



**Call to Order and Pledge to Flag**

**Invocation** Pastor Craig Hanson – Valley Springs Assembly of God

**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 – June 6, 2022
  - b. Housing Authority – May 11, 2022
  - c. Arts and Historic Preservation Commission – April 11, 2022
  - d. Planning & Zoning Commission – May 24, 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 Middleton Heights Subdivision; two parcels totaling 4.82 acres at 905 & 0 Middleton Rd (Parcel #s R3206401200 & R3206300000) in the BN (Neighborhood Business) zoning district, located in the NE ¼ of the NE ¼ of Section 31, T3N, R2W, BM; for Casey Ames (SPF-00200-2022). Original concept: 42 single-family townhouse dwelling units in fourteen 3-unit buildings and 4 common lots including 1 private roadway.
    - Subdivision Final Plat Approval for Franklin Village North No. 2 Subdivision; a 13.81 acre parcel at 7354 Cherry Ln (Parcel #R2094000000) in the RS6 (Single Family Residential) zoning district, located in a portion of the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of Section 2, T3N, R2W, BM, Nampa), for Franklin Village Development LLC, representing Donald K. Brandt (SPF-00201-2022). Original concept: 41 single-family detached residential dwelling units and 7 common lots.
    - Subdivision Final Plat Approval for Powerline Townhomes Subdivision; a 1.92 acre parcel at 1165 S Powerline Rd (Parcel #R2094000000) in the RML (Limited Multiple-Residential) zoning district, located in a portion of the SE ¼ of the SE ¼ of Section 34, T3N, R2W, BM, Nampa), for Jesse Christensen representing Danny Chervak (SPF-00204-



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2022). Original concept: 26 single-family attached residential dwelling units (townhouses) in 3 buildings, and 6 common lots.

- b. Condo
  - None

1-4. Authorize Public Hearings

- a. Variance of NCC 10-1-8.D.1 and 10-8-4.C to allow a 6' fence and accessory structure to be constructed in the front yard area at 11674 W Collina Vista Dr. (Parcel #R3204820300 located in the SW 1/4 of Sec. 30, T3N, R2W, BM) in the RS8.5 zoning district, for Misha & Denise Georgevitch (VAR-00127-2022)
- b. Annexation and Zoning to IL (Light Industrial) zoning district at 0 & 0 Ustick Rd (parcels #R343610130 & R343610140, located in the SW 1/4 of Section 33, T4N, R2W, BM) for River Range Idaho, LLC representing Dana Kyle Devlin and Hilda Arline Devlin (ANN-00225-2021). Original Concept: For a Midland Commerce Center - future division into no less than 4 light industrial lots for warehousing and product distribution.
- c. Annexation and Zoning to RD (Two-Family Duplex Residential) zoning district, development agreement, and Subdivision Preliminary Plat for Parker Estates Subdivision at 525 E Greenhurst Rd. (Parcel #R2016300000, a 2.90 acre parcel in NW ¼ of Section 3, T2N, R2W, BM), for Darin Taylor, Subdivision Maker LLC, representing Left Right Center LLC (ANN-00237-2022 & SPP-00106-2022). Original Concept: 20 townhouse units in 10 buildings, 8 single family detached homes, and 3 common lots, a gross density of 10.35.
- d. Variance as required by NCC 10-3-9.B.2.b in order to issue a Rebuild Letter in the event that an existing nonconforming use is damaged or destroyed to greater than 50% of its replacement value, for Fortress Storage at 59 N. Happy Valley Rd in an IL (Lighting Industrial) zoning district, (Parcel #R3174501400 located in the SE 1/4 of section 24, T3N, R2W, BM) for Eric Murrell representing Fortress Storage LLC (VAR-00124- 2022).

1-5. Authorize to Proceed with Bidding Process

- a. None

1-6. Authorization for Execution of Contracts and Agreements

- a. None

1-7. Monthly Cash Report

- a. April 2022
- b. May 2022

1-8. Planning & Zoning Formal Findings

- a. None



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- 1-9. Licenses for 2022
  - a. Alcohol Renewal

Name	Address	Type	Points
El Cafetel Colombian Restaurant	3116 Garrity Blvd, Suite 114	On & Off Premise Beer and Wine	0
Pacific Sushi	624 12 <sup>th</sup> Ave S	On Premise Beer & Wine	0

- b. Alcohol New
  - None

- 1-10. Miscellaneous items

- a. Authorize CDBG staff to open a 30-day public comment period beginning on 06/24/2022 and ending 07/25/2022 for the proposed 2022-2026 Consolidated Plan and 1-Year Annual Action Plan.

- 1-11. Approval of Agenda

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## (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.***

- Presentation of the Patriot Award to the Nampa Police Department from the Idaho Employer Support of the Guard and Reserve

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## (3) Proclamations

- 3-1. None

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## (4) Agency & Commission Reports

- 4-1. None

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## (5) Staff Communications

- 5-1. Public Works Staff Report



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**(6) New Business**

- 6-1. **Action Item:** Authorize up to \$1,500,000.00 out of City of Nampa reserves for RV expansion at the Ford Idaho Center Horse Park.
- 6-2. **Action Item:** Award the bid for Midway Park Construction Phase 2 to Compliance Solutions & Contracting LLC. (CSC) for the amount of \$3,056,147.71. (Approved in FY22 Budget, Impact Fees) (Approved by Legal)
- 6-3. **Action Item:** Authorize the IT Director to sign a 4-month extension of the City’s current Microsoft contract to align the new contract with the Fiscal Year calendar. (Approved in FY22 Budget)
- 6-4. **Action Item:** Authorize Mayor to sign the Federal Aviation Administration Grant Agreement for AIP-37 for crack filling and seal coating of Runway 11-29 at the Nampa Municipal Airport in the amount of \$26,250.00. (Approved in FY22 Budget) (Approved by Legal)
- 6-5. **Action Item:** Authorize the Mayor to sign Updated Letter of Commitment and Authorize Public Works to finalize submission of the Northside Boulevard Corridor Improvements project application to the EDA Public Works Program in the amount of \$2,033,140.00. (Approved by Legal)
- 6-6. **Action Item:** Ratify the execution of the change order for the Zone G Sewer Rehab FY21 project with Insituform Technologies, LLC in the amount of \$70,000.00. (Approved in FY22 Budget)

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**(7) Public Hearings**

- 7-1. **Action Item:** Authorize the allocation of \$34,000.00 in CDBG-CV CARES Act funding to Jesse Tree to run a rent and utility assistance program in Nampa.
- 7-2. **Action Item:** Variance of NCC 10-1-8.D.1 to allow a 6' fence to extend into the front yard area not closer than 20' from the front property line along 5th Ave S for a property addressed as 312 5th Ave S. (a .16 acre parcel in the SW ¼ of Section 22, T3N, R2W, BM) in the DB (Downtown Business) zoning district, for Teno Jimenez (VAR-00117-2021).
- 7-3. **Action Item:** Development Agreement Modification, Subdivision Preliminary Plat, and Planned Unit Development for the Cherry Grove Subdivision and rescinding of a 2008 addendum (instrument #2008024563) outlining sewer requirements at that time, on a property at 0 Elm Ln (Parcel # R3422900000); totaling 74.35 acres in the RS8.5 (single-family residential) zoning district (located in the SW 1/4 of Section 26, T4N, R2W, BM) for KB Home Idaho LLC representing Ruben J. and Sara Asumendi (DAMO-00056-2022, SPP-00103-2022, & PUD-00010-2022). Original Concept: Development Agreement Modification to increase density to 3.64, replace the concept plan exhibit, and modifications to Exhibit C Conditions of Approval to allow the proposed Cherry Grove Subdivision. Preliminary Plat Subdivision & Planned Unit Development for 271 single-family homes and 35 common lots, meeting the RS8.5 PUD densities - 17.2% qualified open space.



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- 7-4. **Action Item:** Annexation and Zoning to RMH (Multiple-Family Residential) zoning district and potential development agreement for the Happy Valley Townhomes at 604 N Happy Valley Rd. (Parcel # R2287700000, totaling 2.92 acres in the NW ¼ of Section 19, T3N, R1W, BM, Nampa), for Steve White representing Happy Valley Townhomes, LLC (ANN-00239-2022). Original Concept: 48 total units in 12 four-plex buildings.
- 7-5. **Action Item:** Annexation and Zoning to IL (Light Industrial) zoning district, and development agreement, at 15861, 15859, & 0 McDermott Rd (3 parcels totaling 36.7 acres #R304370000, R304340000, & R304380000, located in the NE 1/4 of Section 17, T3N, R1W, BM) for Will Goede representing ATSAW GP LLC (ANN-00236-2022). Original Concept: 2 industrial flex space buildings totaling 703,300 sq. ft.

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**(8) Unfinished Business**

- 8-1. **Action Item:** None

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**(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**)
- 9-3. 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**)



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- 9-4. 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, 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 (**PH was 03-07-2022**)
- 9-5. 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**)
- 9-6. 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**)
- 9-7. 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**)
- 9-8. 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. (**PH was 05-16-2022**)



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- 9-9. 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. **(PH was 05-16-2022)**
- 9-10. 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. **(PH was 05-16-2022)**
- 9-11. 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 acres in the NW ¼ of Section 14, T3N, R2W, BM) for Fran Kar Properties LLC (ZMA-00162-2021). **(PH was 06-06-2022)**
- 9-12. 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. **(PH was 06-06-2022)**

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**(10) Executive Sessions**

- 10-1. None

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**Adjournment**

**Next Meeting**

**Regular Council at 5:30 PM – Tuesday, July 5, 2022 - City Council Chambers**

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- ◆ 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