



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

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

**Invocation** Kelli Sears – Christian Faith Center

## **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. Alcohol Review Committee – January 26, 2022
- b. Arts and Historic Preservation Commission – February 14, 2022
- c. Golf Commission – February 15, 2022
- d. Building and Site Design Committee – January 18, 2022
- e. Venue Advisory Committee – January 20, 2022
- f. Nampa Library Board – October 12, 2021
- g. Nampa Library Board – November 9, 2021
- h. Nampa Library Board – December 14, 2021
- i. Nampa Library Board – January 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. Final
  - None
- b. Preliminary
  - None

#### 1-4. Authorize Public Hearings

- a. Zoning Map Amendment from RA (Suburban Residential) to RD (Two-Family DUPLEX Residential) zoning district; potential development agreement; Planned Unit Development; and Subdivision Preliminary Plat for Sugar Creek Townhomes Subdivision at 2205 3rd St N., 0 Sugar St, & 0 E Victory Rd. (Parcel #'s R3188200000, R3188800000, & R3188701000);



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totaling 7.678 acres (located in the NE 1/4 of the NW 1/4 of Section 26, T3N, R2W, BM) for John Dixon representing Bunker Development LLC (ZMA-00161-2021, PUD-00009-2021, & SPP-00100-2021). Original Concept: 85 dwelling units in 22 residential buildings including duplex, triplex, and fourplex buildings, and 3 common lots (16.2% qualified open space) for a gross density of 11.08

- b. Annexation and Zoning to IL (Light Industrial) zoning district for 17530 Midland Blvd, and potential development agreement; a .36 acre portion of parcel #R3086301000 (located in the NW 1/4 of Section 4, T3N, R2W, BM) for Kent Brown representing Adler Midland LLC (ANN-00224-2021). Original concept: Industrial development
- c. Variance of Nampa City Code 10-23-20 limiting sign area to 200 sq. ft. and sign height to 25' in order to construct a sign 145 sq. ft. and 39' in height at 16174 N. Merchant Way (parcel #R3098501000) for Batteries Plus (located in the SW 1/4 of Section 9, T3N, R2W, BM, Canyon County) for applicant: Image National representing Tom Sellin (VAR-00120-2022)
- d. Zoning Map Amendment from BC (Community Business) to IL (Light Industrial) zoning districts, and potential development agreement; at 0 E Chisholm Dr (parcel #R3118700000); located on a 13.10 acre portion of the NW ¼ of Section 14, T3N, R2W, BM) for Jeff Hatch - Hatch Design Architecture representing Brivan Idaho LLC (ZMA-00154-2021). Original Concept: 120,000 sf industrial flex complex

1-5. Authorize to Proceed with Bidding Process

- a. Council authorization to proceed with bid process for LID 172 (Approved in FY22 Budget)

1-6. Authorization for Execution of Contracts and Agreements

- a. None

1-7. Monthly Cash Report

- a. None

1-8. Resolutions

- a. Disposal of surplus Clerk's property
- b. Disposal of surplus Ridgcrest Golf Course property
- c. Appointment of Councilwoman Sandi Levi as the Council Liaison to the Nampa Library Board

1-9. Planning & Zoning Formal Findings

- a. None



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1-10. Licenses for 2022

a. Alcohol Renewal

- None

b. Alcohol New

- Tin Roof Tacos – 4865 E. Franklin Blvd. On & Off Premise Beer and Wine

1-11. Miscellaneous items

a. Correct Irrigation Assessments Pursuant to Idaho Code 50-1807

1-12. Approval of Agenda

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**(2) Proclamations**

2-1. 2C Kids Week

2-2. Disability Awareness 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. Ford Idaho Center Report – Andrew Luther

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**(4) Staff Communications**

4-1. Staff Report - Tom Points

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**(5) New Business**

5-1. **Action Item:** Authorize Mayor to sign updated West Valley Contract



- 5-2. **Action item:** Request for Reconsideration of 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 (**PH was 02-22-2022**)
- 5-3. **Action item:** Authorize Police Chief to sign school resource officer agreement with Elevate Academy (Approved by Legal)
- 5-4. **Action item:** Authorize Mayor to sign the 1-year Lease Extension with The Idaho Army National Guard for a portion of leased ground at 212 N. Kings Road (Approved by Legal)
- 5-5. **Action item:** Authorize the Mayor to (1) sign a letter of commitment and support, to be included with the application submission and (2) authorize City staff to submit Fiscal Year 2022 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Transportation Planning Grant Application for the North Nampa Revitalization project
- 5-6. **Action item:** Authorize the piggyback purchase of chip seal oils from Idaho Asphalt Supply at an estimated cost of \$707,650.00 for the Street Division (Approved in FY22 Budget)
- 5-7. **Action item:** 1<sup>st</sup> reading of ordinance annexing properties into the City's pressurized Irrigation District
- 5-8. **Action Item:** Authorize Summary of publication for preceding ordinance
- 5-9. **Action item:** Authorize Mayor and Public Works Director to sign task order with J-U-B Engineers for the Engineering Policies and Street Standards Update in the amount of \$149,332 T&M NTE (Approved in FY22 Budget)
- 5-10. **Action item:** Authorize Engineering staff to proceed with negotiations for Right-of-Way acquisition required to construct the Franklin Road Widening project up to the estimated amount of \$830,000.00 (Approved in FY22 Budget)
- 5-11. **Action item:** Authorize Engineering staff to proceed with negotiations for Right-of-Way acquisition required to construct the Middleton Road Rebuild (Flamingo Avenue to Karcher Road) project up to the estimated amount of \$160,000.00 (Approved in FY22 Budget)
- 5-12. **Action item:** Authorize the Mayor and Public Works Director to sign a contract with Iron Horse LLC to construct the Zone A Sewer Rehab FY22 project in the amount of \$1,234,896.00 (Approved in FY22 Budget)
- 5-13. **Action item:** Authorize Mayor to sign Federal Aviation Administration Grant Application for Airport Improvement Program (AIP-37) for crack filling and sealing of Runway 11-29 (Approved in FY22 Budget) (Approved by legal)



## (6) Public Hearings

- 6-1. **Action Item:** 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)
- 6-2. **Action Item:** 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 Wardle LLP representing multiple owners (DAMO 052-21, CUP 251-21, CUP 252-21)
- 6-3. **Action Item:** 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
- 6-4. **Action Item:** 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
- 6-5. **Action Item:** Approval of one of three golf fee options proposed by staff and authorize a policy that limits the number of season passes sold each year



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## (7) Unfinished Business

- 7-1. None

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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. 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. 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**)
- 8-11. 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**)
- 8-12. 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 (**PH was 02-22-2022**)
- 8-13. 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



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Concept: for light manufacturing, warehousing, and distribution facility(ies) (**PH was 02-07-2022**)

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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, March 21, 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