



## **Call to Order and Pledge to Flag**

**Invocation** Dan Mangeac, Good News Community Church

## **Roll Call**

## **Proposed Amendments to Agenda**

### **(1) Consent Agenda (Action Items)**

*All matters listed within the Consent Agenda are considered to be routine by the Council and will be enacted by one motion. There will be no separate discussion on these items unless a Councilmember or citizen so requests in which case the item will be removed from the Consent Agenda and placed on the Regular Agenda.*

- 1-1. Minutes
  - a. Regular Council Meeting – December 20, 2021
  - b. Airport Commission – November 8, 2021
  - c. Bicycle and Pedestrian Advisory Committee – October 12, 2021
  - d. Building and Fire Code Advisory and Appeals Board – August 18, 2021
  - e. Planning & Zoning Commission – None
  - f. Nampa Council on Aging – November 9, 2021
  - g. Nampa Housing Authority – November 10, 2021
  - h. Design Review Committee – November 15, 2021
- 1-2. The City Council dispenses with the three (3) reading rule of Idaho code § 50-902 for all ordinances
- 1-3. Plat Approvals
  - a. Final
    - None
  - b. Preliminary
    - None
- 1-4. Authorize Public Hearings
  - a. Zoning Text Amendment of Nampa City Code 10-1-16 (previously 10-1-19): Professional, Public Self-Storage Facility Design Regulations: A.3. Locations Allowed; to allow an exception to the minimum 2500' buffer between storage unit developments, for new storage units that are accessory to another use and do not exceed 25% of the total property; for Casey Jones (ZTA 025-21).



- b. Annexation and Zoning to RS6 (Single-Family Residential 6,000 sf) zoning district, potential development agreement, and Subdivision Preliminary Plat for Salazar Point Subdivision at 11496 Lake Lowell Ave (Parcel #R3204401000 totaling 6.93 acres in SE ¼ of Section 30, T3N, R2W, BM, Canyon County), for Monica E. Salazar (ANN 216-21 & SPP 093-21). Original Concept: 1920 single family lots (4.5886 acres), 2 common lots (1.11 acres), and 1 common driveway (.10 acres); for a gross density of 3.28 and a net density of 4.15
  - c. Annexation and Zoning to RA (Suburban Residential) zoning district, and potential development agreement, at 11255 Greenhurst Rd and 11968 Meredith Ct. (Parcels #R2930326600 and R29303265A0 totaling 4.16 acres in NE ¼ of Section 6, T2N, R2W, BM, Canyon County), for David and Anne Martin (ANN 221-21). Original Concept: 1 existing single-family home and construction of 1 additional single-family home
  - d. Annexation and Zoning to RS12 (Single-Family Residential 12,000 sf) zoning district, and potential development agreement, at 345 W Dooley Ln (Parcel #R2924201100 totaling 1.25 acres) in order to connect existing single-family home to city water utilities; (located in SE ¼ of Section 4, T2N, R2W, BM, Canyon County), for Jean Hennis (ANN 222-21)
  - e. Authorize advertisement of Monday, February 7, 2022, public hearing to present recommended increase to 2022 irrigation rates, effective March 1, 2022
  - f. Authorize advertisement of Monday, February 7, 2022, public hearing to present recommended fiscal year 2022 increase to irrigation water hookup fees, effective March 1, 2022
- 1-5. Authorize to Proceed with Bidding Process
- a. Authorize the Engineering Division to proceed with formal bidding process for the Zone A Sewer Rehab FY22 project (approved in FY22 Budget)
- 1-6. Authorization for Execution of Contracts and Agreements
- a. Authorize Mayor and Public Works Director to sign Task Order for attached Scope of Work (Exhibit B) with Stantec to provide design services for the Port Street Pipeline Upgrade project in the amount of \$158,387 (T&M NTE) (approved in FY22 Budget)
- 1-7. Resolutions
- a. None
- 1-8. Monthly Cash Report
- a. None
- 1-9. Planning & Zoning Formal Findings
- b. None
- 1-10. Licenses for 2022
- a. Alcohol Renewal



City of Nampa  
Regular Council Meeting  
Livestreaming at <https://livestream.com/cityofnampa>  
January 3, 2022  
Regular Council – 5:30 PM  
Public Hearings – 6:30 PM\*

- None
- b. Alcohol New
  - Vape 1023 12th Ave S. - Off premises beer and wine
- 1-11. Miscellaneous items
  - a. None
- 1-12. Approval of Agenda

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### **(7) Unfinished Business**

- 7-1. **Action Item:** 1<sup>st</sup> reading of ordinance for Annexation and Zoning to RS7 (Single-Family Residential 7,000 sq. ft) zoning district, potential development agreement, and Subdivision Preliminary Plat for Cayuse Meadows Subdivision at 826 W Dooley Ln (Parcel #R2927900000, a 6.46 acre parcel in SW ¼ of the NW ¼ of Section 4, T2N, R2W, BM, Nampa, Canyon County), for Jon Pascoe (ANN 209-21 & SPP 088-21). - Original Concept: 18 residential lots (totaling 3.44 acres), common lots totaling 2.81 acres, and open space totaling .21 acres; for a gross density of 2.80 and a net density of 5.23 (**PH was 10-25-2021**)

### **Adjourn Sine Die**

### **Recognition of Outgoing Councilmember Jean Mutchie**

### **Oath of Office – Mayor**

### **Oath of Office – Council**

### **Roll Call of New Council**

### **Election of Council President**

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### **Proclamations**

- None

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**Nampa Residents Wishing to Speak on an Agenda (5 persons limit) or Non-Agenda Item (5 persons limit) (3-minute limit). Comments Related to Zoning and Land Use Matters May Only be Made During Properly Noticed Public Hearings**

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### **(3) Agency & Commission Reports**

- 3-1. None



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#### (4) Staff Communications

- 4-1. Public Works Department Staff Report - Tom Points

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#### (5) New Business

- 5-1. **Action Item:** Request for Reconsideration for Annexation and Zoning to RS6 (Single-Family Residential 6,000 sf) zoning district, potential, development agreement, and Subdivision Preliminary Plat for Locust Grove Subdivision at 0, 0, 2306, 2414, & 2418 E Locust Ln (Parcels #R2911900, R2911600, R2911700, R2912000, & R29121010) totaling 25.06 acres in the SE ¼ of Section 2, T2N, R2W, BM, Canyon County), for Sawtooth Land Acquisition LLC (ANN 213-21 & SPP 090-21). Original Concept: 90 single family lots (totaling 16.3 acres), 9 common lots (totaling 2.77 acres), and ROW (totaling 6 acres); for a gross density of 3.519 and a net density of 5.5240. Approved at P & Z 10/26/21; Denied by City Council 12/6/21
- 5-2. **Action Item:** Authorize Mayor to sign 10-year Nampa Municipal Airport Fixed Base Operation Lease Agreement with AvCenter, Inc., for terminal building and ramp/shade hangars (Approved by legal)
- 5-3. **Action Item:** Council Request to Award Bid and Approve Contract-Project 22-002; Authorize the Mayor to sign a proposal with Sprague Solutions for the purchase of cubicle furniture at City Hall in the amount of \$81,936.86 (Approved by Legal) (approved in FY22 Budget)
- 5-4. **Action Item:** Resolution for Disposal of surplus facilities property
- 5-5. **Action Item:** Authorize Mayor to sign resolution implementing a hold on processing new airport improvement applications for airport improvements on city owned ground at the Nampa Municipal Airport (Approved by Legal)
- 5-6. **Action Item:** Authorize a resolution calling for a Public Hearing to be held on February 7th, 2022 at 6:30PM for the creation of Sidewalk LID 172 (approved in FY22 Budget)
- 5-7. **Action Item:** 1<sup>st</sup> reading of street naming ordinance (Exhibit B) for North Gable Avenue and North Braun Place
- 5-8. **Action Item:** Authorize Public Works Director to sign Professional Services Agreement between the City of Nampa and Keller Associates for the Cherry Lane Rebuild and Widening (Franklin Blvd to 11th Ave North) Phase 2 project, Key No. 22017 in the amount of \$95,801.00 Time and Materials Not to Exceed (approved in FY22 Budget)
- 5-9. **Action Item:** Award bid and authorize Mayor to sign contract for the Annual Miscellaneous Asphalt Patch FY22 project to Asphalt Driveways & Patching Solutions, LLC for \$175,000.00 (approved in FY22 Budget)
- 5-10. **Action Item:** Authorize Mayor and Public Works Director to sign Amended Task Order for Professional Services between the City of Nampa and Keller Associates, Inc. for the Elevated Tank Replacement Study in the amount of \$580,507.00 (see Exhibit B), Time and Materials Not to Exceed (approved in FY22 Budget)



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## (6) Public Hearings

- 6-1. **Action Item:** Variance of Section 10-1-8.D.2 limiting a residential fence height on a corner lot to 6' on the perimeter of the side and back yard; in order to allow a 6' fence to be built on top of 3' wall to provide privacy from the roadway which sits at a lower elevation; in a RS8.5 (Single-Family Residential) zoning district at 13218 S. Jeanette Way - a .28 acre parcel #R3204816700 (Lot 39 Block 2 of the Stellas Point No. 2 Subdivision (Located in the SW 1/4 of Section 30, T3N, R2W, BM) for Darren DeLima (VAR 116-21).
- 6-2. **Action Item:** Zoning Map Amendment from RS6 (Single-Family Residential 6,000 sf) and RA (Suburban Residential) to RD (Two-Family Residential - Duplex) zoning district and potential development agreement at 941 Davis Ave (a 1.67 acre parcel #R1616300000 located in the NW ¼ of Section 21, T3N, R2W, BM, Canyon County) for Taylor Jene Homes Inc. (ZMA 152-21). Revised Concept: 18 residential units in five separate buildings to be platted at a future date into 4 four-plex lots and one duplex lot; a gross and net density of 12.
- 6-3. **Action Item:** Annexation and Zoning to RS6 (Single-Family Residential 6,000 sf) zoning district, potential development agreement, and Subdivision Preliminary Plat for Wagers Dairy Subdivision at 16645 PORTNER RD, 11568 MOSS LN, & 0 WILMA LN (Parcels #R2554100000, R2553200000, & R2052900000 totaling 19.67 acres in NW ¼ of Section 7, T3N, R2W, BM, Canyon County), for NV5 - Bonnie Layton representing Leigh Wilson (ANN 211-21 & SPP 089-21). Original Concept: 69 single family lots (18.05 acres), 13 common lots (4.68 acres of open space); for a gross density of 3.11 and a net density of 3.82.

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## (8) Pending Ordinances (Postponed Due to Lack of Supporting Documentation)

- 8-1. Zoning Map Amendment from BC (Community Business) to RS6 (Single Family Residential 6,000 sq. ft.) and Modification of Development Agreement Ordinance #3561 rescinding the conditions for a commercial building to match nearby architectural facades, building orientation, limiting impact of commercial lighting and fencing to the neighborhood, specifying commercial signage, landscaping, etc. for a commercial building at 904 7th Ave N (a .58 acre portion of land in the Sylvan Heights Subdivision in the NE 1/4 of Section 22, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County, Idaho) for James K. Hagen representing Zechariah P. Dean (ZMA 125-20, DAMO 038-20) (**PH was 12-07-2020**) (with City Attorney for ordinance and DA)
- 8-2. Vacation of an approximately 322' by 5.45' (approximately 1,754 sq. ft) water main easement, a portion of 0 S Rising Sun Dr., county parcel #R3210338400 (located in the NW 1/4 of Section 32, T3N, R2W, BM) for Epic Development Idaho, LLC (VAC-049-21) (**PH was 04-19-2021**)
- 8-3. Development Agreement Modification to modify the concept plan (Exhibit B) and conditions of approval (Exhibit C) of Ordinance No. 3631, changing the use from commercial buildings and associated parking to a concept plan for 3 multiple-family residential buildings; and, Conditional Use Permit for Multi-Family Residential in a BC (Community Business) zoning district, for 60 residential units on 3.09 acres for 19.41 gross lot density; located at 3211, 3217, 3225, and 3255 E Greenhurst Rd - County Parcel #s - R2113800000, R2113900000, R2114001000, & R2114000000 (located in NW 1/4 of Section 1, T2N, R2W, BM) for Vertical Equity, LLC representing Jones Development, LLC (DAMO 044-21 & CUP 232-21) (**PH was 9-20-2021**)



- 8-4. Vacation of an approximately 7,834 sq. ft. portion of right-of-way abutting the north and east property line of 1204 11th Ave. (parcel #R1428564400) along 11th Ave. N and Stampede Dr. and abutting the east and south property line of 0 11th Ave N. (parcel #R14285644A0) along Stampede Dr. (located in the NW 1/4 of Section 23, T3N, R2W, BM) for Austin Whiting (VAC 053-21) (**PH was 10-25-2021**)
- 8-5. Annexation and Zoning to RD (Two-Family Residential - Duplex) zoning district, potential development agreement, and Subdivision Preliminary Plat for Magnolia Estates Subdivision at 0 and 18189 Northside Blvd. (Parcels #R3435700000 and #R343570100 totaling 23.6 acres in SE 1/4 of Section 33, T4N, R2W, BM, Nampa, Canyon County), for Trilogy Development, representing Corey Barton and Melodee Barrus (ANN 215-21 & SPP 091-21). Original Concept: 38 single family lots, 14 fourplex lots (56 units), 13 common lots (totaling 6.2 acres), and ROW (totaling 2.17 acres); for a gross density of 4.24 and a net density of 8.44 (**PH was 12-06-2021**)
- 8-6. Annexation and Zoning to BC (4.5 acres), IL (3.66 acres), RMH (16.15 acres), & RS6 (22.09 acres) - all located within four parcels numbered: #R3078101100, R3078100000, R3078301100, & R3078300000 (addressed as 7755, 0, 0, & 0 Ustick Rd), and potential development agreement, for Trestle Creek Subdivision (to be subdivided at a future date), a mixed-use development including commercial, industrial, multi-family, single-family attached and detached, and open space land uses (located in the NW 1/4 of Section 2, T3N, R2W, BM, Canyon County) for Jane Suggs/Gem State Planning representing Endurance Holdings LLC (ANN 212-21) (**PH was 12-06-2021**)
- 8-7. Annexation and Zoning to RS7 (Single-Family Residential 7,000 sq. ft) zoning district, potential development agreement, and Subdivision Preliminary Plat for Fenway Subdivision at 0 Alma Ln (Parcel #R2952901200, a 28.25 acre parcel in NE 1/4 of the SW 1/4 of Section 12, T2N, R2W, BM, Nampa, Canyon County), for Trilogy Idaho (Shawn Brownlee) representing Endurance Holdings LLC (ANN 208-21 & SPP 085-21). Original Concept: 85 single family lots (totaling 16.08 acres), 18 common lots (totaling 5.68 acres), and 6.49 in ROW and other; for a gross density of 3.01 and a net density of 5.28 (**PH was 12-06-2021**)
- 8-8. Comprehensive Plan Map Amendment from Commercial and Medium Density Residential to Residential Mixed Use designation, Zoning Map Amendment to adjust the boundaries of the BC (Community Business), RMH (High Density Residential), and RS6 (Single Family Residential 6,000 sq. ft.) zoning districts, Development Agreement Modification to remove requirements related to: design guidelines, minimum home sizes, Article VI. Use and Building Restrictions; and Subdivision, Preliminary Plat for a mixed use development - Franklin Village North subdivision at 0, 7354, & 7882 Cherry Ln. (parcel #s R2093901000, R2094000000, & R2093900000, located in the SW 1/4 of Section 2, T3N, R2W, BM) for Providence Properties (Patrick Connor) representing Donald Brandt (CMA 049-21, ZMA 150-21, DAMO 049-21, SPP 092-21). Revised Concept: 98 single-family lots averaging 6,162 sf, 55 averaging 7,040 sf, 68 averaging 7,867 sf, 82 averaging 9,865 sf; 17 multi-family lots with a fourplex on each - totaling 68 units; 15 common lots (including 13.5 acres, or 15% of usable open space); and 6 shared driveway lots; for a 4.14 gross density and a 6.36 net density (**PH was 12-06-2021**)





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Regular Council Meeting  
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January 3, 2022  
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Public Hearings – 6:30 PM\*

- 8-9. Annexation and Zoning to RS22 (Single-Family Residential 22,000 sq. ft.) zoning district to connect to city utilities for an existing single family home at 1414 Southside Blvd (a .82 acre parcel #R3242501000 in the NW ¼ of Section 36, T3N, R2W, BM) for Banessa and Evann Tona (ANN 218-21) (**PH was 12-20-2021**)
- 8-10. Zoning Map Amendment from IP (Industrial Park) to RS6 (Single-Family Residential, 6,000 sf) zoning district and potential Development Agreement at 16127 N Franklin Blvd (a .38 acre parcel #R2200900000 located in the SE ¼ of Section 10, T3N, R2W, BM, Nampa, Canyon County) for Albert Bradley (ZMA 151-21). Original Concept: Continue as residential (**PH was 12-20-2021**)

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### **(9) Executive Sessions**

- 9-1. Action Item: None

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### **Adjourn**

### **Next Meeting**

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### **Regular Council at 5:30 PM – Tuesday January 18, 2022 - City Council Chambers**

- ◆ Individuals, who require language interpretation or special assistance to accommodate physical, vision, hearing impairments, please contact the City Clerk's Office at Nampa City Hall, (208) 468-5426. Requests should be made at least three (3) days prior to the meeting to allow time to arrange accommodations
- ◆ Any invocation that may be offered before the official start of the Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council and do not necessarily represent the religious beliefs or views of the Council in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to participate actively in the business of the Council. Copies of the policy governing invocations and setting forth the procedure to have a volunteer deliver an invocation are available upon written request submitted to the City Clerk