



City of Nampa  
Regular Council Meeting  
Livestreaming at <https://livestream.com/cityofnampa>  
February 7, 2022  
Regular Council – 5:30 PM  
Public Hearings – 6:30 PM\*

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

**Invocation** Josh Austin – Eagle Christian Church West Valley

## **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. Planning & Zoning Commission – January 11, 2022
- b. Board of Appraisers - January 19, 2022
- c. Venue Management Commission – November 18, 2021
- d. Design Review Committee – December 20, 2021
- e. Council on Aging – December 14, 2021
- f. Council on Aging – January 11, 2022
- g. Nampa Housing Authority – December 15, 2021
- h. Building and Fire Appeals Board- August 18, 2021
- i. Alcohol Review Committee - December 2, 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

- Sharpe's Orchard Subdivision at 7928 Birch Ln (Parcel #R2095400000) in the RS4 (Single-Family Residential 4,000 sq. ft.) zoning district; located on part of Lots 25 and 26, Courland Place Subdivision - a 6.46 acre portion of the SW ¼ of the NW ¼ of Section 11, T3N, R2W, BM) for Taylor Schmidt / SI Construction LLC (SPF 179-21). Original Concept: 33 single family lots and 1.14 acres of qualified open space; a gross density of 5.10 & net density of 8.14
- 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 178-21). Original Concept: 66 single-family lots and 9 common lots; a gross density of 3.76 & net density of 6.06

- Silver Star No. 3 Subdivision, a 22.1 acre portion of 0 Star Rd - Parcel #R3036200000; located in the NW 1/4 of Section 5, T3N, R1W, BM) for Toll West Inc. (SPF 176-21) Original concept: 61, single-family residential lots, 9 common lots - 19.3% open space, and 4.81 acres of right-of-way, for a gross density of 2.76 and a net density of 4.68
- Southern Ridge No. 10 Subdivision, a 20.17 acre portion of three parcels all addressed as 0 E Locust Ln - Parcel #R0801000, R2908701200, & R2908801300; located in the SE 1/4 of Section 1, T2N, R2W, BM) for Kent Brown, representing Southern Ridge Properties (SPF 181-21) Original concept: 64, single-family residential lots, 5 common lots, and 3.81 acres of right-of-way, for a gross density of 3.17 and a net density of 5.22
- Smith Townhomes Subdivision, on three existing properties totaling 1.61 acres & addressed as 336 & 322 Smith Ave, and 0 Davis Ave - parcel #R16142010, R161520100, & R1614501000; located in the SE 1/4 of the NW 1/4 of Section 21, T3N, R2W, BM); for Mateo Echeverria representing Trifecta Development (SPF 180-21). Original concept: Seven 2-unit townhouse buildings, and two 3-unit townhouse buildings - each unit on a separate property for sale; a net density of 12.42 and 60% open space

b. Preliminary

- None

1-4. Authorize Public Hearings

- a. Conditional Use Permit for a public storage - Club Storage Condos, in preparation for a future commercial condominium plat where each storage condo is sold separately in the BC (Community Business) zoning district at 4751 Ustick Rd - Parcel #R303630120 (a 9.15 acre parcel in the NW 1/4 of Section 5, T3N, R1W, BM) for Justin Reynolds representing JABR LLC (CUP 260-21)
- b. Zoning Map Amendment from RS6 PUD (Single Family Residential 6,000 sf) to RD (Two-Family DUPLEX Residential) zoning district; development agreement modification to rescind and replace the existing agreement (Ordinance 3610); and Subdivision Preliminary Plat for Middlebury North Subdivision at 0, 0, & 0 Midway Road (Parcel #'s R32799010A0, R3279800000, & R32799010B0); totaling 121.09 acres (located in the S 1/2 of Section 13, T3N, R3W, BM) for Jane Suggs - Gem State Planning representing Endurance Holdings LLC (ZMA 156-21, DAMO 051-21, & SPP 097-21). Original Concept: 244 single family lots, 36 duplex lots, 38 4-plex lots, 69 common lots, and 28.79 acres of right-of-way - totaling 468 dwelling units and over 24% common area, for a gross density of 3.86 and a net density of 7.57
- c. 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

- d. Annexation and Zoning to BC (Community Business) zoning district at 920 Lake Lowell Ave (parcel # R16270516, located in the SW 1/4 of Section 28, T3N, R2W, BM) for Nampa City Parks Division - Cody Swander (ANN 223-21). Original Concept: Conversion of two existing buildings to Parks Division Office and Storage and construction of the Matthew Peltzer Trailhead for Wilson Creek Pathway
- e. Authorize to hold a public hearing at the March 7, 2022 Council Meeting regarding Fee Increases for Ridgecrest and Centennial Golf Courses

1-5. Authorize to Proceed with Bidding Process

- a. Council authorize Engineering Division to proceed with formal bid process for the Annual Traffic Improvements FY22 project (Approved in FY22 budget)

1-6. Authorization for Execution of Contracts and Agreements

- a. Authorize Finance Director to sign contract with Eide Bailly for Audit Services in the amount of \$57,970 (approved in FY22 Budget)
- b. Authorize Mayor to sign Lease of Property with Union Pacific Railroad for 11th Avenue South pedestrian bridge for an annual amount of \$5,000 (Approved by legal)
- c. Authorize the immediate piggyback purchase of 7,000 gallons of traffic paint from Ennis Flint at an estimated cost of \$75,460.00 for the Street Division (Approved in FY22 budget)
- d. Authorize immediate piggyback purchase of pavement marking thermo plastics from Flint Trading, contract BPO20210476, at an estimated cost of \$60,000.00 for the Street Division (Approved in FY22 budget)

1-7. Resolutions

- a. Disposal of Airport Records

1-8. Monthly Cash Report

- a. None

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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**(2) Proclamations**

- Declaring February as Career and Technical Education 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. Staff Communication - Doug Racine

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**(5) New Business**

- 5-1. **Action Item:** Request for Reconsideration of 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 (**PH was 01-18-2021**)
- 5-2. **Action Item:** Authorize the City of Nampa Public Works Department and City legal counsel to prepare an agreement for Class A Biosolids Management with Timber Creek Recycling
- 5-3. **Action Item:** Authorize to award the construction of the Nampa Dog Park 2 project to LaRiviere Inc. in the amount of \$2,180,179.25 (Funded by Park Impact Fees & approved in FY22 budget)



- 5-4. **Action Item:** Authorize Mayor to sign agreement for construction management for the Nampa Dog Park Project 2 with T-O Engineering for the amount, not to exceed, \$129,216 (Funded with Park Impact Fees & Budgeted FY22)
- 5-5. **Action Item:** 1<sup>st</sup> reading of street naming ordinance (Exhibit B) for South Three Ranch Lane
- 5-6. **Action Item:** Authorize Engineering staff to proceed with negotiations for Right-of-Way acquisition required to construct the Midland Boulevard & Iowa Avenue Intersection project up to the estimated amount of \$490,000.00 (Approved in FY22 budget)
- 5-7. **Action Item:** Council authorize Engineering Division to proceed with formal bid process for Midland Boulevard & Lake Lowell Avenue Intersection (Approved in FY22 budget)
- 5-8. **Action Item:** Authorize the Mayor and Public Works Director to sign a contract with Challenger Companies, Inc. to construct the Western Regional Lift Station Upgrades project in the amount of \$323,500.00 (Approved in FY22 budget)
- 5-9. **Action Item:** Authorize Mayor and Public Works Director to sign task order with SPF Water Engineering, LLC for 2022 Water Right Master Plan in the amount of \$62,450.00 T&M NTE (Approved in FY22 budget) (Approved by legal)

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## (6) Public Hearings

- 6-1. **Action Item:** 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
- 6-2. **Action Item:** 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) **Public Hearing will be continued to a date certain of April 4, 2022**
- 6-3. **Action Item:** 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. **Public Hearing will be continued to a date certain of April 4, 2022.**



- 6-4. **Action Item:** 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)
- 6-5. **Action Item:** 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
- 6-6. **Action Item:** To consider increases in Irrigation Rates, and Irrigation Hookup Fees, by an overall amount in excess of five percent (5%) for operations, maintenance, and systematic replacement of supply and infrastructure in order to continue to provide continuous and reliable utility services
- a. **Action Item:** Authorize Mayor to sign Resolution Implementing an Increase of 6.00% (Exhibit A) or 13.7% (Exhibit B) or 20.00% (Exhibit C) for 2022 Irrigation Rates, effective March 1, 2022, and Direct Pass Through of Underlying Irrigation Districts' Rates (As Recommended by Board of Appraisers) (approved by legal)
- b. **Action Item:** Authorize Mayor to sign Resolution Implementing Increase of 13.7% for 2022 Irrigation Water Hookup Fees, Effective March 1, 2022 (As Recommended by Board of Appraisers) (approved by legal)
- 6-7. **Action Item:** Public Hearing for creation of Sidewalk LID 172

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## (7) Unfinished Business

- 7-1. **Action Item:** 1st reading of ordinance correcting ordinance 4619, Annexation and Zoning for multiple portions of road right-of-way to include the following: 1) a section of Midway Rd to be zoned RA (Suburban Residential); 2) a section of Cherry Ln to be zoned BC (Community Business); 3) a section of Northside Blvd. to be zoned IL (Light Industrial); 4) a section of Cherry Ln. to be zoned IL (Light Industrial); 5) a section of Madison Rd. to be RS 7 (Single Family Residential 7000 sq. ft.); 6) a section of Star Rd. to be zoned RS 8.5 (Single Family Residential 8500 sq. ft.); 7) sections of N. Kings Rd. and E. Victory Rd. to be zoned RS 6 (Single Family Residential 6000 sq. ft.) and IL (Light Industrial); and 8) property necessary for the recently constructed Happy Valley Rd and Victory Rd round-about to be zoned IL (Light Industrial) - for Daniel Badger representing City of Nampa, Engineering Division (ANN 206-21) (PH was 10-04-2021)



- 7-2. **Action Item:** 1st reading of ordinance for 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**)
- 7-3. **Action Item:** 1st reading of ordinance for 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 (**PH was 01-18-2021**)

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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. 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**)



- 8-4. 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**)
- 8-5. 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**)
- 8-6. 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**)
- 8-7. 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**)
- 8-8. 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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- 8-9. 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 (**PH was 01-18-2021**)
- 8-10. 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) (**PH was 01-18-2021**)

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## (9) Executive Sessions

- 9-1. **Action Item:** Motion to Adjourn into Executive Session Pursuant to Idaho Code 74-206 (1)
- Idaho Code 74-206 (1) (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement
  - Idaho Code 74-206 (1) (b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student;



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## **Adjourn**

## **Next Meeting**

### **Regular Council at 5:30 PM – Tuesday February 22, 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