



CITY OF NAMPA
Regular Council Meeting
May 2, 2022
City Hall – 411 Third Street South
Livestreaming at <https://livestream.com/cityofnampa>
Regular Council – 5:30 PM
Public Hearings – 6:30 PM*

Call to Order and Pledge to Flag

Invocation Boyd Chikatuluah - 3 Oaks Ministries

Roll Call

Recognition of Councilmember Sandi Levi

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. Special Council Meeting – April 21, 2022
- b. Planning & Zoning Commission – April 12, 2022
- c. Building and Site Design Standards Committee – February 22, 2022
- d. Board of Appraisers – April 11, 2022
- e. Golf Commission – April 21, 2022 (Special Meeting)
- f. Bicycle & Pedestrian Advisory Committee – March 10, 2022
- g. Venue Management Advisory Commission – February 17, 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
 - Subdivision Final Plat Approval for Harvest Creek No. 1; a 17.22 acre portion of 0 E Locust Ln. (Parcel #: R28918010B0) in the RS6 (single-family residential) zoning district, located in the NW ¼ of Section 7, T2N, R1W, BM; for Tim Mokwa representing Brookfield Holdings (Harvest), LLC (SPF-00194-2022). Original concept: 45 single-family lots and 17 common lots.



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- Subdivision Final Plat Approval for Steven's Place at 0 Iowa Ave (a 6.24 acre Parcel #R32065012A0) in the RS8.5 (Single-Family Residential) and BC (Community Business) zoning districts, located in the NE 1/4 of section 31, T3N, R2W, BM, Canyon County) for Patrick Colwell (T-O Engineers) representing Blackhawk Investments Idaho LLC (SPF00195-2022). Original Concept: 17 single family lots, 2 commercial lots, and 5 common lots.
- Subdivision Final Plat Approval for Broadmore Business Park Phase 2 at 0 Shannon Dr and 490 N Broadmore Way (two parcels totaling 5.09 acres - #R13034013N0 & R13034013O0) in the IL (Light Industrial) zoning district (located in the NE 1/4 of section 16, T3N, R2W, BM, Canyon County) for Richard Evans, representing Jon Brennan (SPF-00196-2022). Original Concept: 4 industrial lots.
- Subdivision Final Plat Approval for Sweetwater Glen No. 1 at 8620 Ustick Rd in the RS7 (Single-Family Residential) zoning district (a 30.84 acre portion of parcel- #R3437100000, located in the SE 1/4 of the SW 1/4 section 34, T4N, R2W, BM, Canyon County) for Toll PLANNING AND ZONING DEPARTMENT Page 2 of 3 Southwest LLC, Adam Capell representing DRP ID 1, LLC (SPF-00193-2022). Original Concept: 36 single-family detached lots and 13 common lots.

b. Preliminary

- None

1-4. Authorize Public Hearings

- a. Annexation and Zoning to IL (Light Industrial) zoning district at 29 N Happy Valley Rd (a 1.49 acre parcel # R3174300000, located in the SE 1/4 of Section 24, T3N, R2W, BM) for Rogelio H. Gallegos (ANN-00232-2022). Original Concept: Establish the existing shop on the property as an auto repair business w/ caretaker residence.
- b. Annexation and Zoning to RS22 (Single-family Residential 22,000 sq. ft.) zoning district at 703 W Dooley Ln (a 3.47 acre parcel # R2926101000, located in the SW 1/4 of Section 4, T2N, R2W, BM) for Blake Wolf representing Robert & K. Virginia Peirsol Revocable Trust (ANN-00231-2022). Revised Concept: To enable a future subdivision of four single-family homes.
- c. Annexation and Zoning to RS22 (Single-Family Residential 22,000 sq. ft.) zoning district, potential development agreement, and Subdivision Short Plat for Happy Rails Subdivision at 0 S. Happy Valley Rd. (Parcel #R3239601000, a 3.02 acre parcel in SE ¼ of Section 36, T3N, R2W, BM, Nampa, Canyon County), for HECO Engineers, representing Luis Arizmendi (ANN-00228-2021 & SPS-00041-2021). Original Concept: 4 single family lots, 1 common lot.



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d. Development Agreement Modification to modify the concept plan (Exhibit B) and conditions of approval (Exhibit C) of Ordinance No. 3584, changing the site plan, the number of buildings, associated parking, and conditions, and future Subdivision Preliminary Plat for the Falcon Townhouses Subdivision on 3 parcels addressed as 0 Lake Lowell Ave. - parcel #'s R32045000, R32045012, & R32045013 in a RD (Two-Family Residential) zoning district Page 3 of 3 (three parcels totaling 7.8 acres in the SE 1/4 of Section 30, T3N, R2W, BM, Nampa, Canyon County) for Delta LLC/M Ataul Karim (DAMO-00054-2022). Revised Concept: 56 single-family attached townhouse units in 14 buildings, and 2 common lots (50,205 sq. ft.), and 1 open space lot (41,823 sq. ft.).

1-5. Authorize to Proceed with Bidding Process

- a. Authorize the Engineering Division to proceed with formal bidding process for the 2nd & 4th Street North Waterline Replacement project.
- b. Authorize Nampa Parks and Recreation to advertise for bids for the construction of Midway Park Phase 2.

1-6. Authorization for Execution of Contracts and Agreements

- a. Authorize the Parks and Recreation Director to sign a License Utility Agreement with the Pioneer Irrigation District for the crossing of the Grimes Pathway. (Approved by Legal)

1-7. Monthly Cash Report

- a. None

1-8. Planning & Zoning Formal Findings

- a. None

1-9. Licenses for 2022

- a. Alcohol Renewal

Name	Address	Type	Points
Dos Caminos Mexican Restaurant	908 3 rd St South	On Premise Beer, Wine & Liquor	0
Idaho Pizza Company	16151 Idaho Center Blvd	On Premise Beer & Wine	0
Mongolian Fire Grill	1200 N Jacob Alcott Way, Ste 1220	On Premise Beer & Wine	0
Nampa Bowl	485 Caldwell Blvd	On Premise Beer, Wine & Liquor	0
Ridgecrest Golf Club	3730 Ridgecrest Dr	On Premise Beer, Wine & Liquor	0
Idaho Pizza Company	104 Iowa Ave	On Premise Beer & Wine	0
Bit of Italy	122 12 th Ave	On Premise Beer & Wine	0
Costco	16700 N. Market Place Blvd	Off Premise Beer & Wine	0
H & M Meats and Catering	215 14 th Ave S	On & Off Premise Beer and Wine	0
Mariscos El Viejon	1125 Caldwell Blvd	On & Off Premise Beer and Liquor	0



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Boise Fry Company	224 12 th Ave S	On & Off Premise Beer, Wine and Liquor	0
The Getaway	512 12 th Ave Rd	On & Off Premise Beer, Wine and Liquor	1
Smoky Mountain Pizzeria Grill	2007 N Cassia	On & Off Premise Beer, Wine and Liquor	0
Albertsons 176	2400 12 th Ave Rd	Off Premise Beer & Wine	0
Albertsons 1602	715 12 th Ave S	On & Off Premise Beer, Wine and Liquor	0

b. Alcohol New

- None

1-10. Miscellaneous items

a. None

1-11. Approval of Agenda

(2) Proclamations

- 2-1. Building Safety Month
- 2-2. National Small Business Week
- 2-3. Professional Municipal Clerks Week

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

- Nampa School District Photography Display
- Cultural Celebration Day (Nampa High School teacher Nadia House)

(3) Agency & Commission Reports

- 3-1. None

(4) Staff Communications

- 4-1. None

(5) New Business

- 5-1. **Action Item:** By resolution, authorize Mayor to sign the Leading Idaho Local Bridge Program Memorandum of Understanding and Public Works staff to submit the grant application for the 14th Avenue North/Indian Creek Bridge Replacement project. (Approved by Legal)

*Or as soon after 6:30 PM as each matter may be heard



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- 5-2. **Action Item:** Authorize Mayor and Public Works Director to sign task order with J-U-B Engineers, Inc. for the Five-Year Transportation Plan in the amount of \$180,373 T&M NTE. (Approved in FY22 Budget)
- 5-3. **Action Item:** Authorize Engineering staff to proceed with negotiations for right-of-way acquisition required to construct the Franklin Boulevard & Karcher Road Intersection Improvements project up to the estimated amount of \$450,000.00. (Approved in FY22 Budget)
- 5-4. **Action Item:** Authorize Mayor to sign the change order for the Annual Waterline Replacement FY22 project with Das-Co of Idaho, Inc. for \$327,295.00. (Approved in FY22 Budget)
- 5-5. **Action Item:** Authorize an agreement that authorizes Nampa Parks and Recreation to contract with Jensen Belt for the amount (NTE) \$153,680 to complete the design and construction management for Brandt Park Phase 3. (Approved in FY22 Budget via Parks and Rec Impact Fees)

(6) Public Hearings

- 6-1. **Action Item:** CDBG funding allocation Public Service Allocation.
- 6-2. **Action Item:** Variance of NCC 10-1-8.D.1 to allow a 6' fence to extend into the front yard area on an eastern portion of Parcel #R3078023300 at 7714 E Willard Dr. to permit a personal trailer and RV storage - in the NW 1/4 of Sec. 2, T3N, R2W, BM; for Danny Heydorn (VAR-00121-2022).
- 6-3. **Action Item:** 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-00156-2021, DAMO-00051-2021, & SPP-00097-2021). 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.
- 6-4. **Action Item:** Consider pre-annexation fees and zoning text amendment request to change portions of Nampa City Code in Title 2, Boards & Commissions; Title 6, Police; and Title 10 Planning & Zoning, for the City of Nampa Planning & Zoning Department (ZTA-00026-2022 & 316-2022-Note).



(7) Unfinished Business

- 7-1. **Action Item:** 1st reading of ordinance for 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 (**PH was 03-21-2022**)
- 7-2. **Action Item:** 1st reading of ordinance for 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 (**PH was 03-21-2022**)
- 7-3. **Action Item:** 1st reading of ordinance for 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) 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**)



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- 8-3. 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)**
- 8-4. 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)**
- 8-5. 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)**
- 8-6. 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)**
- 8-7. 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)**



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- 8-8. 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 (**PH was 03-21-2022**)
- 8-9. 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**)
- 8-10. Annexation and Zoning to GB2 (Gateway Business) zoning district; potential development agreement; and Conditional Use Permit for Dwelling, Multiple Family - up to 3 Stories - Towne Creek Apartments; at 0, 16940, & 16896 Idaho Center Blvd (parcels #R30413000, R30411000, & R3041201000, totaling 6.69 acres and located in the NW 1/4 of Section 7, T3N, R1W, BM) for Rama Group, LLC (DBA Biltmore Co.) representing Gerald T. Keulman & Steven D. Shaw (ANN-00226-2021 & CUP-00256-2021). Original Concept: 100 unit apartment complex with ground floor commercial for building facing Idaho Center Blvd. (**PH was 04-18-2022**)
- 8-11. Zoning Map Amendment to adjust the boundaries of existing zoning districts to the following areas: RP (Residential Professional) to 4.31 acres, RS4 (Single-family Residential 4,000 sf) to 5.2, 9.85, 19.46, 15.4, & 7.81 acres, RS6 (Single-family Residential 6,000 sf) & BC (Community Business) to 4.57 acres; from RS6 (Single Family Residential 6,000 sf) to 10.81 acres, RS7 (Single-family Residential 7,000 sf) to 13.10 acres, & RP (Residential Professional) to 4.31 acres; and potential development agreement; and Preliminary Plat for Reflections Edge Subdivision all located on parcel #'s R3239201100, R32392000000, R32394010D0, R32394010C0, R32394010F0, R3239501200, and R3239500000 - all addressed as 0 E Railroad St (parcels totaling 97.8 acres located in the NE 1/4 of Section 36, T3N, R2W, BM) for Estates 81, LLC (ZMA-00165-2021 & SPP-00102-2021). Original Concept: 1 commercial lot, 28 RP zoned residential lots, 261 RS4 zoned residential lots, 37 RS6 zoned residential lots, and 36 RS7 residential lots, 25 common lots (14.45 acres), and 26.04 acres of right of way (**PH was 04-18-2022**)

(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) (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.



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Adjourn

Next Meeting:

[Regular Council at 5:30 PM – Monday, May 16, 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