartment units on one of the busiest roads in the state is being considered. The traffic in this area is already TERRIBLE and we still have many vacant apartments in the area still being built as well as homes. That means the cars on the road now will already increase by several thousand cars a day as these apartments fill. You need to build out roads and infrastructure for traffic before adding so many more units and cars to this busy road.

This is very close to the intersection of Karcher and Middleton where things get very backed up all the way back up Karcher, then on to the blvd., freeway and across past Costco. The number of people on the roads here makes it hard to go anywhere, and putting something right on this road with so many units is a really bad idea. It's very hard to even get out at the light at Middleton because the Karcher traffic needs a free flow not to cause a massive back up. The freeway is backing up at Rush hour because there just isn't enough roads and too many lights through here. Adding 500 more cars is a really poor idea.

I would like to see you vote NO on the apartments portion of this item. It makes absolutely no sense. Let's plan a business or something that fits the zoning. That is why we have zoning, let's stick with what you had already put in place.

Thank you,
Debra McCarver (neighbor very close to propped area)
16159 Kootenai Place
Nampa, ID

From: [Char Tim](#)
Cc: [Rick Hogaboam](#); [Planning-Zoning Staff](#); [Nathan Haveman](#); todd@borton-lakey.com
Subject: FW: [External]Karcher and Middleton Apartment Vote
Date: Tuesday, February 28, 2023 8:28:22 AM
Attachments: [image002.png](#)

Mayor and Councilmembers,

This is being forwarded to you at the request of Debra McCarver. I am also including P&Z staff as well.



Char Tim, City Clerk
City Clerk's Office / [City of Nampa](#)
411 Third Street South
Nampa, ID 83651
O: 208.468.5426, C: 208.318.6637
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NAMPAReady

From: Debra McCarver <debramccarver@gmail.com>
Sent: Monday, February 27, 2023 8:05 PM
To: Clerks Staff Email <clerks@cityofnampa.us>
Subject: [External]Karcher and Middleton Apartment Vote

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Please forward to the city council and mayor...:)

Hello City Council members and Mayor Kling - I would like to thank you for listening to our voices at the Council meeting a couple of weeks ago. The apartments being planned for the lot behind the Maverik were a very poor idea due to traffic. I came away feeling that you all cared, even those who voted for the proposal, and that we were listened to and heard. I think you are all there because you care and have incredibly tough demands for very small rewards, so THANK YOU!

I know you have to balance the demands of growth and housing needs with preserving farmland, with the idea of putting high density housing near freeway entrances, so I appreciate that you listen to the people that live in this community.

As I've driven around Nampa, it seems everywhere I go I see four plex's, and apartments going in, some of which are as of yet unfilled. You have already done a great job of putting high density housing around the Garrity Exit and the Karcher Exit.

I'd like to propose to you that perhaps we want to consider slowing our growth and putting a pause on most apartment complexes and perhaps some subdivisions as well. Everywhere we drive it is very busy, and we do not have to meet the unlimited demands currently coming at us.

People are tired of school districts pushing for more multi-million dollar bonds, (I believe some are coming up in Nampa in March) Our taxes keep going up, our water/sewer fees keep increasing, and roads are not keeping up with traffic. We are already very full. Perhaps it's okay to slow down our growth for now. Leave the farmland as farms and let the schools and roads catch up before we add so many more units in close. After all, my vision of Nampa is a community in and of itself where people are able to live and breath and drive to the store.

In talking with a friend who now lives and works in the DC metro area, we realized that his standard of living outside of DC is higher than mine is in Nampa, ID.

Shocking.

Business runs in cycles and as we saw in 2008 the market can turn abruptly. With interest rates rising, food shortages and conflicts looming, let's realize this high demand may not last and has certainly already slowed.

Just because voices demand growth no matter what, doesn't mean we need to listen to them or feel pressured by them.

Thank you for hearing our concerns as citizens, and for the great job you are doing for Nampa.

With Warm Regards,

Debra McCarver

From: [Nicholle Montalvo](#)
To: [Planning-Zoning Staff](#)
Cc: Sabrina.Minshall@canyoncounty.id.gov; BOCC@canyoncounty.id.gov
Subject: [External]karcher project
Date: Tuesday, February 28, 2023 10:50:25 AM

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Good morning,

Please accept this comment as my strong opposition to the proposed project on Karcher at Middleton. There is SO much housing being crammed into every nook and cranny of Nampa and this is seriously adversely affecting the quality of life of its residents. Nampa is supposed to be rural and small town, and you are turning this into the next big city. This is not what we want. We have already lost so much beautiful open space to these corporate monsters, please don't allow any more. The schools are crowded beyond capacity and then some, and the traffic!! Oh the traffic! I can't believe that you are even entertaining the idea of adding even more to the already congested streets. Every residence you build adds an average of two additional vehicles to the streets. Think about that. Please make this stop. We want our Idaho back.

From: noreply@civicplus.com
To: [Mark Davis](#); [Clerks Staff Email](#); [Planning-Zoning Staff](#)
Subject: [External]Online Form Submittal: Sign Up For Public Hearing (Planning & Zoning) - February 28, 2023
Date: Tuesday, February 28, 2023 8:40:07 AM

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Sign Up For Public Hearing (Planning & Zoning) - February 28, 2023

Date of Public Hearing - February 28, 2023

First Name	Merilee
Last Name	Spath
E-Mail	merileespath@gmail.com
Phone	2086296620
Address	11195 Hunt Ave
City	Nampa
State	Idaho
Zip	83651

(Section Break)

Public Hearing	Item 4 (See below description)
Nampa City Code 10-2-8.C	NCC 10-2-8.C Public Hearings/Testimony

Public Hearings

1. Subdivision Short Plat Approval of Northside Logistics Center
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Subdivision in an IL (Light Industrial) zoning district - a 19.51 acre parcel #R3104100000 at 16677 Madison Rd (located in the NW 1/4 of Section 10, T3N, R2W, BM) for T-O Engineers, representing LDK Ventures (SPS-

00047-2022). Original Concept: 3 industrial lots.

3. **Cont'd to 3/28/23:** Annexation and Zoning to RS6 (Single-Family Residential) zoning district and potential development agreement at 0 & 4101 Alma Ln (parcel #'s R2952100000 & R2951800000 totaling 100.36 acres); Subdivision Preliminary Plat for Brookhaven Subdivision at 4101 Alma Ln (a 24.72 acre portion of parcel #R2952100000); all land located in the SE ¼ of Section 12, T2N, R2W, BM), for Patrick Connor - Providence Properties, representing James Smith (ANN-00258-2022 & SPP-00116-2022). Original Concept: 99 single-family detached dwelling units and 19 common lots.

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5. Nampa City Code Text Amendment to change Title 5, Chapter 2, Tree Service to add definitions, add references to the Treasure Valley Tree Selection Guide, add where signs and other items can be located, clarify permit requirements, describe Heritage Trees, clarify licensing and safety procedures, add suspension authority, describe front yard trees, add a section for utilities and tree mitigation for new development; Title 10 Planning and Zoning, Chapter 1-General Provisions to include new language for mobile food vendors; Chapter 3-Establishment of Districts and Provisions for Nonconforming Uses to include adding Mobile Food Vendors to Table and changing footnotes for Cluster Developments; Chapter 6-AG Agriculture District for changes to density requirements; Chapter 7-RA Suburban Residential for changes to density requirements; Chapter 8-RS Single-Family Residential District for changes to density requirements; Chapter 10-RD Two-Family Residential District for changes to density requirements; Chapter 11-RML Limited Multiple Family Residential District for changes to density requirements; Chapter 12-RMH Multiple Family Residential District for changes to density requirements; Chapter 13-RP Residential Professional for changes to density requirements; Chapter 22-Off Street Parking and Loading for drought tolerant landscaping requirements; Chapter 26-

Planned Unit Developments and Master Planned Communities in regards to density, lot sizes, open space calculations, ratio of land uses in mixed use developments, add section for Cottage/Cluster developments; Chapter 27-Subdivisions in regards to density, lot sizes, open space calculations, remove Cottage/Cluster developments; Chapter 31-Airport Zoning to rescind the entire chapter and adopt a new specific area plan chapter that includes the airport overlay district, the State Highway 16 Specific Area Plan, State Highway 20/26 Specific Area Plan and reserves space for future Specific Area and Corridor Plans; Chapter 33-Landscaping and Corridor Beautification to include drought tolerant landscaping provisions, for the City of Nampa (ZTA-00030-2022).

If you have visual materials to display during the public hearing, you must upload or email the materials in Powerpoint (.ppt) or PDF format to [Planning & Zoning](#) before noon on the day of the hearing.

File Upload	<i>Field not completed.</i>
Favor/Opposition	I am opposed to the application
Speak	I do not wish to speak at this hearing
Comment	<p>CUP-00305-2023 I am opposed to this development for the same reasons I was opposed to the Northwest Village development that was proposed and denied by city council earlier this month. We need to pause the development of these apartments until infrastructure is addressed. These residents will utilize the backroads in the nearby Karcher Estates subdivision as a "short cut". Karcher and Middleton is already congested enough without adding more traffic before fixing our roads. Our schools cannot handle this boom of new growth. I ask that you decline this proposal until the several other apartment complexes are complete. At that time re-assess traffic in this area. We need smart growth! Smart growth means it is well planned and doesn't create more problems than it solves. These will not be affordable rents. Young adults will still need to make 3 times the rent and a higher credit score to qualify for residency. I conducted an online survey and had over 200 responses from local residents and the consensus was that we do NOT need more luxury apartments in the area at this time, there are several already approved and/or under construction. LISTEN TO THE PEOPLE!!! If i am understanding correctly, 475 multi-family unit building permits were completed in 2021 and 419 in 2022. We need to pause and cap growth until infrastructure can catch up. I know the impact fees are needed to address the old roads, but let's not put the cart before the horse and do more damage than good. A quick Zillow search of apartments for rent in Nampa shows 130 current</p>

listings, each with more than one unit available. We are having an affordable housing shortage, but not a housing crisis. Karcher road doesn't need this right now!

HOA

Field not completed.

LiveStream

I will be able to view the meeting via the [City of Nampa LiveStream](#) but will not be able to participate during the meeting. You may also call (208) 565-5190 and leave your recorded comments.

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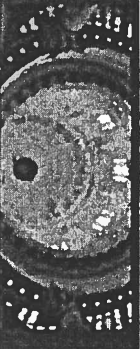
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Higley



The Official Website of the

Idaho Legislature



STATE OF IDAHO

WHO IS MY LEGISLATOR?

SENATE HOUSE COMMITTEES LEGISLATORS LAWS/RULES LEGISLATIVE SESSIONS LIVE AUDIO/VIDEO STREAMING

HOME IDAHO LAWS & RULES | IDAHO STATUTES | TITLE 67 | CHAPTER 65 | SECTION 67-6502

Print Friendly



Idaho Statutes

Idaho Statutes are updated to the web July 1 following the legislative session.

TITLE 67

STATE GOVERNMENT AND STATE AFFAIRS

CHAPTER 65

LOCAL LAND USE PLANNING

67-6502. PURPOSE. The purpose of this act shall be to promote the health, safety and general welfare of the people of the state of Idaho as follows:

- (a) To protect property rights while making accommodations for other necessary types of development such as low-cost housing and mobile home parks.
- (b) To ensure that adequate public facilities and services are provided to the people at reasonable cost.
- (c) To ensure that the economy of the state and localities is protected.
- (d) To ensure that the important environmental features of the state and localities are protected.
- (e) To encourage the protection of prime agricultural, forestry and mining lands and land uses for production of food, fiber and minerals, as well as the economic benefits they provide to the community.
- (f) To encourage urban and urban-type development within incorporated cities.
- (g) To avoid undue concentration of population and overcrowding of land.
- (h) To ensure that the development on land is commensurate with the physical characteristics of the land.
- (i) To protect life and property in areas subject to natural hazards and disasters.
- (j) To protect fish, wildlife and recreation resources.
- (k) To avoid undue water and air pollution.

(l) To allow local school districts to participate in the community planning and development process so as to address public school needs and impacts on an ongoing basis.

(m) To protect public airports as essential community facilities that provide safe transportation alternatives and contribute to the economy of the state.

History: [67-6502, added 1975, ch. 188, sec. 2, p. 515; am. 1992, ch. 269, sec. 1, p. 831; am. 1994, ch. 245, sec. 1, p. 764; am. 1999, ch. 306, sec. 2, p. 1100; am. 2011, ch. 89, sec. 1, p. 192; am. 2014, ch. 93, sec. 3, p. 254.]

Infrastructure Before Growth

- The people of Nampa are pleading that the city fix the infrastructure before giving the green light on any more High Density housing, Apartments and Town homes.
- That infrastructure doesn't just include roads.



Infrastructure

['in-frə-,strək-çər]

The physical structures such as roads, power lines, or schools that facilitate commerce, transportation, and quality of life in a given region.

Nampa Police Department

.As of February 1st, 2023 Nampa Police Department is 8 Officers short what it is funded. Currently they have 3 of those 8 hired for the March Academy and plan on offering 1 more testing before then to try to pick up some more officers." Not sure we will" says Det. Hale "as you are aware the candidate pool for hiring police officers across the nation is slim. Pretty much all departments are struggling with this issue".

Police (cont.)

We want to know that we have enough officers to control the gangs and drug dealers that have infiltrated our neighborhoods. To respond to property crimes and be able to assist us whether

It's a stolen catalytic converter, our packages or someone ran into our car or up on our lawn and into our house. There should be enough officers to be able to take care of these violations that they are not having to send volunteers out.

People are discouraged. They are thinking less and less of our Police Department. They put their lives on the line every day for us.

Police (cont.)

You make them look bad.

.I don't know why you are behind on officers (it's not just that they are unavailable) Is the City spending more then they are taking in? If so that needs to stop.

.Many people live on a balanced budget and the City should have to as well.

Fire Department and EMS

- The people in the city of Nampa want to have confidence that there are enough Fire Fighters
- to handle multiple crisis' at one time. For instance a bombing with hundreds of injuries and collapsed buildings.
- Multiple fires from bottle rockets being shot into a hay pile, someones shake roof & a building collapse. When our Fire Fighters and EMS (paramedics) are under staffed they are in danger a



Vallivue Elementary Schools

When Mr. Haverfield presented this project at the neighborhood meeting and we asked about schools he said "Nampa Schools have plenty of room" He didn't even do his due diligence to know what school district these proposed units would be in.

The school these students would attend is East Canyon. They are not just full they are over capacity by 75 children, and they have no room for portables as well. Desert Springs and Lakevue are all in the same situation. No room for kids, no room for portables!



Vallivue Elementary Schools

Several of Vallivue elementary schools are over capacity and have no more room for portables. This includes East Canyon, Lakevue, & Desert Springs. Who knows where the SunnyVale kids are going to go.

In our opinion this is very irresponsible growth.

Even though the City has no obligation to fund schools that is our (the tax payer's burden) It is our opinion that this is not only unethical but also immoral.



Vallivue Elementary Schools (Cont.)

- Idaho Law Title 67 Chapter 65, under
- Local Land use & Planning: to allow local school districts to participate in the community planning and development process so as to address **Public school needs and impacts** on an ongoing basis. I am sure they have been invited for input & they have given input. However you keep ignoring the input and keep rubber stamping more and more apartments,
- Town homes and some homes, without regard to the consequences of the youth, their families
- and the Vallivue school district & patrons.



Other Services

We want to be able to not wait 4 to 6 weeks to get an appointment to take our pet to the Vet.

To actually find a vet that is taking new patients.

To find a Doctor that is taking new patients, or what about having to wait 3 to 5 weeks to see your Doctor you are already established with?

Do you know Walgreens on Midland & the Blvd. Closed last summer for a week? My son who takes special meds. for his traumatic brain injury could not get his prescriptions filled.

Other Services (cont.)

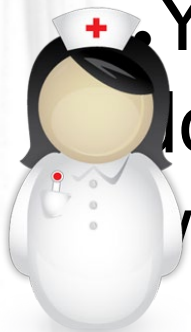
When we called Walgreens at 12th & 7th, they said they couldn't fill them as well. They were closing everyday at 5:00 instead of 9 to try to catch up with all the influx of people and prescriptions. So I called Walgreens on Greenhurst, they had his meds in stock, & we had the Doctor send his scripts there. We go there thinking they are open till 9 (as they didn't tell of any different) they have a sign up, they closed at 5. So we missed them and went the next day and they no longer had his meds.

Other Services (cont.)

In stock. So my son with a traumatic brain injury has to stop taking medicine instantly and go without it for almost a whole week. Medicines that have black labels that say do not stop without checking with your Doctor, can could cause Suicide. Do you have any idea the anxiety and stress that caused?



You see, this impacts peoples lives in ways you do not have a clue. This growing has to stop until we have the services for all in place.



In Conclusion



The Mayor says she wants facts, not opinions.

.Today I have shown you facts:

.Our Police Department & Fire Department are understaffed. No immediate solution to keeping our city safe.

.Vallivue School District elementary Schools in this area are over capacity.

.The traffic is already outrageous.

Conclusion (cont.)



- As noted in our survey and by previously shown traffic maps.
- We are asking you to put this project on hold, until our infrastructure can catch up.
- After Karcher Rd. is completed from Middleton to Farmway Rd., after the projects in progress right now, SunnyVale, 208 Apts. The project at Lake & Karcher (even though that is not Nampa's project), no one has any idea what all that is going to look like.

Conclusion (cont)

- .We know the impact fees are very tempting, as we were told over and over again at planning & zoning however, safety, traffic, infrastructure and people need to matter also.
- .For these reasons we plead with you to put this project on hold.
- .Thank you for your time and consideration,
- .of our viewpoint.
- .People in opposition of this project.

