PUBLIC HEARING ITEM NO. 3
STAFF REPORT

Analyst: Doug Critchfield, Senior Planner
File(s): CTA-00008-2019 Nampa 2040 Comprehensive Plan

Requested/Needful Action Approval(s)/Recommendation(s):

1. Repeal of the Nampa 2035 Comprehensive Plan (Text and Proposed Future Land Use Map), and all amendments thereto, and approval of an updated Comprehensive Plan Text and Proposed Future Land Use Map, to be referred to as the Nampa 2040 Comprehensive Plan for the City of Nampa (CTA 008-19)

(Decision Required: Recommendation)

Background:
Idaho Statute states the following:
“...it shall be the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan. The plan shall include all land within the jurisdiction of the governing board. The plan shall consider previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives, or desirable future situations for each planning component.” (Idaho Leg. Code Sec. 67-6508)

The 2035 Comprehensive Plan (Plan) was adopted in January 2012 by the Nampa City Council. The 2035 Plan states that it should be updated periodically as conditions in the community change. In the early fall of 2018, a 2040 Comprehensive Plan Review Advisory Committee (Committee) was formed with representation from a cross-section of community leaders, citizens, elected officials and City of Nampa staff. The Committee conducted 4 workshops to discuss impacts related to growth; outline the community’s values; highlight community priorities; and provide direction to City staff on needed updates and changes to the Comprehensive Plan and Future Land Use Map.
A summary of the Committee’s work was presented to the Nampa community in two Townhall meetings and was made available online to the public in a podcast over the summer of 2019. A summary of the workshops and townhall meetings was presented to a joint public meeting of the Nampa Planning and Zoning Commission, Nampa City Council and Nampa Design Review Committee on August 28, 2019. A fifth and final workshop was conducted by the 2040 Comprehensive Plan Review Advisory Committee on October 28, 2019 to review and provide feedback on the Final Draft version of the 2040 Comprehensive Plan and the Future Land Use Map.

**2040 COMPREHENSIVE PLAN UPDATES**

Several updates were made in the 2040 Comprehensive Plan, including: the consolidation of future land use settings; data updates; alignment of the text and strategies with current planning processes; and updates to match current conditions and trends.

Two new chapters were added to the 2040 Comprehensive Plan; Chapter 14 – Public Airport Facilities, which was added as mandated by Idaho state law; and Chapter 15 – Specific Area Plans and Standards.

The 2035 Comprehensive Plan’s 740 Goals, Objectives and Strategies were reviewed for duplicity, relevance and completion. Following that review, the total number was reduced to 72 Goals that are supported by 100 Objectives and 188 Strategies with 55 listed as ‘Key Strategies’. The Action Items in the 2040 Comprehensive Plan list the methodologies and responsible City of Nampa Departments by which Key Strategies could be implemented in a five-year period.

Seventy-nine changes were made to the Future Land Use Map. These changes largely reflect current conditions on the ground and the desire to create compatibility between land use settings. Other changes reflect the land use settings surrounding the future expansion of State Highway 16; future development along the Highway 20/26 corridor; and other minor adjustments due to predicted development trends. Areas designated as an Agriculture land use setting to the south and north reflect the desire to maintain open space and agriculture near recreational and wildlife areas and corridors.

Specific Chapter changes are listed as follows:

**Chapter 1- Property Rights, Chapter 2 - Population and Growth and Chapter 10 - Schools and School Transportation** were updated with current data.

**Chapter 3 – Housing**
Additions to this chapter include:

- A discussion of the the Housing Opportunity Index (HOI) as a measure of affordability for a given area and is defined as the share of homes sold in that area that would have been affordable to a family earning the local median income, based on standard mortgage underwriting criteria.

- A Market and Community Factors section to address growth management in the housing market.

- Options to Improve Housing Affordability: This section offers suggestions about affordable housing including:
transition to density-based zoning
○ the allowance of ‘tiny homes’
○ an opportunity for a second detached home on one parcel in the RS zone that is fully functional as a residence
○ reduced fees for infill projects that contain a certain percentage of affordable homes
○ working with Canyon County to reduce property taxes for low-income residents
○ reduced fees for non-profit organizations to build housing for low-income residents.

- A discussion about the inclusion of Master Planned Communities as an option in the Mixed-Use Land Use setting.

Chapter 4 – Economic Development
All the data sections were updated with current information. A new Industry Clusters section was added showing the strength and predicted longevity of these sectors. An Economic Development Strategies Section was updated with new Target Industries, Entrepreneurial Development and Cost of Living index sub-sections.

Chapter 5 – Land Use
Chapter 5 was significantly updated and changed:

- Commercial land use settings that were divided into Commercial, Freeway Commercial and Neighborhood Commercial have been designated Commercial.

- Industrial land use settings that were divided into Light Industrial and Heavy Industrial are designated Industrial.

- Business Park, Industrial Park and Employment Center land use settings are now designated Community Mixed-Use.

- A discussion of opportunities for local community gardens or very limited local agricultural use in new residential development.

- Provides clarity in density allowances by accounting for all factors that contribute to gross density (roads, open space, easements and common areas) in each of the residential land use settings.

- Recommends that the Nampa Zoning Code’s residential zoning districts that are based on lot size to conform with the Comprehensive Plan’s land use settings that are based on density.

- Additional definitions of ‘open space’ in new development to include parkland, vista preservation, buffering, agricultural land conservation, habitat and wetlands conservation.

- A discussion of Common Areas that would be owned and maintained by an HOA that is established within the development. The design and site selection of these areas would be negotiated with the City and codified through the subdivision plat and a development agreement. The approximate percentage of open space area to be
designated as Common Open Space Area would be approximately 15% of the development land area. It could be slightly more or less than 15% depending on the negotiations between the City and developer.

- A provision for very limited mixed-use neighborhood-scale commercial development within ‘Medium- and High-Density’ Residential Land Use Settings. These developments could include a local corner neighborhood grocery/convenience store, a very small medical or dental office facility, or other small-scale commercial development.

- Mixed-Use development was expanded to include:
  - Residential Mixed Use: Residential, Live/Work Units, Multi-Plex, Multi-Plex in a Village Setting, Street-level Commercial and loft residential, artist studios, alleyway nooks, etc.
  - Community Mixed Use: Limited Light Industrial, Industrial Parks, Business Parks, Commercial, High Density Residential, Planned-Unit Developments, Master Planned Communities, etc.

- The addition of Master Planned Communities and Cluster Developments that include Smart Growth principles that have been tried and found successful in other communities; with guidelines and standards that are developed in coordination with City Leaders, City Staff and the Development Community that would be produced to implement the City’s community design vision.

Chapter 6 – Transportation
This chapter added:
- a discussion on the Transportation Impact Fee Program
- State Highway 16 (SH-16) planning and design efforts
- the Nampa Bicycle Pedestrian Master Plan
- Nampa Transportation Master Plan
- Airport Master Plan

Chapter 7 – Public Services, Facilities, Utilities and National Interest Electrical Transmission Lines
This chapter was updated with current statistics, and:
- a Development Impact Fee Program section
- a new Public Safety section
- a new Library section
- a St. Luke’s Medical Center section, and Wastewater Treatment Plant Facility Plan section

Chapter 8 – Community Design
Chapter 8 added the following:
- a Residential and Multi-family Residential Design section
- a Storage Unit section with design outcomes in new storage unit development
- a new Landscaping section
- a revised Development Patterns section that delineates the design elements necessary for livable residential design, community layout, gathering places and Downtown Nampa
- a Dark Skies section to discuss the impact of nighttime light on airports, humans and wildlife.
Chapter 9 – Parks and Recreation
New sections include:
- a discussion of the physiological, psychological, social and economic benefits of parks and open space
- a Park Planning and Development section that describes the current process in planning and developing parkland and suggests that a position be created to manage and implement this process
- new performance measures for park maintenance
- an outline of the elements and policies that a new Parks Master Plan should contain
- the Bicycle and Pedestrian Master Plan

Chapter 11- Cultural and Historic Sites
Additions to Chapter 11 include:
- a discussion of the role of the Arts and Historical Preservation Commission
- mention of a new Historic Preservation Plan that will include a ‘Current Historical Context Statement’
- a Planning for Historic Preservation section

Chapter 12 – Natural Resources
This chapter was updated with:
- a new Surface Water section
- a new Groundwater section
- a new Bird and Wildlife Refuge Areas/Pacific Flyway Section
- an Issues of Environmental Importance to the City of Nampa that discusses the need for mutual cooperation in the conservation of natural resources and endangered species.

Chapter 13 – Hazardous Areas
This chapter was updated with:
- current statistics and a Floodplain schematic
- an Earthquakes/Seismic Activity section with extensive information about earthquakes and earthquake preparedness’
- a Railroad Crossings section that discusses the hazards around railroad crossings
- a Waste Remediation Facility Mapper that shows all the remediation sites in Nampa.

Chapter 14 – Public Airport Facilities
This is a new Chapter in the 2040 Comprehensive Plan per Idaho State Law requirements.
Highlights are listed below:
- **Sections 14.1 – 14.5** summarizes Nampa Airport history, governance and inclusion in the National Plan of Integrated Airport Systems. Nampa Airport is listed as a General Aviation Airport and eligible for federal funding under the Airport Improvement Program.
- **Section 14.6** covers airspace. The airport is in Class E Airspace with a ceiling of 700’ above the tarmac surface. Airspace is controlled around the airport.
- **Section 14.7** discusses the land uses around the airport that are restricted in height and use. Other hazards include:
  o radio interference
- **Section 14.8** discusses briefly the Airport Master Plan Update.

- **Section 14.9** discusses development in the vicinity of the airport.

Strategies that are new and significant include:

**OBJECTIVE 2, STRATEGY 1**: Adhere to guidelines provided in the Airport Master Plans for land use compatibility

**OBJECTIVE 3, STRATEGY 2**: Coordinate with Canyon County and adjacent communities for future development and regional growth

**Chapter 15 – Specific Area Plans and Standards**

This is a new Chapter added to list the specific Plan Areas, Standards, Guidelines and Utility & Resource Assessments. These are future projects over the next 5 years and beyond.

- **Section 15.1 Specific Area Plans and Overlays**
  - 15.1.1 Karcher Mall/Treasure Valley Marketplace
  - 15.1.2 Lake Lowell / Deer Flat Area
  - 15.1.3 Caldwell Blvd.
  - 15.1.4 Airport District.
  - 15.1.5 Southwest Nampa
  - 15.1.6 Southeast Nampa
  - 15.1.7 Highway 20/26 Corridor/North Nampa
  - 15.1.8 Highway 16 Corridor
  - 15.1.9 S Midland Blvd.
  - 15.1.10 Hwy 45 realignment
  - 15.1.11 Mobile Home Park Study

- **Section 15.2 Guidelines and Standards**
  - 15.2.1 Nampa Gateways
  - 15.2.2 Mixed Use Development
  - 15.2.3 Limited Commercial Development in Medium- and High-Density Residential Zones
  - 15.2.4 Density-based Residential Development

- **Section 15.3 Utility and Resource Assessments**
  - 15.3.1 Transmission Line Corridor needs assessment
  - 15.3.2 Natural Resources Assessment
  - 15.3.3 Aquafer Recharge Assessment

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**2040 COMPREHENSIVE PLAN SUMMARY**

The Comprehensive Plan is divided into 15 Chapters. Each chapter is followed by Goals, Objectives and Strategies pertaining to the subject matter in that chapter. The outline of the chapters is as follows:
Chapter 1 – Property Rights
Discusses the rulings and case law surrounding property rights and takings issues.

Chapter 2 – Population and Growth
Discusses Census population, housing and demographics. Provides projected population growth and trends.

Chapter 3 – Housing
Discusses housing characteristics, building permits issued, housing tenure and occupancy, housing costs, housing affordability, community development block program, housing types, alternative types of housing development, and subdivision development. The chapter considers market and community factors and makes recommendations for standards and guidelines for Master Planned Communities and density-based residential development.

Chapter 4 – Economic Development
This chapter discusses current industry trends, occupations and employment, wage information, economic demographic profile, income levels, commuting, strategies in fostering a business-friendly community, workforce development, tourism, community events, economic development strategies and cost of living index.

Chapter 5 – Land Use
The purpose of the Land Use chapter is to guide public and private decisions regarding the use of land in the City of Nampa and the Nampa Area of Impact, and to act as a guide for the implementation of future zoning, subdivision ordinances and other land use ordinances adopted by the City.

Chapter 6 – Transportation
This Chapter includes an outlook of future growth and its impact on commute times, the Transportation Impact Fee Program, State Highway 16 (SH-16), the Nampa Bicycle Pedestrian Master Plan, the Nampa Transportation Master Plan, the Nampa Airport Master Plan, other forms of transportation and significant transportation planning issues throughout the City.

Chapter 7 – Public Services, Facilities, Utilities and National Interest Electrical Transmission Lines
This chapter discusses all citywide services, the Development Impact Fee Program, infrastructure, services planning, energy sources, transmission lines, and communication systems.

Chapter 8 – Community Design
Community design includes a study of the community’s development patterns, streetscapes, neighborhood layouts, site design, and other spacial features, natural elements and built environment including landscaping, architecture, signs and public art.

Chapter 9 – Parks and Recreation
This chapter discusses parks and recreation programming, cemeteries, park planing, parks maintenance, park facilities, and the Nampa Recreation Center.

Chapter 10 – Schools and School Transportation
The purpose of this chapter is to allow cities and school districts to better communicate the school district’s future planning needs. This chapter specifically discusses current conditions of educational attainment, student enrollment, physical inventory, capacity and the movement of students to better inform decisions regarding future planning.

**Chapter 11 – Cultural and Historical Sites**
This Chapter discusses the aspects of the community that have historical and cultural significance with measures for their preservation and enhancement.

**Chapter 12 – Natural Resources**
This Natural Resources Chapter evaluates issues and opportunities related to natural and agricultural resources; and presents goals, objectives, strategies and implementation recommendations to guide the City in promoting effective resource management.

**Chapter 13 – Hazardous Areas**
The goals, objectives, strategies, and recommendations of this chapter will guide the City in identifying and developing solutions to meet community needs and protect its residents and visitors from the effects of hazards and hazardous areas.

**Chapter 14 – Public Airport Facilities**
This is a new chapter that provides information about the Nampa Municipal Airport, planning, governance, its role in the National Plan of Integrated Airport Systems, regulations, airspace, hazards, the Airport Master Plan, services and economic impacts.

**Chapter 15 – Specific Area Plans and Standards**
This is a new Chapter added to list the specific Plan Areas, Standards, Guidelines and Utility & Resource Assessments. These are future projects over the next 5 years and beyond.

**RECOMMENDED CONDITIONS OF APPROVAL**

The Commission may vote to repeal the Nampa 2035 Comprehensive Plan (Text and Proposed Future Land Use Map), and all amendments thereto, and recommend to the City Council that they approve an updated Comprehensive Plan Text and Proposed Future Land Use Map, to be referred to as the Nampa 2040 Comprehensive Plan for the City of Nampa, with any changes other condition(s) as the Commission concludes.

**ATTACHMENTS**

Exhibit ‘A’ - Proposed Future Land Use Map with Change Statements (p.9)

Exhibit ‘B’ - Future Land Use Map (Final) (p.10)
EXHIBIT ‘B’ – FUTURE LAND USE MAP (FINAL)