

Commissioner Minutes

June 11, 2025 – 1:31 p.m. to 2:51 p.m.

**PUBLIC HEARING: REQUEST BY LINDA AND CHARLES BOWERY FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP TO CONDITIONALLY REZONE PARCEL R24645, APPROXIMATELY 1.05 FROM, FROM AN "R-R" (RURAL RESIDENTIAL) ZONE TO A C-1 (NEIGHBORHOOD COMMERCIAL) ZONE; CASE NO. CR2023-0005**

Commissioners Leslie Van Beek, Brad Holton and Zach Brooks

Planning Supervisor Dan Lister

Other DSD Staff

Ben Holm

Linda Bowery

Charles Bowery

Cleon Hoagland

Deputy Clerk Jenen Ross\_\_\_\_\_

PUBLIC HEARING: REQUEST BY LINDA AND CHARLES BOWERY FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP TO CONDITIONALLY REZONE PARCEL R24645, APPROXIMATELY 1.05 FROM, FROM AN "R-R" (RURAL RESIDENTIAL) ZONE TO A C-1 (NEIGHBORHOOD COMMERCIAL) ZONE; CASE NO. CR2023-0005

The Board met today at 1:31 p.m. for a public hear to consider a request by Linda and Charles Bowery for an amendment to the official zoning map to conditionally rezone parcel R24645, approximately 1.05 from an "R-R" (Rural Residential) Zone to A C-1 (Neighborhood Commercial) Zone, Case no. CR2023-0005. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Planning Supervisor Dan Lister, Other DSD Staff, Ben Holm, Linda Bowery, Charles Bowery, Cleon Hoagland, and Deputy Clerk Jenen Ross.

Linda Bowery offered testimony in favor of the request stating they would like to continue staging vehicles on the property.

Dan Lister gave the staff report and reviewed a PowerPoint presentation. This is a request for a conditional rezone of parcel R24645, approximately 1.05 acres from "R-R" (Rural Residential) to "C-1" (Neighborhood Commercial) zone. The request includes a development agreement limiting the commercial use to a contractor shop, staging area, and caretaker unit. Background and review of surrounding land uses were provided within the presentation.

Planning and Zoning recommended denial of the request noting that the following criteria could not be met:

- A.1: The request is not consistent with the 2030 Comprehensive Plan.
- A.2: When considering the surrounding land uses, the request is not more appropriate than the "R-R" zone.
- A.3: The request is not compatible with the surrounding land uses.

Charles Bowery said he agrees with what his wife, Linda Bowery, stated. He said when they started this process the 2040 plan indicated that his side of the road was going to be zoned commercial, but the 2030 plan indicates it will be zoned "R-R". Mr. Lister said the City of Nampa's previous comprehensive plan showed this to be a commercial area at one but they have since changed their plan to meet the county's plan which is residential. This property falls under the county's comprehensive plan until the point it's annexed into the city.

Ben Holm is a neighbor and supports the Bowery's request. He indicated that other surrounding neighbors are also supportive of the request.

Board questions were addressed by Mr. Lister and Ms. Bowery. Mr. Lister clarified that a staging area specifies that it is mostly just for storage and employees on site are not congregating; it is not meant to be a contractor shop or yard. Ms. Bowery said that generally there is nothing stored on site. Commissioner Holton said that in conjunction with the rezone a condition use permit would also be necessary.

Commissioner Brooks motioned to close public testimony. The motion was seconded by Commissioner Van Beek and carried unanimously.

The Board deliberated the eight evaluation criteria questions. Mr. Lister explained that the Planning and Zoning Commission was able to find in the affirmative for questions 4-8, but not questions 1-3 as indicated above.

*1. Is the proposed conditional rezone generally consistent with the comprehensive plan?*

The Board found that the proposed conditional rezone is not generally consistent with the comprehensive plan.

*2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?*

The Board found that when considering the surrounding land uses, the proposed conditional rezone is not more appropriate than the current zoning designation.

*3. Is the proposed conditional rezone compatible with surrounding land uses?*

The Board found the proposed conditional rezone is not compatible with surrounding land uses.

The Board concurs that questions 4 through 8 do meet the criteria.

Commissioner Van Beek motioned to deny case no. CR2023-0005, a conditional rezone of parcel R24645 from an R-R residential zone to a C-1 neighborhood commercial zone as presented and supported by staff and the planning and zoning commission. The motion was seconded by Commissioner Brooks and carried unanimously.

Mr. Lister said the FCOs will be presented for Board consideration at a later time.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting. The meeting concluded at 2:51 p.m. and an audio recording is on file in the Commissioners' Office.