



City of Nampa
Regular Council Meeting
Livestreaming at <https://livestream.com/cityofnampa>
March 21, 2022
Regular Council – 5:30 PM
Public Hearings – 6:30 PM*
AMENDED

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. Regular Council Meeting – January 18, 2022
 - b. Planning & Zoning Commission – February 15, 2022
 - c. Development Impact Fee Advisory Committee – January 19, 2022
 - d. Council on Aging – February 8, 2022
 - e. Housing Authority - February 9, 2022
 - f. Bike & Pedestrian Advisory Committee – February 10, 2022
 - g. Library Board – February 8, 2022
 - h. Arts and Historic Preservation Commission – February 14, 2022
 - i. Golf Commission – February 15, 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
 - Locust Lane Subdivision at 3999 E Locust Ln (A 11.8 acre portion of Parcel #R2950100000) in the RS8.5 (single-family residential) zoning district, located in the NW 1/4 of the NE 1/4 of Section 12, T2N, R2W, BM, Canyon County) for Alec Egurrola representing Lance Thueson/Triple Crown Development, LLC (SPF-00182-2021). Original Concept: 14 single family detached building lots and 4 common lots; a gross density of 1.19



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- Silver Star No. 5 Subdivision in a RS8.5 (Single-Family Residential 8,500 sq. ft) zoning district; located at 0 Star Rd (a 11.3 acre portion of parcel #3036200000, located in NW 1/4 of Section 5, T3N, R1W, BM) for Toll West Inc. (SPF- 00187-2021). Original concept: 33 single family lots and 5 common lots for a gross density of 2.92
- Franklin Village North No. 1 Subdivision in BC (Community Business), RS6 (Single-Family Residential 6,000 sq. ft), & RMH (High Density Residential) zoning districts; located at 0 Cherry Ln (a 13.8 acre portion of parcel #R2093901000, located in the S 1/2 of the SW 1/4 of Section 2, T3N, R2W, BM) for Franklin Village Development LLC, representing Donald K. Brandt (SPF-00188-2022). Original concept: 52 single family lots and 10 common lots for a gross density of 3.77
- Astair Subdivision No. 1 in RP (Residential Professional) zoning district; located at 0 Midland Blvd (a 13.81 acre portion of parcel #R308700000, located in the N 1/2 of the SE 1/4 of Section 5, T3N, R2W, BM) for Kent Brown, representing CIF Enterprises LLC (SPF-00190-2022). Original concept: 90 single family lots (attached & detached) and 11 common lots for a gross density of 6.51
- Astair Subdivision No. 2 in RP (Residential Professional) zoning district; located at 0 Midland Blvd (a 12.33 acre portion of parcel #R308700000, located in the N 1/2 of the SE 1/4 of Section 5, T3N, R2W, BM) for Kent Brown, representing CIF Enterprises LLC (SPF-00191-2022). Original concept: 44 single family detached lots and 6 common lots for a gross density of 3.24

b. Amendment

- Amendment of Century Condominium Plat; comprising an 85,867 square foot building proposing to amend the number of condominium units from twelve (12) to eleven (11) units, situated in a GB1 (Gateway Business 1) Zoned area, addressed as 16150 N High Desert St., located in the SE ¼ of Section 12, T3N, R2W, BM, Canyon County in Nampa for Mason & Associates representing Century Development Group, LLC (SPC-00006-2022)

c. Preliminary

- None

1-4. Authorize Public Hearings

- a. Public Hearing for the amendment of sections 3-7-1, 3-7-4, 3-7-5 and 3-7-12 to adopt proposed revisions to the city's Impact Fee Capital Improvement Plans and associated impact fees for Police, Parks, Streets and Fire, and to add Wastewater, Domestic Water, and Pressurized Irrigation Impact Fee Capital Improvement Plans and associated impact fees



- b. Comprehensive Plan Text Amendment incorporating by reference the Capital Improvements Plans and associated Impact Fees for Police, Parks, Streets, Fire, Sewer, Domestic Water, and Pressurized Irrigation for the City of Nampa and Nampa Fire Protection District, as "Appendix D" for Nampa Building Official - Patrick Sullivan (CTA-00012-2022)
- c. 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-00205-2021 & SPP-00083-2021). 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 and February 7, 2022 City Council Meetings**
- d. 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-00204-2021). **Continued from February 7, 2022 City Council Meeting**

- 1-5. Authorize to Proceed with Bidding Process
 - a. None
- 1-6. Authorization for Execution of Contracts and Agreements
 - a. Approve option to renew fiscal years 2021-2022 Miscellaneous Professional Services Term Agreement for one (1) additional fiscal year (2023) with the first and second choice rosters, and Authorize Public Works Director to sign renewal Agreements (Approved by Legal)
- 1-7. Monthly Cash Report
 - a. February 2022
- 1-8. Planning & Zoning Formal Findings
 - a. None
- 1-9. Licenses for 2022
 - a. Alcohol Renewal
 - None
 - b. Alcohol New
 - None



- 1-10. Miscellaneous items
 - a. None
- 1-11. 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

(3) Agency & Commission Reports

- 3-1. None

(4) Staff Communications

- 4-1. Legislative Update - Rick Hogaboam

(5) New Business

- 5-1. **Action item:** Request for Reconsideration of 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 (CUP 252-21)
- 5-2. **Action Item:** Authorize Mayor to sign 2nd Republic Services Contract Amendment (Approved by Legal)
- 5-3. **Action Item:** Authorize the Mayor to sign and enter into an agreement with Service Line Warranties of America, to provide service line warranty options to the citizens of Nampa. (Reviewed by Legal)
- 5-4. **Action Item:** Authorize Mayor to sign resolution adopting the City of Nampa Purchasing Policy
- 5-5. **Action Item:** Authorize Family Justice Center to apply for 2 federal grants
 - Enhanced Training and Services to End Abuse in Later Life Program for \$400,000.00 (over 3 years)
 - Improving Criminal Justice Response (ICJR) \$500,000.00 (over 4 years)
- 5-6. **Action Item:** Authorize \$40,000 for a sculpture to be located in Lloyd Square funding from the Electric Franchise Fee budget



- 5-7. **Action Item:** 1st reading of ordinance amending Title 2 Chapter 2 of Nampa City Code to create the City Council Districting Committee
- 5-8. **Action Item:** Authorize City staff to submit Fiscal Year 2022 Federal Aviation Administration (FAA) Bipartisan Infrastructure Law (BIL) Airport Terminal Program (ATP) Grant Application for the Nampa Municipal Airport Terminal Building Project
- 5-9. **Action Item:** Authorize Mayor to sign a Resolution to establish the City of Nampa Transportation Advisory Group
- 5-10. **Action Item:** Authorize Mayor to sign Memorandum of Understanding between the City of Nampa and Nampa Logistics Center LLC for the Northside Road Design (Approved by Legal)
- 5-11. **Action Item:** Authorize Mayor to sign the License Agreement for "Private Operation of Low-Pressure Sewer System" with Mossy Creek Subdivision Homeowners Association, Inc. (Approved by Legal)
- 5-12. **Action Item:** Declaration of the intent to exchange real property along Stoddard Pathway with Treasure Valley MFG & Recycling with no funds being exchanged (Approved by Legal) (Approved in FY22 Budget)
- 5-13. **Action Item:** Council authorize Mayor and Public Works Director to sign a contract with Hawkeye Builders to construct Annual Traffic Improvements FY22 project at the intersection of N. Midland Blvd and W. Karcher Rd in the amount of \$134,497.00 (Approved in FY22 Budget)
- 5-14. **Action Item:** Award bid and authorize Mayor to sign contract for the Midland Boulevard & Lake Lowell Avenue Intersection project with Knife River Corporation Mountain-West in the amount of \$1,539,381.00 (Approved in FY22 Budget)

(6) Public Hearings

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



- 6-3. **Action Item:** 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)
- 6-4. **Action Item:** 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
- 6-5. **Action Item:** Allocate CDBG CARES Act funding to CATCH of Canyon County for Rapid Rehousing activities in Nampa (Approved in FY22 Budget)

(7) Unfinished Business

- 7-1. **Action Item:** Authorize Mayor to sign resolution adopting new golf Fees
- 7-2. **Action Item:** 1st reading of ordinance for Annexation and Zoning to RS6 (Single-Family Residential 6,000 sf) zoning district, potential development agreement 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 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**)
- 7-3. **Action Item:** 1st reading of ordinance for 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**)
- 7-4. **Action Item:** 1st reading of ordinance for 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 (**PH was 03-07-2022**)
- 7-5. **Action Item:** 1st reading of ordinance for 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; for Clarke Wardle LLP representing multiple owners (DAMO 052-21) (**PH was 03-07-2022**)



(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 1/4 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 1/4 of the SW 1/4 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 1/4 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. Creation of Sidewalk LID 172 (**PH was 02-07-2022**)
- 8-9. 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**)
- 8-10. 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. 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 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, R221600000, R323900000, 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 (**PH was 03-07-2022**)

(9) Executive Sessions

9-1. **Action Item:** None

Adjourn

Next Meeting

Regular Council at 5:30 PM – Monday, April 4, 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) 468-5415. 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