



City of Nampa  
Regular Council Meeting  
Livestreaming at <https://livestream.com/cityofnampa>  
January 18, 2022  
Regular Council – 5:30 PM  
Public Hearings – 5:30 PM\*

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

**Invocation** Meggan Manlove - Trinity Lutheran 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 – January 3, 2022
  - b. Special Council Meeting - December 13, 2021
  - c. Planning & Zoning Commission – December 14, 2021
  - d. Arts and Historic Preservation Commission - October 11, 2021
  - e. Golf Commission – December 21, 21
  - f. Golf Commission – December 28, 2021
  - g. Board of Appraisers – December 15, 2021
  - h. Bike and Pedestrian Advisory Committee - October 12, 2021
  - i. Bike and Pedestrian Advisory Committee – December 9, 2021
  - j. Airport Commission – December 13, 2021
  - k. Alcohol Review Committee – June 30, 2021
  - l. Alcohol Review Committee – July 28, 2021
  - m. Alcohol Review Committee – August 25, 2021
  - n. Alcohol Review Committee – September 29, 2021
  - o. Alcohol Review Committee – October 27, 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

- Heron Ridge No. 2 Subdivision in a RS7 (Single-Family Residential 7,000 sq. ft) zoning district; addressed as 0 W Greenhurst Rd. - parcel #R2930101000 (a 10.36 acre portion of Government Lot 3 # 5 of Section 5, T2N, R2W, BM, Canyon County) for Schultz Development representing Brandt Agency, Inc. (SPF 177-21). Original Concept: 36 single family lots, 5 common lots, and 1.65 acres of right-of-way; with a 3.47 gross lot density and a 4.97 net lot density
- Feather Cove No. 4 Subdivision in a RS8.5 (Single-Family Residential 8,500 sq. ft) zoning district; addressed as 17449 & 0 N Franklin Blvd. - parcels #R2093600000 & #R2093601000 (a total of 16.31 acre portion of lots 5, 6 and 7 and a portion of the vacated Wilson Ave of Corland Place Subdivision and a portion of the NE 1/4 of the SW 1/4 of Section 2, T3N, R2W, BM, Canyon County) for Kent Brown representing Open Door Rentals (SPF 185-21). Original Concept: 46 single family lots, 5 common lots, and 3.46 acres in right-of-way, with a 2.82 gross lot density

b. Preliminary

- None

1-4. Authorize Public Hearings

- a. Reconsideration of Annexation and Zoning to RD (Two-Family Residential - Duplex) zoning district and potential development agreement for a future 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).
- b. Annexation and Zoning to RD (Two-Family Residential - Duplex) zoning district, potential development agreement, and Subdivision Preliminary Plat for Valente Subdivision at 0 Ustick Rd. (Parcel #R3083300000, a 37.72 acre parcel in SW ¼ of the NW ¼ of Section 3, T3N, R2W, BM, Nampa, Canyon County), for Jarom Wagoner & Trilogy Development, representing Corey Barton/Endurance Holdings LLC (ANN 205-21 & SPP 083-21). Original Concept: 115 single family lots (totaling 19.44 acres), 18 common lots (totaling 6.25 acres), and ROW (totaling 9.02 acres); for a gross density of 3.05 and a net density of 5.9. Continued from November 15, 2021.
- c. Zoning Map Amendment from BC PUD (Community Business Planned Unit Development) to IL (Light Industrial) zoning district, and potential Development Agreement, at 0 Shannon Dr - Parcel #R3129700000 (a 42.47 acre parcel located in the NE 1/4 of Section 16, T3N, R2W, BM) for LDK Ventures, LLC representing Northside Logistic Center LLC (ZMA 155-21). Original Concept: for light manufacturing, warehousing, and distribution facility(ies)



- d. Zoning Map Amendment from BC (Community Business) to RS8.5 (Single-Family Residential 8,500 sf) zoning districts; and Subdivision Preliminary Plat for Steven's Place Subdivision at 0 Iowa Ave (Parcel #R32065012A0); located on a 6.24 acre portion of the SE ¼ of the SE ¼ of Section 31, T3N, R2W, BM) for Patrick Colwell (T-O Engineers) representing Blackhawk Investments Idaho LLC (ZMA 158-21 & SPP 098-21). Original Concept: 17 single family lots (3.44 acres), 2 commercial lots (1.08), 4 common lots (.49 acres), and 1.23 acres in right-of-way.
  - e. Annexation and Zoning to RS8.5 (Single-Family Residential 8,500 sf.) zoning district, potential Development Agreement, and Subdivision Preliminary Plat for Terrace Falls Subdivision at 0 E Locust Lane (parcel # R2886601100, located in the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 6, T2N, R1W, BM) for Cleve & Murvelle Cushing Trust representing Cushing Family Trust (ANN 219-21 & SPP 094-21). Original Concept: 97 single-family lots; and 21 common lots; for a 2.12 gross density and a 3.58 net density.
- 1-5. Authorize to Proceed with Bidding Process
    - a. None
  - 1-6. Authorization for Execution of Contracts and Agreements
    - a. None
  - 1-7. Monthly Cash Report
    - a. December 2021
  - 1-8. Resolutions
    - a. Disposal of Wastewater Property (Yearly Misc. Disposal of Scrap Metal)
    - b. Disposal of Waterworks Property (Yearly Misc. Disposal of Scrap Metal)
  - 1-9. Planning & Zoning Formal Findings
    - a. None
  - 1-10. Licenses for 2022
    - a. Alcohol Renewal
      - None
    - b. Alcohol New
      - None
  - 1-11. Miscellaneous items
    - a. None
  - 1-12. Approval of Agenda



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## (6) Public Hearings

- 6-1. **Action Item:** 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)
- 6-2. **Action Item:** 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: 20 single family lots (4.86 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
- 6-3. **Action Item:** 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
- 6-4. **Action Item:** 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)
- 6-5. **Action Item:** To consider fee increases and fee policies for Parks and Recreation services. Increases may include services at the recreation center, cemetery, golf, park reservations and recreation programming
  - a. **Action Item:** Authorize the Mayor to sign a resolution to adopt increased Parks and Recreation Fees

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## (2) Proclamations

- 2-1. Human Trafficking Awareness and Prevention Month

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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 – Tom Points

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### (5) New Business

- 5-1. **Action Item:** Discussion regarding scheduling monthly special council workshops for strategic initiatives
- 5-2. **Action Item:** Council award bid and authorize Mayor to sign contract for the Annual Waterline Replacement FY22 project with Das-Co of Idaho, Inc. in the amount of \$943,820.00 (Approved in FY22 budget)
- 5-3. **Action Item:** Authorize Nampa Parks and Recreation to purchase and install the described playground at Lakeview Park from Garrett Parks and Play for the amount of \$374,999.30 (Approved in FY22 budget)
- 5-4. **Action Item:** Authorize Mayor and Public Works Director to sign task order amendment for attached scope of work with Kittelson & Associates for Midland Boulevard and Iowa Avenue Intersection Improvements project in the amount of \$78,525.00 T&M NTE (Approved in FY22 budget)
- 5-5. **Action Item:** Authorize Mayor and Public Works Director to sign, (1) Professional Services Agreement Standard Terms and Conditions, and (2) Task Order with The Freshwater Trust for Advancing Water Quality Trading in the amount of \$120,000.00 T&M NTE (Funding in FY22 WWTP Budget)

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### (7) Unfinished Business

- 7-1. **Action Item:** 1<sup>st</sup> reading of ordinance 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**)
- 7-2. **Action Item:** 1<sup>st</sup> reading of ordinance for 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**)



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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. 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 ¼ 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**)
- 8-5. 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**)
- 8-6. 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 ¼ of the SW ¼ 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**)

- 8-7. 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**)
- 8-8. 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**)
- 8-9. 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 (**PH was 12-20-2021**)
- 8-10. 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 (**PH was 01-03-2021**)



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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 – Monday, February 7, 2022 - City Council Chambers

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- ◆ 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