



City of Nampa
Regular Council Meeting
Livestreaming at <https://livestream.com/cityofnampa>
February 22, 2022
Regular Council – 5:30 PM
Public Hearings – 6:30 PM*

Call to Order and Pledge to Flag

Invocation James Bliss – Lake Shore Drive Baptist 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. Planning & Zoning Commission – January 25, 2022
 - b. Planning & Zoning Commission – February 1, 2022
 - c. Arts and Historic Preservation Commission – January 10, 2022
 - d. Nampa Airport Commission – January 10, 2022
 - e. Council on Aging – January 11, 2022
 - f. Nampa Housing Authority – January 9, 2022
 - g. Development Impact Fee Advisory Committee – January 19, 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
 - Subdivision Final Plat Approval for Heron Ridge Subdivision No. 3 at 0 W Greenhurst Rd (A 13.73-acre portion of Parcel #R2930101000) in the RS7 (single-family residential 7,000 sq. ft.) zoning district, located in the NW ¼ of Section 5, T2N, R2W, BM, Canyon County) for Schultz Development representing Brandt Agency, Inc. (SPF-00184-2021). Original Concept: 46 building lots and 5 common lots; a gross density of 3.35 & net density of 4.62
 - Subdivision Final Plat Approval for Jasper Ridge Subdivision No. 2 at 0 Middleton Rd (A 14.52 acre portion of Parcel #R3145601200) in the RS6 (single-family residential 6,000 sq. ft.) zoning district, located in the NE ¼ of Section 19, T3N, R2W, BM, Canyon County) for Schultz Development representing Endurance Holdings LLC (SPF-00183-2021). Original Concept: 40 building lots and 8 common lots; a gross density of 2.75 & net density of 5.03
 - Subdivision Final Plat Approval for Silver Star No. 4 Subdivision at 0 Star Rd (A 15.58 acre portion of Parcel #R30360000) in the RS8.5, RS12, & RS18 (single-family residential) zoning districts, located in the S 1/2 of the NW 1/4 of Section 5, T3N, R1W, BM, Canyon County)



for Toll West Inc. (SPF- 00186-2021). Original Concept: 44 single family building lots and 2 common lots; a gross density of 2.82

b. Preliminary

- None

1-4. Authorize Public Hearings

- a. Variance of Nampa City Code 10-11-4.G to allow less density than is required by code in the RML (Limited Multi-family Residential) zoning district in order to construct a duplex rather than a triplex on at 609 Elder St - Parcel #R1126001000 (a .17 acre parcel located in the SE 1/4 of Section 27, T3N,R2W, BM, Nampa, Canyon County) for Josh Morrison (VAR-00119-2022).
- b. Development Agreement Modification of Ordinance #3499 at the Nampa Gateway Center for 14 parcels addressed as 0, 5075, & 5175E Commerce St, 0, 1510, 1200 N Happy Valley Rd, 0 Stamm Ln, 1406, 1250, & 1232 N Galleria Dr.; parcel #s: R3108610700, R3108611200, R3108611000, R3108610900, R3050400000, R3049801000, R3050401200, R3050301300, R3050110100, R305011000, R30498012A0, R3049801100, R3049800000, R3050101000, in order to revise the concept plan, schedule of land uses permitted and conditionally permitted, and agreement language related to - design, operations, and improvements; Conditional Use Permit to Allow Manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of materials or goods at 1406 N Galleria Dr. - Parcel #R30498012A0; and Conditional Use Permit to allow multiple-family residential apartments in a townhouse style, in a BC (Community Business) zoning district at 0 Stamm Ln. - Parcel #R3050101000; (located in the SW 1/4 of Section 18, T3N, R1W, BM) for Clarke WardleLLP representing multiple owners (DAMO 052-21, CUP 251-21, CUP 252-21).
- c. Zoning Map Amendment from RA (Suburban Residential) to RS6 (Single-Family Residential 6,000 sf) zoning districts, potential development agreement; and Subdivision Plat Short for Sharon Subdivision at a parcel east of 502 Sunny Ln (Parcel #R0961401000); located on a .83 acre portion of the SW ¼ of Section 21, T3N, R2W, BM) for TV Group LLC (ZMA 157-21 & SPS 040-21). Original Concept: 4 single family lots with a gross & net density of 4.82.
- d. Annexation and Zoning of 126.27 acres south of Amity Rd and west of Happy Valley Rd to RS6 (Single-Family Residential 6,000 sf. - 64.33 acres), RMH (Residential Multiple Family - 15.86 acres), BC (Community Business - 5.24 acres), & IL (Light Industrial 40.84 acres) zoning districts, and potential development agreement, for Chisum Estates Subdivision at 0, 0, 0, 3915, & 3611 Amity Ave, and 0, 0, & 0 E Railroad St. (parcel #s R3238900000, R2216000000, R3239000000, R3239100000, R3239501200, R32394010F0, R32392011A0, R3238901000); and Planned Unit Development for the proposed RS6 zoned properties, and Subdivision Preliminary Plat for Chisum Estates Subdivision for the above referenced properties excluding parcels R32392011A0, R32394010F0, & R3239501200; (all located in the N 1/2 of Section 36, T3N, R2W, BM, City of Nampa, Canyon County, Idaho, for Triple Crown Investments LLC / Lance Thueson representing Thornton-Gallup LLC (ANN 220-21, PUD- 008-21, & SPP 095-21). Original Concept: 191 single-family lots; 1 multi-family lot for 186 units, 2 commercial lots, 11 industrial lots, 35 common lots, and 24.26 acres of right-



of-way, for a RS6 gross density of 2.97 and a 6.98 net density; a RMH gross density of 11.73 and a net of 30.74; with 19.7% in open space

- 1-5. Authorize to Proceed with Bidding Process
 - a. Council authorize Engineering Division to proceed with the formal bid process for the Annual Irrigation Pipeline Replacement FY22 project (Approved in FY22 budget)
- 1-6. Authorization for Execution of Contracts and Agreements
 - a. None
- 1-7. Resolutions
 - a. Authorize Mayor to sign resolution re-appointing Tim Rigsby to the Nampa Bicycle and Pedestrian Advisory Commission for a three-year term (04-01-2022 through 3-31-2025)
 - b. Authorize Mayor to sign resolution re-appointing Randy Haverfield to the Nampa Arts and Historic Preservation Commission for a three-year term (04-01-2022 through 3-31-2025)
 - c. Authorize Mayor to sign resolution re-appointing Ron Wormser to the Nampa Arts and Historic Preservation Commission for a three-year term (04-01-2022 through 3-31-2025)
 - d. Disposal of Surplus Tree Spade to the City of Boise
- 1-8. Monthly Cash Report
 - a. January 2022
- 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

(2) Proclamations

- 2-1. None



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

- Recognition of Cache Olson

(3) Agency & Commission Reports

- 3-1. Nampa School District – Interim Superintendent Gregg Russell

(4) Staff Communications

- 4-1. Quarterly Growth Report – Rodney Ashby

(5) New Business

- 5-1. **Action Item:** Authorize Mayor to sign resolution appointing Laura Shoemaker to the Nampa Bicycle and Pedestrian Advisory Committee for a three-year term (04-01-2022 through 3-31-2025)
- 5-2. **Action Item:** Authorize Mayor to sign resolution appointing Parker Fitzen to the Nampa Bicycle and Pedestrian Advisory Committee for a three-year term (04-01-2022 through 3-31-2025)
- 5-3. **Action Item:** Authorize Mayor to sign resolution appointing Fred Sutton to the Nampa Golf Commission for a five-year term (03-01-2022 through 2-28-2027)
- 5-4. **Action Item:** Authorize Mayor to sign resolution appointing Clint Beers to the Nampa Golf Commission for a two-year term (03-01-2022 through 2-28-2024)
- 5-5. **Action Item:** Authorize Mayor to sign resolution appointing Ryan Genther to the Design Review Committee to fill a vacant seat (term to expire 12-31-2024)
- 5-6. **Action Item** Appointment of City Clerk
- 5-7. **Action Item:** Authorize Mayor to signed resolution adopting the City of Nampa Grants policy
- 5-8. **Action Item:** 1st reading of ordinance amending Title 5 Chapter 12 of Nampa City Code updating alcohol code to require server training and adding a penalty for serving without a city license (Approved by legal)
- 5-9. **Action Item:** Authorize Mayor and Public Works Director to sign Task Order for attached Scope of Work (Exhibit B) with JUB Engineering, Inc. to provide design services for the Highway 16 Corridor Specific Area Plan project in the amount of \$110,260 (T&M NTE) + a 5% Contingency of \$5,500 for a total of \$115,760. Funding to be covered by ARPA and presented as a component of the budget amendment in the 2nd council meeting in March



- 5-10. **Action Item:** Authorize Mayor to sign Professional Services Agreement for crack filling and sealing of Runway 11-29 including the parallel taxiway, connectors and taxilanes at the Nampa Municipal Airport as required by the Federal Aviation Administration for Airport Improvement Program (AIP-37) with J-U-B Engineers, Inc. to complete engineering assistance in the amount of \$73,190.00 (Approved by Legal)
- 5-11. **Action Item:** Authorize Mayor to sign Professional Services Agreement for crack filling and sealing of aprons and taxilanes at the Nampa Municipal Airport with J-U-B Engineers, Inc., to complete engineering assistance in the amount of \$49,690.00 (Approved by Legal)
- 5-12. **Action Item:** Authorize Mayor and City Council to consider and pursue construction of a \$7.1 million Fleet building (20,000 sq. ft.) and Street facility expansion (3,800 sq. ft.) with funding through a loan from general fund balance in the amount of \$5.6 million and \$1.5 million from Street Impact Fees (Approved in FY22 Budget) (Approved by Legal)
- 5-13. **Action Item:** Authorize Mayor to sign Memorandum of Understanding between the Idaho Transportation Department (ITD) and the City of Nampa designating the distribution of Amazon In-Lieu Dollars Towards Projects (Approved by Legal)
- 5-14. **Action Item:** Authorize Public Hearings on the Assessment Roll's for LID's 162 and 164 or direct staff to find an alternate funding source for these mandatory LID's
- 5-15. **Action Item:** Approve the 2022 CDBG program year application guidelines
- 5-16. **Action Item:** Council approval to spend up to \$40,000 on new lights for Nampa's downtown Christmas tree

(6) Public Hearings

- 6-1. **Action Item:** 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)
- 6-2. **Action Item:** 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



- 6-3. **Action Item:** 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
- 6-4. **Action Item:** 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

(7) Unfinished Business

- 7-1. **Action Item:** Resolution for Comprehensive Plan Map Amendment from Commercial and Medium Density Residential to Residential Mixed-Use designation for property located at 0, 7354, and 7882 Cherry Ln (in the SW 1/4 of Section 2, T3N, R2W, BM) for Providence Properties (Patrick Connor) representing Donald Brandt (CMA-049-21)
- 7-2. **Action Item:** 1st reading of ordinance for 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 located at 0, 7354, & 7882 Cherry Ln. (in the SW 1/4 of Section 2, T3N, R2W, BM) for Providence Properties (Patrick Connor) representing Donald Brandt (ZMA 150-21)
- 7-3. **Action Item:** 1st reading of ordinance for 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 (**PH was 02-07-2022**)
- 7-4. **Action Item:** 1st reading of ordinance for 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 01-18-2022**)



(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. 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**)



- 8-7. 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 01-03-2022**)
- 8-8. 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 01-18-2022**)
- 8-9. Creation of Sidewalk LID 172 (**PH was 02-07-2022**)
- 8-10. 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) (**PH was 02-07-2022**)
- 8-11. 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 (**PH was 02-07-2022**)

(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) (a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general;
 - 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;



City of Nampa
Regular Council Meeting
Livestreaming at <https://livestream.com/cityofnampa>
February 22, 2022
Regular Council – 5:30 PM
Public Hearings – 6:30 PM*

Adjourn

Next Meeting

Regular Council at 5:30 PM – Monday, March 7, 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