



CITY OF NAMPA
Regular Council Meeting
January 3, 2023
City Hall – 411 Third Street South
Livestreaming at <https://livestream.com/cityofnampa>
Regular Council – 5:30 PM
Public Hearings – 6:00 PM*

Call to Order and Pledge to Flag

Invocation Craig Hanson – Valley Springs Assembly of God

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 19, 2022
- b. Special Council Meeting – December 15, 2022
- c. Board of Appraisers – December 12, 2022

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. Short

- Subdivision Short Plat Approval for Broadstone Townhomes Subdivision; a 2.87 acre parcel (#R1145501000) at 902 S Fern Street in the RMH (Multiple-Family Residential) zoning district, located in the NE 1/4 of Section 34, T3N, R2W, BM; for Hawkins Companies, LLC, representing Kennedy Family Ventures LLC (SPS-00046-2022). Original Concept: 52 residential apartment units in 5 buildings/lots, with City Council subdivision waiver for setbacks and landscape buffer.

1-4. Authorize Public Hearings

- a. Vacation of 1.29' of the eastern edge of a drainage easement between lots 5 & 6, of Block 9 on the Sunnyvale Subdivision No. 4 recorded Final Plat; the portion to be vacated resides on a property addressed as 11310 W Harlington St. (a .185 acre parcel #R3143527900 located in the NE 1/4 of Section 18, T3N, R2W, BM) for Austin Edwards representing Sunnyvale Properties, LLC (VAC-00056-2022). To be considered by City Council on January 17, 2023.
- b. Annexation and Zoning to RS6 (Single-Family Residential) zoning district and potential development agreement for 506 N Middleton Rd (a .86 acre parcel #R310490000, located in the NW ¼ of Section 20, T3N, R2W, BM, Nampa), for Ramon Torres Patlan (ANN-00234-2022). Original Concept: Connect city pressurized irrigation service. To be considered by City Council on January 17, 2023.



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- c. Vacation of an 80' x 256' (20,480 sq. ft.); 80' x 256' (20,480 sq. ft.); 10' x 60' (600 sq. ft.); 20' x 256' (5,120 sq. ft.) portions of the public utility easement at 215 & 307 E Hawaii Ave located in the NW 1/4 of Section 34, T3N, R2W, BM); for Brandon McDougald representing Pedcore Investments (VAC-00057-2022). To be considered by City Council on January 17, 2023.

1-5. Authorization for Execution of Contracts and Agreements

- a. Engineering Division requests Council award bid and authorize Mayor to sign contract for the Airport Road Waterline Relocation project with Ground Innovations LLC in the amount of \$83,314.60. (Approved in FY23 Budget)
- b. Authorize Mayor and Public Works Director to sign Task Order for attached Scope of Work (Exhibit B) with Paragon Consulting, Inc. to provide design services for the Nampa Downtown Master Design Phase 1 project in the amount of \$332,706.00 (T&M NTE). (Approved in FY23 Budget)
- c. Authorize Family Justice Center to execute pre-approved 4-year Grant, STOP Collaborative Victim Services in Canyon County, with the 1st year award in the amount of \$90,124. Funding to support Victim Liaison position, crisis counseling, domestic violence exams, prosecutor's office forensic software, and other victim services. (Approved in FY23 Budget)
- d. Authorize Family Justice Center to execute pre-approved 4-year Grant, STOP SAFE Services in Southwest Idaho, with the 1st year award in the amount of \$121,870. Funding will support ongoing sexual assault exams, including expansion to SAFE exams at the Nampa Family Justice Center with medical oversight. (Approved in FY23 Budget)

1-6. Licenses for 2022

- a. Alcohol New

Name	Address	Type
Aloha Island Grill, LLC	140 Caldwell Blvd	On Premise Beer & Wine

1-7. Approval of Agenda

(2) Public Forum

Nampa residents wishing to speak on an agenda (5 person limit) or non-agenda item (5 person limit); 3-minute limit per speaker. **Comments related to Zoning and Land Use matters may only be made during properly noticed Public Hearings.**

(3) Proclamations

- 3-1. None



(4) Agency & Commission Reports

- 4-1. None

(5) Staff Communications

- 5-1. Public Works Staff Report

(6) New Business

- 6-1. **Action Item:** Authorize the Family Justice Center to apply for a STOP one-year Grant for state-wide training on the Idaho Risk Assessment of Dangerousness through the Idaho State Police.
- 6-2. **Action Item:** Authorize adoption of City of Nampa Municipal Airport Fiscal Year 2023 Airport Strategic Business Plan.
- 6-3. **Action Item:** Authorize the Mayor to sign the Airport Improvements Program (AIP-37) State Grant Agreement and Resolution for the F238MAN State Grant Match. (Approved in FY23 Budget) (Approved by Legal)

(7) Public Hearings

- 7-1. **Action Item:** Annexation and Zoning to IL (Light Industrial) zoning district and potential development agreement for four parcels totaling 35.86 acres addressed as 0 Ustick Rd (parcels #R3436101000, R3436101100, R3436101200, & R3436301000, located in the SW ¼ of Section 33, T4N, R2W, BM), for River Range Idaho LLC representing Dana Devlin and Hilda Devlin (ANN-00254-2022). Original Concept: Future industrial development. **(Request for continuance to the January 17, 2023 meeting)**
- 7-2. **Action Item:** Annexation and Zoning to RS6 (Single-Family Residential) zoning district and potential development agreement for three parcels totaling 7.84 acres, addressed as 0 E Railroad St (parcels R32395012, R32392011A & R32394010F, located in the SW ¼ of Section 36, T3N, R2W, BM), for KB Homes Idaho, LLC, Owner requested by the City of Nampa (ANN-00261-2022).
- 7-3. **Action Item:** Annexation and Zoning to RML(Limited Multiple Family) zoning district and potential development agreement for 1112 Southside Blvd (a .56 acre parcel #R2216600000, located in the NW ¼ of Section 36, T3N, R2W, BM, Nampa), for Rodolfo Benitez (ANN-00263-2022). Original Concept: Connect to city sewer.
- 7-4. **Action Item:** Vacation of a 97.29' x 1.4' x 97.30' x 1.4' portion of the public utility easement for water at the Big Storage site at 504 Caldwell Blvd (parcel #R31310 located in the NE 1/4 of the SW 1/4 of Section 16, T3N, R2W, BM) due to an encroachment of an office building 6 inches into the easement; for Big Storage Idaho representing Lafky Properties LLC (VAC-00055-2022).



(8) Unfinished Business

- 8-1. **Action Item:** None

(9) Pending Ordinances (Postponed Due to Lack of Supporting Documentation)

- 9-1. 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)
- 9-2. Zoning Map Amendment from RS6 (Single Family Residential 6,000 sf) to RP (Residential Professional) zoning district; and potential development agreement, at 3 N Midland Blvd. - Parcel # R1613101000; (a .45 acre parcel located in the SE 1/4 of Section 20, T3N, R2W, BM) for Ronald J Pierce (ZMA 159-21). Original Concept: to allow the conversion of an existing home into a three- bedroom apartment upstairs and two office spaces downstairs (**PH was 02-22-2022**)
- 9-3. Annexation and Zoning to IL (Light Industrial) zoning district and potential development agreement; at 0 & 16989 Madison Rd, (parcels #R3100900000 & R3104700000) totaling 21.09 acres and located in the N 1/2 of Section 10, T3N, R2W, BM) for William Juarez representing Jim Cox (ANN-00227-2021). Original Concept: A partially completed office industrial building at 16989 Madison and construction of a 4,800 sf shop with 3 overhead doors, an office, restroom, utility room and storage on the property addressed as 0 Madison Rd. (**PH was 04-18-2022**)
- 9-4. Annexation and Zoning to BC (Community Business) zoning district, potential development agreement, and conditional use permit for multiple-family residential in a BC zoning district for the Southside Lofts at 2416 & 2424 Southside Blvd (Parcel #'s R211430100 & R211430000, totaling 4 acres in the NW ¼ of Section 1, T2N, R2W, BM, Nampa), for Joshua Hubert (ANN-00238-2022 & CUP-00270-2022). Original Concept: 84 unit apartments in 6 buildings. (**PH was 06-06-2022**)
- 9-5. Zoning Map Amendment from BC (Community Business) to IL (Light Industrial) zoning district and potential development agreement at 2912 Caldwell Blvd (Parcel # R2046900000); a 35.88 acre parcel (located in the NE 1/4 of Section 7, T3N, R2W, BM) for Jeff Bower/Givens Pursley LLP representing Black Creek Ltd. Partnership & Pleasant Valley Ltd Partnership (ZMA-00167-2022). Original Concept: Development of a Class A industrial business park with two buildings totaling approximately 670,000 SF. (**PH was 08-01-2022**)



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- 9-6. Annexation and Zoning to RS7 (Single-Family Residential) zoning district, potential development agreement, and Subdivision Preliminary Plat for La Paloma Blanca Subdivision at 87 S Happy Valley Rd, a 2.38 acre parcel #R24709012AO in the NE ¼ of Section 25, T3N, R2W, BM, for Oscar Diaz (ANN-00247-2022 & SPP-00111-2022). Original Concept: 8 single family detached dwelling units and 5 common lots. **(PH was 09-06-2022)**
- 9-7. Annexation and Zoning to RS6 (Single-Family Residential 6,000 sf) and RD (Two-Family Residential) zoning districts, potential development agreement, and Subdivision Preliminary Plat for Seven Maples Ranch Subdivision at 3000 Southside Boulevard, 0, 3204, and 3303 E Oklahoma Avenue (parcel #R2115700000, R2115600000, R2115800000, R2909300000, & R2115601000) totaling 43.05 acres in the SW ¼ of Section 01, T2N, R2W, BM, Canyon County), for Gem State Planning representing Charles Kunerth/Corey Barton (ANN-00252-2022 & SPP-00113-2022). Original Concept: 53 single-family attached townhouse dwelling units, 1 existing single-family detached home, 125 new single-family detached dwelling units, 8 common lots, and 20 qualified open space lots. **(PH was 10-17-2022)**
- 9-8. Annexation and Zoning to RD (Two-Family Duplex Residential) zoning district, development agreement, and Subdivision Preliminary Plat for Parker Estates Subdivision at 525 E Greenhurst Rd. (Parcel #R2016300000, a 2.90 acre parcel in NW ¼ of Section 3, T2N, R2W, BM), for Darin Taylor, Subdivision Maker LLC, representing Left Right Center LLC (ANN-00237-2022 & SPP-00106-2022). Original Concept: 20 townhouse units in 10 buildings, 8 single family detached homes, and 3 common lots, a gross density of 10.35. **(PH was 11-21-2022)**
- 9-9. Annexation and Zoning to IL (Light Industrial) zoning district and potential development agreement for 16763 Madison Rd (a 3 acre parcel #R310480000, located in the NW ¼ of Section 10, T3N, R2W, BM, Nampa), for Viktor N. Polyakov (ANN-00256-2022). Original Concept: Connect existing personal storage/shop/warehouse to sewer service. **(PH was 12-05-2022)**
- 9-10. Annexation and Zoning to RS8.5 (Single-Family Residential) zoning district and potential development agreement for 2909 E Victory Rd (a 1.37 acre parcel #R2467400000, located in the NE ¼ of Section 26, T3N, R2W, BM, Nampa), for Olga Sumtsov (ANN-00257-2022). Original Concept: Connect existing residential property to pressurized irrigation service. **(PH was 12-19-2022)**
- 9-11. Development Agreement Modification (Ord. 4582 - July 27, 2021) to specify land uses permitted in the IP (Industrial Professional) zoning district at date of this application, excepting those prohibited in the existing Development Agreement, for the Fuller 84 Business Park addressed as 5350 & 5300 E Franklin Rd (parcels #R3040600000 & R3040601300) totaling 61.62 acres (located in the SE 1/4 of Section 7, T3N, R1W, BM) for Givens Pursley LLP representing RE II Industrial V LLC and RE II Industrial VII LLC (DAMO-00057-2022). **(PH was 12-19-2022)**



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(10) Executive Sessions

10-1. None

Adjournment

Next Meeting

Regular Council at 5:30 PM – Tuesday, January 17, 2023 - 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) 468-5415. 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