



CITY OF NAMPA
Regular Council Meeting
March 20, 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

Roll Call

Proposed Amendments to Agenda

Adoption of Agenda (Action Item)

(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 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 – March 6, 2023
 - b. Planning & Zoning Commission – February 28, 2023
 - c. Airport Commission – February 13, 2023
 - d. Council on Aging Commission – February 14, 2023
 - e. Board of Appraisers – March 2, 2023
- 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 of Cherry Grove No. 1 Subdivision in a RS8.5 (Single-Family Residential) zoning district - a 10.66 acre parcel #R3422900000 at 0 Elm St. (located in the N 1/2 of the SW 1/4 of Section 26, T4N, R2W, BM) for KB Home Idaho LLC (SPF-00228-2023). Original Concept: 32 single-family detached lots and 8 common lots.
- 1-4. Authorize Public Hearings
 - a. Consider updates to Title 5 of Nampa City Code to require business licensing for Massage Establishments and to establish fees for this license. To be considered by City Council on April 3, 2023.



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- b. Annexation and Zoning to GB1 (Gateway Business) zoning district and potential development agreement for a 16.71 acre portion of parcel #R3047700000 at 15918 Star Rd (located in a portion of the NW 1/4 of Section 17, T3N, R1W, BM) for Baron Properties - Shannon Ely representing BPS Nampa MC LLC (ANN-00265-2022). Original Concept: 5 mixed-use commercial buildings - larger commercial/smaller warehouses that also contain commercial frontage. To be considered by City Council on April 3, 2023.
- c. Zoning Map Amendment from BN (Neighborhood Business) to BC (Community Business) zoning district; and potential development agreement; for the Greenhurst Square project at 2310 12th Ave Rd (Parcel # R0931950200); totaling approximately 1.03 acres (located in the NW 1/4 of Section 3, T2N, R2W, BM) for Mason & Associates representing Mikes Place LLC (ZMA-00171-2022). Original Concept: Upzone to allow more uses, including a "Vape Shop." To be considered by City Council on April 3, 2023.
- d. Annexation and Zoning to RS6 (Single-Family Residential) zoning district for a 3.35 acre Parcel #R2115000000 at 2702 Southside Blvd (located in a portion of the NW 1/4 of Section 1, T2N, R2W, BM) for Buddhist Society of Idaho (ANN-00267-2023). Original Concept: Annexation for development of a Buddhist monastery and grounds to be split as a separate parcel from existing residential. To be considered by City Council on April 3, 2023.

1-5. Authorize to Proceed with Bidding Process

- a. Authorize Facilities Development to proceed with the formal bidding process for the Mangum Building Parking Lot Improvements project. (Approved in FY23 Budget)

1-6. Authorization for Execution of Contracts and Agreements

- a. Authorize Mayor to sign contract with Fireworks America to purchase fireworks display for City of Nampa in the amount of \$15,000. (Approved by in FY23 Budget) (Approved by Legal)
- b. Authorize the piggyback purchase of chip seal oils from Idaho Asphalt Supply, at an estimated cost of \$680,750.00 for the Street Division. (Approved in FY23 Budget)
- c. Family Justice Center is requesting authorization to hire a second Safe Teen Assessment Center Case Manager. (Funding Source: Southwest District Health Safe Teen Assessment Center Grant)

1-7. Monthly Cash Report

- a. February 2023

(2) Items Moved From Consent Agenda (Action Items)

(3) Proclamations

- 3-1. None



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(4) 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.**

(5) Agency & Commission Reports

5-1. None

(6) Staff Communications

- 6-1. Update on the Development Impact Fee Capital Improvements Program – Patrick Sullivan, Building Safety & Facilities
- 6-2. Public Works Staff Report – Tom Points, Public Works
- 6-3. BC (Community Business) Zoning Land Uses and Process – Rodney Ashby, Planning & Zoning

(7) New Business

- 7-1. **Action Item:** Appointment of Philip Nelson to an existing vacancy on the Airport Commission expiring on December 31, 2027.
- 7-2. **Action Item:** Authorize the award of Brandt Park Phase 3 bid to TDX Power Services for the amount of \$3,387,380. (Approved in FY23 Budget with Park Impact Fees) (Approved by Legal)
- 7-3. **Action Item:** Authorize Mayor to sign resolution for emergency procurement for heating, ventilation, and air conditioning system for the Wastewater Treatment Plant primary effluent pump station control building at an estimated total cost of \$131,311, with a not to exceed cost of \$135,000 including site work and electrical upgrades. (Approved by Legal)
- 7-4. **Action Item:** Authorize Mayor and Public Works Director to sign Task Order with J-U-B Engineers, Inc. to provide survey, design and bidding services for the asset management Zone C (Sherman Elementary) Fire Flow Upgrade project in the amount of \$108,612. (Approved in FY23 Budget) **(continued from the March 6, 2023 meeting)**
- 7-5. **Action Item:** Authorize Mayor to sign Memorandum of Understanding between the City of Nampa, Nampa Highway District No. 1, and Ada County Highway District for the design phase of the Franklin Road and McDermott Road Intersection project. (Approved by Legal)
- 7-6. **Action Item:** Authorize Public Works to proceed with either the Nampa Bull or the Mare and Foal design for Idaho Center Boulevard and Cherry Lane roundabout artwork at the estimated cost of \$45,000. (Approved in FY23 Budget)



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- 7-7. **Action Item:** Authorize Public Works to advertise and proceed with Request for Qualifications (RFQ) process in order to create a new qualified professional hiring roster for City projects for Fiscal Years 2024 and 2025, with option to renew one additional fiscal year, 2026. (Approved by Legal)
- 7-8. **Action Item:** Authorize Facilities Development to proceed with the informal bidding process for the Nampa Senior Center Flooring project. (Pending Approval in FY23 Budget Amendment)

(8) Public Hearings

- 8-1. **Action Item:** Fiscal Year 2023 Budget Amendment
- a. **Action Item:** 1st reading of ordinance adopting the FY2023 budget amendment
- 8-2. **Action Item:** Comprehensive Plan Map Amendment from Commercial to Industrial designation, Zoning Map Amendment from BC (Community Business) to IL (Light Industrial) zoning district, & potential Development Agreement at 1508 & 1510 W Karcher Rd. (parcel #s R2446800000 & R2446900000, located in the SE 1/4 of Section 8, T3N, R2W, BM) for Tyler Delay representing Doris Young (CMA-00055-2022 & ZMA-00170-2022). Original Concept: Obtain the correct zoning for the existing land use of outdoor storage of equipment for Young's Equipment addressed at 1502 W Karcher Rd and in order to construct a chain link security fence around the property.
- 8-3. **Action Item:** Nampa City Code Text Amendment to change Title 5, Chapter 2, Tree Service to add definitions, add references to the Treasure Valley Tree Selection Guide, add where signs and other items can be located, clarify permit requirements, describe Heritage Trees, clarify licensing and safety procedures, add suspension authority, describe front yard trees, add a section for utilities and tree mitigation for new development; Title 10 Planning and Zoning, Chapter 3-Establishment of Districts and Provisions for Nonconforming Uses to include changing footnotes for Cluster Developments; Chapter 6-AG Agriculture District for changes to density requirements; Chapter 7-RA Suburban Residential for changes to density requirements; Chapter 8-RS Single-Family Residential District for changes to density requirements; Chapter 10-RD Two-Family Residential District for changes to density requirements; Chapter 11-RML Limited Multiple Family Residential District for changes to density requirements; Chapter 12-RMH Multiple Family Residential District for changes to density requirements; Chapter 13-RP Residential Professional for changes to density requirements; Chapter 22-Off Street Parking and Loading for drought tolerant landscaping requirements; Chapter 26-Planned Unit Developments and Master Planned Communities in regards to density, lot sizes, open space calculations, ratio of land uses in mixed use developments, add section for Cottage/Cluster developments; Chapter 27-Subdivisions in regards to density, lot sizes, open space calculations, remove Cottage/Cluster developments; Chapter 31-Airport Zoning to rescind the entire chapter and adopt a new specific area plan chapter that includes the airport overlay district, the State Highway 16 Specific Area Plan, State Highway 20/26 Specific Area Plan and reserves space for future Specific Area and Corridor Plans; Chapter 33-Landscaping and Corridor Beautification to include drought tolerant landscaping provisions, for the City of Nampa (ZTA-00030-2022).



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- 8-4. **Action Item:** Nampa City Code Text Amendment to change Title 10 Planning & Zoning, Chapter 34 Design Review and adopt the associated Design Review Guideline document. Changes to Chapter 34 include: Reference to the new guideline document; add the IP (Industrial Park), IL (Light Industrial) and IH (Heavy Industrial) zoning districts to the applicability of the chapter; clarify multiple-family units; add exception for IL and IH zoned projects to be reviewed by staff; add that significant IL and IH design exception requests shall go to Design Review Committee; reorder paragraphs in 10-34-10.A for clarity; change primary wall facades to 3 materials, leaving other walls with 2 materials; add requirements for metal sided structures; change wall lengths on standard commercial structures to 50' for jogs and offsets; add durable materials to description of trash enclosures; add section 10-34-10B with all new requirements for IL and IH zoned properties (ZTA-00028-2022).

(9) Unfinished Business

- 9-1. **Action Item:** 1st reading of ordinance for the 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**) (Approved by Legal)
- 9-2. **Action Item:** 1st reading of ordinance for the Annexation and Zoning to RD (Two-Family Residential - Duplex) zoning district and potential development agreement for 0, 0, & 1121 Southside Blvd (Parcels #R3230700000, R3230800000, R3230701000, totaling 3.39 acres and located in the NE ¼ of Section 35, T3N, R2W, BM, Nampa), for Centurion Engineers, representing Francis Pearce (ANN-00259-2022). Original Concept: Annex all three parcels for a subdivision to be applied for at a future date. (**PH was 03-06-2023**) (Approved by Legal)
- 9-3. **Action Item:** 1st reading of ordinance for the 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**) (Approved by Legal)



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- 9-4. **Action Item:** 1st reading of ordinance for the Vacation of a .861 acre portion of an existing utility easement at 1510 N Happy Valley Rd. (parcel #R3050400000) a 50' by 1812.16' easement described in detail in a legal description found at the Nampa Planning & Zoning office; located in the NE 1/4 of the SW 1/4 of the SW 1/4 of Section 18, T3N, R1W, BM); for Gardner Nampa Gateway LC (VAC-00059-2023). Original Concept: Vacate easement not vacated with right-of-way vacation, in preparation for future development of the area. **(PH was 03-06-2023)** (Approved by Legal)

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

- 10-1. 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)
- 10-2. 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)**
- 10-3. 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)**
- 10-4. 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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- 10-5. 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. **(PH was 01-17-2023)**
- 10-6. Expansion of the Nampa Area of City Impact, amending Section 10-30-3 of the Nampa City Code and adopting the revised Area of City Impact Geographic Area Map. **(PH was 02-06-2023)** (Pending Canyon County Board of Commissioners' approval)
- 10-7. Annexation and Zoning to RD Townhouse (Residential Duplex) zoning district, potential development agreement, and Subdivision Preliminary Plat for Lady Bird Landing Subdivision at 3809 & 0 Greenhurst Rd (Parcels #R2909800000 & R909701200, totaling 3.333 acres in the NW ¼ of Section 1, T2N, R2W, BM), for Adam and Canada Bayne (ANN-00260-2022 & SPP-00118-2022). Revised Concept: 25 townhouse units in 9 buildings, 1 private shared road, and 6 common lots. **(PH was 02-21-2023)**
- 10-8. Annexation and Zoning to RD (Two-Family Residential - Duplex) zoning district and potential development agreement for 905 Midland Blvd (a 1.33 acre parcel #R3136000000 located in the SE ¼ of Section 17, T3N, R2W, BM, Nampa), for Blake Wolf, representing Lance & Racheal Givens (ANN-00264-2022). Original Concept: Annex for a future subdivision to 2-unit townhomes in 6 buildings - for a total of 12 units. **(PH was 03-06-2023)**

(11) Executive Sessions

- 11-1. None

Adjournment

Next Meeting

Regular Council at 5:30 PM – Monday, April 3, 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