



CITY OF NAMPA
Regular Council Meeting
May 16, 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: Jim Halbert – Crossroads 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. Regular Council Meeting – April 18, 2022
- b. Regular Council Meeting – May 2, 2022
- c. Planning Commission – April 26, 2022
- d. Golf Commission Regular Meeting – April 19, 2022
- e. Golf Commission Special Meeting – April 21, 2022
- f. Housing Authority – April 13, 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 Spyglass Ridge; two parcels totaling 8.88 acres at 11642 and 11544 Iowa Ave (Parcel #s: R32087010 & R32087013) in the RS7 (single-family residential) zoning district, located in the SE ¼ of the NW ¼ of Section 31, T3N, R2W, BM; for Copium Investment LLC represented by Will Mason (SPF-00199-2022). Original concept: 38 buildable lots and 18 common lots.

b. Preliminary

- None

1-4. Authorize Public Hearings

- a. Zoning Map Amendment from IP (Industrial Park) to IL (Light Industrial) zoning district, and potential development agreement; in order to expand the display of Campbell Tractor Co. used equipment for sale at 0 N. Franklin Blvd. (Parcel #R3121400000); located on 5.04



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acres in the NW ¼ of Section 14, T3N, R2W, BM) for Fran Kar Properties LLC (ZMA-00162-2021)

- b. Zoning Map Amendment from IP (Industrial Park) to IL (Light Industrial) zoning district, and potential development agreement; in order to allow storage of materials and equipment (including recycling containers) outside, rather than within a building as required in the IP zone, at 1517 Madison Ave (a.48 acre parcel in the NW ¼ of Section 15, T3N, R2W, BM) for Dennis Harmon representing Sheli Sandlin (ZMA-00163-2021).
- c. Zoning Map Amendment from RA (Suburban Residential) to RD (Two-Family DUPLEX Residential) zoning district; potential development agreement; and Subdivision Preliminary Plat for Sierra Meadows Subdivision at 3 S. Sugar St (Parcel # R3188300000); totaling 1.83 acres (located in the NE 1/4 of the NW 1/4 of Section 26, T3N, R2W, BM) for David Crawford representing Robert Corral (ZMA-00132-2021 & SPP-00068-2021). Original Concept: 20 multi-family units in 5 fourplex buildings.
- d. Annexation and Zoning to BC (Community Business) zoning district, potential development agreement, and conditional use permit for multiple-family residential in a BC zoning district for the Southside Lofts at 2416 & 2424 Southside Blvd (Parcel #'s R211430100 & R211430000, totaling 4 acres in the NW ¼ of Section 1, T2N, R2W, BM, Nampa), for Joshua Hubert (ANN-00238-2022 & CUP-00270-2022). Original Concept: 84 unit apartments in 6 buildings.
- e. To consider adding a vacant building registry code with associated fee schedule to the Nampa City Code, Title 4 - Building Regulations.
- f. To consider changes to the Business Improvement District Ordinance 2647, an amendment to Ordinance 1946, that changes the fee assessment for vacant building in the Business Improvement District.

1-5. Authorize to Proceed with Bidding Process

- a. Authorize Engineering Division to proceed with formal bidding process for the Stoddard Pathway Phase 3 project.

1-6. Authorization for Execution of Contracts and Agreements

- a. None

1-7. Monthly Cash Report

- a. None

1-8. Planning & Zoning Formal Findings

- a. None

1-9. Resolutions



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- a. Property Disposal Request: Demo and dispose of a 1,200 s.f. modular classroom located at the fire training center. The Nampa Fire District will fund all demo and disposal costs.

1-10. Licenses for 2022

- a. Alcohol Renewal

Name	Address	Type	Points
La Rosita Mexican Store	711 E Lincoln Ave	Off Premise Beer & Wine	0
Nampa Gusher	324 3 rd St S	Off Premise Beer & Wine	0
Extra Mile #198	3030 E Greenhurst	Off Premise Beer & Wine	0
Extra Mile #184	4624 E Amity Ave	Off Premise Beer & Wine	0
Extra Mile #183	1400 Franklin Blvd	Off Premise Beer & Wine	0
Extra Mile #182	1604 2 nd St S	Off Premise Beer & Wine	0
Extra Mile #181	323 Caldwell Blvd	Off Premise Beer & Wine	0
Extra Mile #180	111 S Midland Blvd	Off Premise Beer & Wine	0
Extra Mile #179	1520 S Middleton Rd	Off Premise Beer & Wine	0
Extra Mile #144	11950 W Karcher Rd	Off Premise Beer & Wine	0
Jacksons #85	612 Northside Blvd	Off Premise Beer & Wine	0
Jacksons #62	100 Caldwell Blvd	Off Premise Beer & Wine	0
Jacksons #61	927 Caldwell Blvd	Off Premise Beer & Wine	0
Jacksons #60	224 22 nd Ave S	Off Premise Beer & Wine	0
Jacksons #59	2513 Caldwell Ave	Off Premise Beer & Wine	0
Jacksons #5	1407 Franklin Blvd	Off Premise Beer & Wine	0
Jacksons #117	4315 Garrity Blvd	Off Premise Beer & Wine	0
Labyrinth Escape Rooms	1213 ½ 1 st St S	On & Off Premise Beer and Wine	0
O Crab	16808 N Marketplace Blvd	On Premise Beer, Wine & Liquor	0
La Playita	1516 1 st St S	On & Off Premise Beer and Wine	0
V-Cut Lounge	217 14 th Ave S	On & Off Premise Beer, Wine and Liquor	0
IOU Sushi II	2107 N Cassia St	On & Off Premise Beer, Wine and Liquor	0
JP Thailand Express	2025 12 th Ave Rd	On Premise Beer & Wine	0
Pantera Market #2	1802 N Franklin Blvd	On & Off Premise Beer and Wine	0
JaK's Place Neighborhood Grill	6026 Birch Ln	On & Off Premise Beer, Wine and Liquor	0
Outback Steakhouse	2011 Karcher Rd	On Premise Beer, Wine and Liquor	0
Olive Garden Italian Restaurant #1731	16401 N Marketplace Blvd	On Premise Beer, Wine and Liquor	0
Belle Event Center	120 13 th Ave S	On Premise Beer & Liquor	0
Redhawk Golf Course	12225 S Hunters Pt	On Premise Beer & Wine	0
Airport Inn	3111 Garrity Blvd	On Premise Beer, Wine and Liquor	0
Walmart #3739	5875 E Franklin Rd	Off Premise Beer & Wine	0
Walmart #4180	175 S Middleton St	Off Premise Beer & Wine	0

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



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Walmart #2781	2100 12 th Ave Rd	Off Premise Beer & Wine	0
1918 Lounge	10 13 th Ave S	On Premise Beer, Wine and Liquor	0
Wingers Restaurant	16250 N Marketplace Blvd	On & Off Premise Beer, Wine and Liquor	0
Fiesta Guadalajara	1202 N Jacob Alcott Way	On Premise Beer & Liquor	0
Roccas Roadhouse	1911 1 st St	On Premise Beer & Liquor	0
Smashburger #1588	1467 Caldwell Blvd	On Premise Beer & Wine	0
Mesa Tacos & Tequila	2114 N Elder St	On Premise Beer, Wine & Liquor	0
Tobacco Connection #16	1107 12 th Ave S	Off Premise Beer & Wine	0
Tobacco Connection #23	16428 N Merchant Rd	Off Premise Beer & Wine	0
Tobacco Connection #12	197 Caldwell Blvd, #6	Off Premise Beer & Wine	0
Tobacco Connection #1	323 11 th Ave N	Off Premise Beer & Wine	0
Tobacco Connection #32	2918 Greenhurst	Off Premise Beer & Wine	0
4T Sports Bar*	112 13 th Ave S	On & Off Premise Beer, Wine and Liquor	0
2C Family Brewing Company*	1215 1 st St S	On Premise Beer & Wine	0
Aguililla Restaurant*	324 11 th Ave N	On Premise Beer & Wine	0
Buffalo Wild Wings #592*	2101 N Cassia, Ste 211	On Premise Beer, Wine & Liquor	0
Big Smoke #113	4211 Garrity Blvd	Off Premise Beer & Wine	0
Big Smoke #109	2318 12 th Ave	Off Premise Beer & Wine	0
Bud's	16345 N Merchant Way	Off Premise Beer & Wine	0
Best Western Plus Peppertree	205 3 rd St	On Premise Beer, Wine & Liquor	0
Brick 29	320 11 th Ave S, Ste 300	On Premise Beer, Wine & Liquor	0
Cracker Barrel #683*	16853 N Marketplace Blvd	On & Off Premise Beer and Wine	0
Crescent Brewery*	1521 Front St	On Premise Beer & Wine	0
Centennial Golf Course*	2600 Centennial Dr	On Premise Beer & Wine	0
Chapala Restaurant III	2117 12 th Ave Rd	On Premise Beer, Wine & Liquor	0
Chapala Mexican Restaurant #7, Inc*	525 Caldwell Blvd	On Premise Beer, Wine & Liquor	0
Chicago Connection*	523 12 th Ave Rd	On Premise Beer	0
Chicago Connection*	5830 E Franklin Rd	On Premise Beer	0
Campos on Lonestar*	135 Lonestar	On & Off Premise Beer and Wine	0
Campos Market Nampa*	3302 Caldwell Blvd	On & Off Premise Beer and Wine	0
County Line Wine Company	14095 N Nana Lane	On Premise Beer & Wine	0
Alondra's Store*	515 3 rd St S	On Premise Beer	0
Pollos Y Mariscos El Guero	1204 12 th Ave S	On & Off Premise Beer, Wine and Liquor	0
Fred Meyer Store*	50 2 nd St	Off Premise Beer & Wine	0



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Flying Pie Pizzeria 2 LLC	1021 12 th Ave S	On & Off Premise Beer and Wine	0
Fast Mart*	306 N Franklin Blvd	Off Premise Beer & Wine	0
Grocery Outlet Nampa	1215 12 th Ave S	Off Premise Beer & Wine	0
The Griddle	1124 Caldwell Blvd	On Premise Beer & Wine	0
Hispanic Cultural Center*	315 Stampede Dr	On Premise Beer, Wine & Liquor	0
Garrity 66*	4426 Garrity Blvd	Off Premise Beer & Wine	0
Hong Kong Restaurant*	117 12 th Ave S	On Premise Beer, Wine & Liquor	0
Holiday Inn Nampa*	16245 N Merchant Way	On Premise Beer, Wine & Liquor	0
Italianesque	1338 N Galleria Dr	On Premise Beer, Wine & Liquor	0
Jacksons #239*	5950 E Franklin Rd	Off Premise Beer & Wine	0
Jalapeno's Bar & Grill*	1921 Caldwell Blvd	On Premise Beer, Wine & Liquor	0
Kickback Bar	3116 Garrity Blvd, #145	On & Off Premise Beer & Liquor	0
Applebee's	1527 Caldwell Blvd	On Premise Beer, Wine & Liquor	0
Big Smoke #115	5687 E Franklin Rd	Off Premise Beer & Wine	0
Messenger	1224 1 st St S	On & Off Premise Beer and Wine	0
Mother Earth Micro Brews	1428 Madison Ave	On & Off Premise Beer and Wine	0
Maverik #522*	2516 Karcher Rd W	Off Premise Beer & Wine	0
Maverik #178*	723 N 12 th Rd	Off Premise Beer & Wine	0
Maverik #551*	555 Northside Blvd	Off Premise Beer & Wine	0
Maverik #287*	2211 N Franklin Blvd	Off Premise Beer & Wine	0
Nampa Elks Lodge #1389	1116 1 st St S	On Premise Beer, Wine & Liquor	0
Eagles Aerie #2103*	118 11 th Ave N	On Premise Beer, Wine & Liquor	0
Pantera Market 4	1323 2 nd St S	On & Off Premise Beer and Wine	0
Prefunk Beer Bar II	1214 1 st St S	On & Off Premise Beer and Wine	0
Red Robin America's Gourmet Burgers and Brews*	2222 Cassia St	On Premise Beer, Wine & Liquor	0
Swirl Wine Shop & Lounge	116 13 th Ave S	On Premise Beer, Wine & Liquor	0
Slick's Bar*	525 E Karcher Rd	On Premise Beer, Wine & Liquor	0
La Copa	1524 1 st St N	On & Off Premise Beer and Liquor	0
Target Store T-2206*	16300 N Marketplace Blvd	Off Premise Beer & Wine	0
The Tower Grill*	105 Municipal Dr	On & Off Premise Beer, Wine and Liquor	0
Texas Roadhouse	1830 Caldwell Blvd	On Premise Beer, Wine & Liquor	0



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Tiny's Cocktail and Lounge	10 12 th Ave S	On Premise Beer, Wine & Liquor	0
Tacos El Ray #5	2707 Garrity Blvd #1	On & Off Premise Beer and Wine	0
The Tilted Ace*	306 N Kings Rd	On & Off Premise Beer, Wine and Liquor	0
The Tackle Shop	1707 Garrity Blvd	Off Premise Beer & Wine	0
TNT's Dynamite Bar & Grill	817 E Karcher Rd	On Premise Beer, Wine & Liquor	2
TGI Fridays	16225 N Marketplace Blvd	On Premise Beer, Wine & Liquor	0
Whiskey River	2039 W Honey Dew	On Premise Beer, Wine & Liquor	0
Winco Foods*	1175 N Happy Valley Rd	Off Premise Beer & Wine	0
Winco Foods*	2020 Caldwell Blvd	Off Premise Beer & Wine	0
Walgreens #5648	700 12 th Ave S	Off Premise Beer & Wine	0
Walgreens #10672	2219 12 th Ave Rd	Off Premise Beer & Wine	0
Walgreens #12483	932 Caldwell Blvd	Off Premise Beer & Wine	0

* Contingent upon issuance of State and/or County Licenses

b. Alcohol New

Name	Address	Type
La Esperanza Market	623 Caldwell Blvd	On & Off Premise Beer

1-11. Miscellaneous items

a. None

1-12. Approval of Agenda

(2) 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.**

(3) Proclamations

3-1. Public Works Week

3-2. National Police Week

3-3. HOPE Week



(4) Agency & Commission Reports

- 4-1. None

(5) Staff Communications

- 5-1. Finance Department – Doug Racine
- 5-2. Public Works Department – Tom Points

(6) New Business

- 6-1. **Action item:** Request for Reconsideration of Development Agreement Modification of Ordinance #3443 and Subdivision Short Plat approval for Greenbriar Estates No. 3, to allow for 7 residential lots and 1 common lot in a RP (Residential Professional) zoning district at 0 S Stanford St (a 1.7 acre parcel #R29263011 0, located in the SE 1/4 of the SW 1/4 of Section 4, T2N, R2W, BM) for John Esposito (DAMO-00053-2021 & SPS-00042-2021). Original concept: 7 single-family detached homes for 55+ residents and one common lot with a gross density of 4.12
- 6-2. **Action item:** Confirm the appointment of Dale Reynolds to Nampa City Council Seat 4.
- 6-3. **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)
- 6-4. **Action item:** Authorize Mayor to sign resolution authorizing the Public Works Director to sign and submit the U.S. Department of Interior, Bureau of Reclamation WaterSMART Drought Response Program: Drought Resiliency Projects for Fiscal Year 2023 Grant Funding Application. (Approved by Legal)
- 6-5. **Action item:** Award quote and authorize Mayor to sign contract for the 11th Avenue South Pedestrian Improvements project with Hess Construction, Inc. in the amount of \$95,625.00. (Approved in FY22 Budget)
- 6-6. **Action item:** Authorize Engineering Division to proceed with execution of the Utility Relocation Cost Agreement in the amount of \$72,765 with Idaho Power for the Midland Boulevard and Lake Lowell Avenue Intersection project. (Approved in FY22 Budget) (Approved by Legal)
- 6-7. **Action item:** Authorize Engineering Division to proceed with execution of the Utility Relocation Cost Agreement in amount of \$112,959 with Idaho Power for the Kings Rd and Victory Rd Intersection Improvements project. (Approved in FY22 Budget) (Approved by Legal)
- 6-8. **Action item:** Authorize Mayor to sign the Development Agreement for Jack’s Place Subdivision, located northeast of E Lewis Lane and Sunnyridge Road, on behalf of the city. (Approved by Legal)



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- 6-9. **Action item:** Authorize Mayor to sign the Memorandum of Understanding with Hayden Homes of Idaho LLC for the Intersection of Happy Valley Road and Locust Lane Roundabout Concept Design. (Approved by Legal) (Approved in FY22 Budget)
- 6-10. **Action item:** Engineering Division requesting the following:
 - a. Council to approve the language of the TDS Easement Agreement (Exhibit C).
 - b. Council to approve a one-time lease fee for TDS requested non-exclusive easements at \$8/SF, or other fee as Council deems appropriate.
 - c. Council to approve the general location of the requested easement as shown on the TDS plans (Exhibit B), and authorize staff and City Attorney to work with TDS to finalize the easement agreement and corresponding exhibits for the West Roosevelt Park site and draft required resolution for final approval by Council. (Approved by Legal)

(7) Public Hearings

- 7-1. **Action Item:** 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.
- 7-2. **Action Item:** 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.
- 7-3. **Action Item:** 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.
- 7-4. **Action Item:** 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 (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.).



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- 7-5. **Action Item:** Approve the allocation of prior year CDBG funding to the 11th Ave pedestrian ramp and City Acres/West Park basketball court improvements as recommended. (Approved in FY22 Budget)

(8) Unfinished Business

- 8-1. **Action Item:** Authorize mayor to sign a resolution for pre-annexation fees for City of Nampa Planning & Zoning Department. (**PH was 05-02-2022**)
- 8-2. **Action Item:** 1st reading of ordinance and approval of summary ordinance amending 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). (**PH was 05-02-2022**)
- 8-3. **Action Item:** 1st reading of ordinance for 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**)
- 8-4. **Action Item:** 1st reading of ordinance for 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**)

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

- 9-1. 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)
- 9-2. 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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- 9-3. 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)**
- 9-4. 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)**
- 9-5. 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)**
- 9-6. 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)**
- 9-7. 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)**



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- 9-8. 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)**
- 9-9. 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)**
- 9-10. 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. **(PH was 05-02-2022)**

(10) Executive Sessions

- 10-1. None

Adjourn

Next Meeting

[Regular Council at 5:30 PM – Monday, June 6, 2022 - City Council Chambers](#)



CITY OF NAMPA
Regular Council Meeting
May 16, 2022
City Hall – 411 Third Street South
Livestreaming at <https://livestream.com/cityofnampa>
Regular Council – 5:30 PM
Public Hearings – 6:30 PM*

- ◆ 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