



City of Nampa  
Regular Council Meeting  
Livestreaming at <https://livestream.com/cityofnampa>  
April 4, 2022  
Regular Council – 5:30 PM  
Public Hearings – 6:30 PM\*

## **Call to Order and Pledge to Flag**

**Invocation** Rev. Bill Roscoe, Boise Rescue Mission

## **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 – March 21, 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
    - None
  - b. Preliminary
    - None
- 1-4. Authorize Public Hearings
  - a. 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



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- b. 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.
- c. 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.
- d. 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

1-5. Authorize to Proceed with Bidding Process

- a. Council authorize Engineering Division to proceed with formal bid process for the Franklin Boulevard & Birch Lane Roundabout project (Approved in FY22 Budget)
- b. Authorize Engineering Division to proceed with formal bidding process for the Idaho Center and Cherry Lane Roundabout Phase 2 project (Approved in FY22 Budget)
- c. Authorize Engineering Division to proceed with formal bidding process for Kings Road and Victory Road Intersection Improvement project (Approved in FY22 Budget)

1-6. Authorization for Execution of Contracts and Agreements

- a. Authorize Mayor and Public Works Director to sign Task Order for attached Scope of Work with JUB Engineering, Inc. to provide design and testing services for Pump Maintenance Projects FY22 in the amount of \$56,800 (T&M NTE) (Approved in FY22 Budget)
- b. Authorize Mayor and Public Works Director to sign Task Order for attached Scope of Work with JUB Engineering, Inc. to provide design and testing services for Pump Maintenance Projects FY23 in the amount of \$59,500 (T&M NTE) (Approved in FY22 Budget)

1-7. Monthly Cash Report

- a. None



- 1-8. Planning & Zoning Formal Findings
  - a. None
- 1-9. Resolutions
  - a. Authorization to dispose of surplus property in accordance with Idaho Code and City Resolution 25-2015
- 1-10. Licenses for 2022
  - a. Alcohol Renewal
    - None
  - b. Alcohol New
    - None
- 1-11. Miscellaneous items
  - a. None
- 1-12. Approval of Agenda

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## **(2) Proclamations**

- 2-1. Sexual Assault Awareness Month
- 2-2. Child Abuse Prevention & Awareness Month

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## **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 Fire Department presentation of Life Saving Award to Community Members

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## **(3) Agency & Commission Reports**

- 3-1. None

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## **(4) Staff Communications**

- 4-1. Planning and Zoning Staff Report - Rodney Ashby
- 4-2. Public Works Staff Report - Tom Points

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## **(5) New Business**

- 5-1. **Action Item:** Authorize Mayor to sign resolution to amend the FY22 budget and authorizing the public hearing



- 5-2. **Action Item:** Appointment of Caryn Herman to Nampa Arts and Historic Preservation Commission term to expire 3/31/2025
- 5-3. **Action Item:** Authorize the Mayor to sign a compliance agreement between the City of Nampa and Madhatter Motors to bring two non-conforming buildings and the site into compliance with current adopted building codes (Approved by Legal)
- 5-4. **Action Item:** Approve and authorize Mayor to sign Local Professional Services Agreement No. 95678 with Idaho Department of Transportation and Parametrix for Franklin Boulevard and Karcher Road Intersection Improvements, Key No. 22102 (Approved in FY22 Budget) (Approved by Legal)
- 5-5. **Action Item:** Authorize Mayor to sign Memorandum of Understanding between the City of Nampa and TDS Telecommunications LLC for a conduit swap (Approved by Legal)
- 5-6. **Action Item:** Authorize Mayor to sign Resolution to authorize Public Works Director to sign and submit the U.S. Department of Interior, Bureau of Reclamation WaterSMART Title XVI WIIN Water Reclamation and Reuse Projects Grant Funding Application (Approved by Legal)
- 5-7. **Action Item:** Authorize Mayor and Public Works Director to sign task order for attached scope of work for five additional components of roadway improvements on Northside Boulevard, between Karcher Road and Birch Lane, in the amount of \$142,307.47 T&M NTE (Approved in FY22 Budget)
- 5-8. **Action Item:** Authorize the Mayor and Police Chief to sign a contract for the Motorola Intelligent Video Analytics System, with a total cost of \$1,058,000.00 (Approved by Legal)

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## (6) Public Hearings

- 6-1. **Action Item:** Proposed adoption of the Comprehensive Plan Text Amendment and the proposed ordinance amending title 3, Chapter 7 of the Nampa City Code pertaining to impact fees, specifically amending 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
- 6-2. **Action Item:** 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*)



- 6-3. **Action Item:** 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 (*Continued from February 7, 2022 City Council Meeting*))

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## (7) Unfinished Business

- 7-1. **Action Item:** 1<sup>st</sup> reading of ordinance for 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**)

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## (8) Pending Ordinances (Postponed Due to Lack of Supporting Documentation)

- 8-1. None 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 ¼ 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 ¼ of the SW ¼ 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 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**)
- 8-7. 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 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**)





- 8-11. 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**)
- 8-12. 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**)
- 8-13. 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) (**PH was 03-21-2022**)
- 8-14. 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**)
- 8-15. 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**)



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## (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

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## Regular Council at 5:30 PM – Monday April 18, 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