

**REGULAR COUNCIL**  
**January 18, 2022**

Council President Haverfield called the meeting to order at 5:30 p.m. and made note that Mayor Kling would be participating remotely via Teams.

Clerk made note that Councilmembers Rodriguez, Bruner, Jangula, Levi, Haverfield, Bower were present.

❖ **(1) Consent Agenda (Action Items)** ❖

**MOVED** by Bower and **SECONDED** by Levi to **approve the Consent Agenda which had the following items presented:**

**Item #1-1.** - Minutes

- a. Regular Nampa City Council Meeting – January 3,2022
- b. Special Nampa City Council Meeting – December 13, 2021
- c. Airport Commission – December 13,2021
- d. Alcohol License Review Committee – June 30. 2021; July 28, 2021; August 25, 2021; September 29, 2021; October 27, 2021
- e. Arts & Historic Preservation Commission – October 11,2021
- f. Bicycle and Pedestrian Advisory Committee – October 9, 2021; December 12,2021
- g. Board of Appraisers – December 15,2021
- h. Building and Site Design Standards Committee – None
- i. Building and Fire Code Advisory and Appeals Board – None
- j. Council on Aging Committee – None
- k. Crow Management – None
- l. Golf Commission – December 21, 2021 – December 25, 2021
- m. Housing Authority – None
- n. Impact Fee Advisory Committee – None
- o. Library Board of Trustee – None
- p. Planning and Zoning Commission – December 14, 2021
- q. Venue Management Advisory Commission – None
- r. Wastewater Design Review Commission - None

**Item #1-2.** - The Nampa City Council dispenses with the Three (3) Reading Rule of Idaho Code § 50-902 for all ordinances

**Item #1-3.** - Plat Approvals

- a. Final
  - Heron Ridge No. 2 Subdivision in a RS7 (Single-Family Residential 7,000 sq. ft) zoning district; addressed as 0 W Greenhurst Rd. - parcel #R2930101000 (a 10.36-acre portion of Government Lot 3 # 5 of Section 5, T2N, R2W, BM, Canyon County) for Schultz Development representing Brandt Agency, Inc. (SPF 177-21).

Original Concept: 36 single family lots, 5 common lots, and 1.65 acres of right-of-way; with a 3.47 gross lot density and a 4.97 net lot density

- Feather Cove No. 4 Subdivision in a RS8.5 (Single-Family Residential 8,500 sq. ft) zoning district; addressed as 17449 & 0 N Franklin Blvd. - parcels #R2093600000 & #R2093601000 (a total of 16.31 acre portion of lots 5, 6 and 7 and a portion of the vacated Wilson Ave of Corland Place Subdivision and a portion of the NE 1/4 of the SW 1/4 of Section 2, T3N, R2W, BM, Canyon County) for Kent Brown representing Open Door Rentals (SPF 185-21). Original Concept: 46 single family lots, 5 common lots, and 3.46 acres in right-of-way, with a 2.82 gross lot density
- b. Preliminary
- None

**Item #1-4. - Authorize Public Hearings**

- a. 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, Nampa, Canyon County), for Jarom Wagoner & Trilogy Development, representing Corey Barton/Endurance Holdings LLC (ANN 204-21).
- b. 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 205-21 & SPP 083-21). 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.
- c. 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).

- d. Zoning Map Amendment from BC (Community Business) to RS8.5 (Single-Family Residential 8,500 sf) zoning districts; and Subdivision Preliminary Plat for Steven's Place Subdivision at 0 Iowa Ave (Parcel #R32065012A0); located on a 6.24 acre portion of the SE ¼ of the SE ¼ of Section 31, T3N, R2W, BM) for Patrick Colwell (T-O Engineers) representing Blackhawk Investments Idaho LLC (ZMA 158-21 & SPP 098-21). Original Concept: 17 single family lots (3.44 acres), 2 commercial lots (1.08), 4 common lots (.49 acres), and 1.23 acres in right-of-way.
- e. 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

**Item #1-5.** - Authorize to Proceed with Bidding Process

- a. None

**Item #1-6.** - Authorization for Execution of Contracts and Agreements

- a. None

**Item #1-7.** - Monthly Cash Report

- a. December 2021

**Item #1-8.** - Resolutions

- a. 04-2022 Disposal of Wastewater Property (Yearly Misc. Disposal of Scrap Metal)
- b. 05-2022 Disposal of Waterworks Property (Yearly Misc. Disposal of Scrap Metal)

**Item #1-9.** - Planning & Zoning Formal Findings

- a. None

**Item #1-10.** - Licenses for 2022

- a. Alcohol Renewal
  - None
- b. Alcohol New
  - None

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**Item #1-11.** - Miscellaneous items  
a. None

**Item #1-12.** – Approval of Agenda

Council President Haverfield asked for a roll call vote with all Councilmembers present voting YES. Mayor Kling declared the

MOTION CARRIED

❖ (2) Proclamation ❖

**Item #2-1. – Human Trafficking Awareness and Prevention Month**

*Whereas*, human trafficking is a nationwide public health and civil rights crisis. Its victims and survivors are everywhere, with Nampa, Idaho being no exception; and

*Whereas*, traffickers use force, fraud, or coercion to lure their victims and force them into labor or commercial sexual exploitations, and

*Whereas*, anyone can become a victim of trafficking. While women and girls are the primary victims, victims/survivors come from every background, race, and economic status. Traffickers target individuals who, for any reason, are vulnerable; and

*Whereas*, young people are particularly vulnerable to trafficking and exploitation but face many barriers in reporting what has happened to them; and

*Whereas*, all communities must seek to prevent and stop human trafficking, by, identifying the issue and promoting safe, healthy, and supportive environments; and

*Whereas*, the City of Nampa is striving to become a place where human trafficking does not exist, where people have opportunities available to them, and where all people are treated as fully human and worthy of a supportive community and freedom; and

*Whereas*, the Nampa Family Justice Center has pursued and obtained Federal funding to provide education/ training for our community and support services, as well as direct support for survivors to move out of the abuse into a safe, healthy environment where they can live in peace, abundance and give back into their community.

Now Therefore, I, Debbie Kling, Mayor of the City of Nampa, Idaho, do hereby proclaim the month of January 2022, as

*“Human Trafficking Awareness and Prevention Month”*

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Nampa to be affixed this 18th day of January in the year of our Lord two thousand twenty-two

❖ (6) Public Hearings ❖

**Item #6-2.** - Council President Haverfield opened a **public hearing** for Annexation and Zoning to RS6 (Single-Family Residential 6,000 sf) zoning district, potential development agreement, and Subdivision Preliminary Plat for **Salazar Point Subdivision** at 11496 Lake Lowell Ave (Parcel #R3204401000 totaling 6.93 acres in SE ¼ of Section 30, T3N, R2W, BM, Canyon County), for Monica E. Salazar (ANN 216-21 & SPP 093-21). Original Concept: 20 single family lots (4.86 acres), 2 common lots (1.11 acres), and 1 common driveway (.10 acres); for a gross density of 3.28 and a net density of 4.15

Becky Yzaguirre (2750 West Excursion, Meridian, ID) presented the request.

Kristi Watkins presented the following staff report:

Annexation and Zoning to RS6 (Single-Family Residential 6,000 sf) zoning district, potential development agreement, and Subdivision Preliminary Plat for **Salazar Point** Subdivision at 11496 Lake Lowell Ave (Parcel #R3204401000 totaling 6.93 acres in SE ¼ of Section 30, T3N, R2W, BM, Canyon County), for Monica E. Salazar (ANN 216-21 & SPP 093-21). (Action: Approval or Denial)

Original Concept: 19 (20) single family lots (4.58 acres), 2 common lots (1.11 acres), and 1 common driveway (.10 acres); for a gross density of 3.28 and a net density of 4.15. Homestead parcel was added into annexation and plat. The homestead parcel has been added into the plat and annexation request.

PROPERTY DETAILS

Current Jurisdiction/Status:

That the Property is currently under the jurisdiction of Canyon County, within Nampa City’s Impact Area, and is either owned or optioned by the Applicant or that the Applicant has the Property owner’s permission to apply for the entitlement and plat applications made the subject of this report; and,

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Surrounding Zoning:

North: RS 6 – Copper River Basin

South: Canyon County Residential property

East: RS 6 – Copper River Basin

West: RS 8.5 – Stellas Point

Services:

Utilities: The City’s water, sewer, and pressure irrigation systems have adequate capacity to serve this property. The City maintains the following utilities in the vicinity of the project:

8” gravity sewer main, water main and irrigation main in S. Collina Vista Dr.

Emergency: Nearest fire Station is 3.3 miles, 11-minute response time.

APPLICABLE REGULATIONS

Annexation:

Idaho State Code Title 50-222(3) and Nampa City Code Title 10 Chapter 2(4.C.1) outline the Conclusions of Law required for approval of Annexation as a category A annexation, specifically:

Be contiguous with the city limits or be enclaved by other properties so annexed.

The area can reasonably be assumed to be available for the orderly development of the city.

The proposed zoning district is consistent with the adopted Comprehensive Plan Future Land Use Map.

Either:

- a. All involved private landowners raise no objection to annexation; and/or,
- b. They entail or are composed of enclaved property, regardless of surface area, which are surrounded on all sides by land within Nampa city limits; and/or,

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- c. They entail property that is bounded on all sides by lands within Nampa and by lands for which owner approval must be given pursuant to subsection D2d of NCC 10-2-4; and/or,
- d. They entail property that is/are bounded on all sides by lands either within the city and by the boundary of the Nampa city impact area.

Zoning/Rezoning:

10-2-3-(c). Conclusions of Laws Pertinent to Proposed Zoning Map Amendments: Before the commission recommends an amendment to the city's official zoning map and before the council approves any proposed zoning map amendment(s), the commission and the council must individually find and conclude:

1. The proposed map amendment(s) is, are or would be in harmony with the city's currently adopted comprehensive plan and comprehensive plan land use map; and
2. The proposed map amendment(s) is, are or would provide for a proposed use or set of uses that would be at least reasonably compatible with existing, adjoining property uses; and
3. The proposed map amendment(s) is, are or would make a change on the land use map of the city which would establish an area of zoning the same as or compatible with immediately adjoining districts; and
4. The proposed map amendment(s) is not, are not or would not create a "spot" zone (having a section of one kind of zoning surrounded by another) having no supportive basis per the adopted comprehensive land use map so as to only serve(s) to benefit the applicant(s); and
5. The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary.

N.C.C § 10-3-2: Schedule of uses in RS 6 Zone:

Dwelling, Single-Family in the RS 6 zoning district is a permitted use.

N.C.C § 10-8: RS 6 (Single-Family Residential) District/Zone

“...is intended for low density, urban single-family residential and compatible uses. A stable and healthful environment, together with the full range of urban services, makes this an important land use district within the community.”

Nampa City Code, Title 10, Chapter 27-1.C. Subdivision:

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No person or party shall subdivide any zoned property that is located wholly or in part in the city after June 11, 2002, or subdivide land within the area of city impact after June 14, 1977, into more than two (2)

parcels, unless he shall first have made, or cause to have made, a subdivision plat thereof as required by Idaho Code title 50, chapter 13, and as set forth within this chapter, save where allowed otherwise in this chapter.

## CORRESPONDENCE

NOTE: City staff has created an on-line registry for citizenry to request notification of upcoming all hearings. Newly scheduled projects are added to this webpage to give ample time to ask questions or do any research necessary to formulate a response to the request for public input. <https://www.cityofnampa.us/list.aspx>

Agency/City department comments have been received regarding both the entitlement request and platting approval request associated with this matter [and report]. Such correspondence, by way of information, as received from agencies or the citizenry regarding the application package [received by noon November 3, 2021] is hereafter attached to this report. Agency comments that indicate no comment/issues/concerns will not be listed here but are attached to this staff report.

### 1. Public Input: Letters of concern submitted and attached.

- Summary of Concerns: Traffic/Access/Accidents on Lake Lowell
- Construction Traffic
- Lot Sizes/Density
- Single Story homes only
- Safety for pedestrians and children
- Response time for emergency services
- Water usage (Environmental Impacts)
- Unaware of this development prior to purchasing home
- “Cheaper” Homes on small lots
- Needs to be upscale homes
- No Open Space – They will use Stella’s Point areas
- HOA needs to be the same as Stella’s Point
- Birds in the trees
- Use a diversity of builders
- Views will be blocked



2. Letter submitted to City Council Members individually on December 20, 2021, authored by Arthur Weatherford outlining the intended date of the City Council public hearing, the installment of new council members, applicant's revised proposal, submission of documents, compatible zoning, confusing descriptions of project, inclusion into the existing, HOA, Engineering Division recommendations (water & septic, roadways, etc.) and attached exhibits for reference. (see attached for full letter and attachments).

3. An email dated September 16, 2021, authored by Rob Willis with the Nampa Building Department stating that all development and construction on this property shall be subject to the requirements of Title 4 – Building Regulations. Construction drawings with a grading plan indicating minimum and maximum top of wall elevations from top back of curb and a drainage plan for each lot will be required at time of final plat review. And, a complete Geo Technical Report, specifying foundation construction, soil bearing capacity, and drainage recommendations will be required at time of Final Plat Review.

4. An email dated September 15, 2021, authored by Cody Swander, Nampa Parks, requesting that the 10' wide pathway be built to code specifications. Additionally, that a 20' easement from top of bank along the west side of the Deerflat Nampa Canal be given to the City of Nampa for the location of the Edwards Pathway.

5. A letter dated May 4, 2021, authored by Thomas Ritthaler, Boise Project Board of Controls, asking for written response from NMID and BKID indicating who will own and operate the pressure irrigation system and that any local irrigation/drainage ditches shall remain unobstructed and protected by an appropriate easement.

6. A letter dated November 4, 2021, authored by Erik Skoglund, Nampa Police Department, that states this project anticipates adding 55.86 new residents resulting in a need for .08 officers and .03 support staff. (\$8,264 and \$2,057 for the first year, respectively).

7. A letter dated October 14, 2021, authored by Brent Hoskins, Nampa Fire Dept, commenting on the location of fire hydrants, the height of structures, the length and width of access roads (width of turning radius), and signage for the subdivision. Comments also include the following statement:

“The City of Nampa Comprehensive Plan 2040 states the response objective for Nampa Fire Department is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1.5 miles from the nearest fire station. This development is located approximately 3.3 miles from Nampa Fire Station #4 with an approximate response time of 11 minutes.

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To properly serve the public for an all hazard response, the Nampa Fire Department should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 57 residents to 19 single family homes, with an increased personnel demand of .057 firefighter positions.”

8. A memo, dated October 13, 2021, authored by Caleb LaClair, Nampa Engineering Division, stating the following: The Engineering Division has completed a review of the Annexation and Preliminary Plat applications for Salazar Point Subdivision and provide the following comments and recommended conditions.

#### Engineering Review Comments

##### General:

1. A pre-application meeting was held with Nampa Engineering Division, Planning Department, and Fire Department staff on January 20, 2021.

##### Preliminary Plat:

2. The preliminary plat as submitted is complete with all required information in accordance with City standards.

##### Access/Layout:

3. The project is located at 11496 Lake Lowell Ave. The property is currently accessed via a shared private road. A stub road (W Collina Vista Dr) from the Stella’s Point Subdivision was provided to the parcel to provide additional access.

4. The property does not have direct frontage on a collector or arterial road. As such, no public right-of-way is required to be dedicated as part of the annexation.

5. This development does not meet the threshold for Traffic Impact Study per City of Nampa policy and standards.

6. The internal roads appear to meet City of Nampa Policy with the exception the cul-de-sac shall meet Nampa Standard Drawing N-805B with a 50.5’ curb radius and 61.5’ right-of-way radius.

7. The Nampa Bicycle & Pedestrian Plan reflects the following public pathways which should be constructed by the Development: Deer Flat Nampa Canal – 10’ to 12’ pathway along the west/south side of the canal.

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The pathways will need to be coordinated with Nampa & Meridian Irrigation District and the Bureau of Reclamation. The pathway shall be conveyed to the City by way of either of the following options:

Pathway located within a 20' wide easement on a subdivision common lot for the ownership/maintenance of the pathway to the benefit of the City.

A separate pathway lot at 20' width to be deeded to the City.

8. This project will be subject to standard streets impact fees as mitigation for its contribution to regional traffic.

Utilities:

9. The City maintains the following utilities in the vicinity of the project:

8" gravity sewer main, 8" water main, and 8" irrigation main S Collina Vista Dr.

10. The City's sewer, water, and pressure irrigation systems have adequate capacity to serve this property.

11. The project will be required to construct utilities to and through the property at the time of development.

12. The property is in the City's water pressure Zone 3, which has a service hydraulic grade of approximately 2,730-feet. The project ground elevations vary from approximately 2,505 to 2,520 feet. Static water pressures should be on the order of 85-psi to 95-psi with available fire flow exceeding 1,500-gpm. Pressure reducing valves should be constructed on all water services within this development.

13. Street lights shall be provided at street intersections, cul-de-sac ends, sharp curves, and at 400' maximum spacing on all roads.

14. Fire hydrants shall be provided at 400' maximum spacing internal to the site or as required by the Nampa Fire District.

15. Utility services should be stubbed to the existing homesite on Lot 8 at time of development to facilitate future hookup.

Drainage:

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16. The property is not located within a floodplain.

17. The Final Drainage Report shall adhere to Section 106 of the Nampa Engineering Development Process and Policy Manual (Drainage Policy) and address the following comments:

Provide Inlet and pipe capacity, pre-treatment sizing, and street conveyance calculations.

18. The Engineering Division requests that drainage facilities be placed within a common lot as opposed to under the sidewalk in residential roads to eliminate conflicts with utilities and reduce future maintenance costs. We will be considering this as a Policy change with our pending standards update.

19. Developer shall account for any historic drainage from adjacent properties in accordance with Nampa Drainage Policy.

Irrigation:

20. Deer Flat Nampa Canal runs along the east property boundary and would require a License Agreement with Nampa & Meridian Irrigation District for improvements within the easement.

21. The property shall be annexed into the Nampa Municipal Irrigation District at the time of Final Plat recording.

22. Developer shall maintain any historic gravity irrigation conveyance facilities through the site to/from adjacent properties in accordance with Idaho state statute.

Conditions of Approval

1. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of individual property development/redevelopment and prior to connection to applicable City services.

2. Property shall be annexed in the Nampa Municipal Irrigation District at the time of property development and prior to being served by the City's pressure irrigation system. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery prior to Final Plat submittal to support annexation into the District.

3. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer.

4. Developer shall construct utility services the existing homesite on Lot 8.

5. Developer shall construct a public pathway along the west side of Deer Flat Nampa Canal in accordance with the 2019 Nampa Bicycle & Pedestrian Master Plan to be conveyed to the City by way of either of the following options:

- Pathway located within a 20' wide easement on a subdivision common lot for the ownership/maintenance of the pathway to the benefit of the City.
- A separate pathway lot at 20' width to be deeded to the City.

6. Developer shall comply with all City Codes, Policies, and Standards in place at the time of individual property development/redevelopment.

#### STAFF ANALYSIS

1. Land Uses in the area consists of RS zoned city subdivisions with county residential parcels to the south.

2. Comprehensive Plan: The future land use designation is Medium Density Residential. The RS zoning district allows for single-family residential development. The density proposed for the Salazar Point Subdivision is a gross density of 3.28 and a net density of 4.15. (For reference: Stella's Point has a gross density of 2.6 d.u. per acre and Copper River Basin has a gross density of 3.7 d.u. per acre).

#### 5.5.3 Medium Density Residential (2.51 – 8 Dwelling Units Per Acre (Gross))

With a gross density of 2.51 to 8 dwelling units per acre (gross), this is the most common land use setting in the Nampa Area of City Impact. Its character is more urban than rural but can contain rural elements such as open space. This land use setting contains single-family-detached homes, patio homes, townhomes, medium-density apartments, duplexes and condominiums. These units will be highly compatible with adjoining properties. High-density development is not allowed in this land use setting. The character of Medium-Density Residential development in Nampa typically consists of traditional streetscapes with sidewalks, street trees, covered entries, and a diversity of architectural styles. Access to garages is provided from the street or loaded by an alley at the rear of the property. As was mentioned earlier, the addition of limited mixed-use neighborhood-scale commercial development in this zone should be explored (see 5.4.1.4).

3. Public Interest:

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That Nampa has determined that it is in the public interest to provide single-family residential development opportunities within its confines. Expressions of that policy are published in Nampa's adopted Comprehensive/Master Plan, as well as embodied in its decisions to date regarding similar applications.

4. Safe Routes to School:

Nampa High School = ~2.3 miles (not within walking distance)

Lone Star Middle School = ~1.3 miles

FD Roosevelt Elementary School = ~1.5 miles (not within walking distance)

5. Include in HOA for Stella's Point (Applicant's response):

"As for your suggestion to annex Salazar Point Subdivision into Stella's Point CC&Rs and HOA, I spoke with Stella's Point Subdivision developer. He indicated that he is not interested in amending the CC&Rs to include Salazar Point Subdivision. And after looking at the open space per residential lot in Stella's Point vs. Salazar Point, the request is not equitable. Stella's Point No. 1 has 5.502 Sqft of open space per residential lot. Salazar Point has 8.518 Sqft per residential lot. Salazar Point has more open space per residential lot, and this layout meets the open-space requirements set forth by the City of Nampa."

6. Traffic:

1. The project is located at 11496 Lake Lowell Ave. The property is currently accessed via a shared private road. A stub road (W Collina Vista Dr) from the Stella's Point Subdivision was constructed with Stella's Point for the purpose of providing access for the development of this property.

Without access from this stub street, this property will not be able to be developed in accordance with the city's adopted Comprehensive Plan.

2. The property does not have direct frontage on a collector or arterial road. As such, no public right-of-way is required to be dedicated as part of the annexation.

3. This development does not meet the threshold for Traffic Impact Study per City of Nampa policy and standards.

4. The internal roads appear to meet City of Nampa Policy with the exception the cul-de-sac shall meet Nampa Standard Drawing N-805B with a 50.5' curb radius and 61.5' right-of-way radius.

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5. The Nampa Bicycle & Pedestrian Plan reflects the following public pathways which should be constructed by the Development:

- a. Deer Flat Nampa Canal – 10’ to 12’ pathway along the west/south side of the canal.
- b. The pathways will need to be coordinated with Nampa & Meridian Irrigation District and the Bureau of Reclamation. The pathway shall be conveyed to the City by way of either of the following options:
- c. Pathway located within a 20’ wide easement on a subdivision common lot for the ownership/maintenance of the pathway to the benefit of the City.
- d. A separate pathway lot at 20’ width to be deeded to the City.

6. This project will be subject to standard streets impact fees as mitigation for its contribution to regional traffic.

7. Zoning:

Due to the nature of the property and special site characteristics (Deer Flat Nampa Canal and triangular shape), a variety of lot sizes are required to develop this property efficiently. Therefore, the RS 6 allows some lots to be smaller to make better use of the odd shape.

#### STAFF ANALYSIS REGARDING PRELIMINARY PLAT

Overall Annexation Area- 6.96 acres

Overall Plat Area- 6.54 acres

Total, Proposed RS 6 Lot Count- 24

Open Space Lot Count- 2 (.27 acres, 8%)

Total Common Lot Count- 2 (1.11 acres, Canal & Common Drive)

Total Building Lot Count- 20

Min. Allowed RS 6 Bldg. (or “Master”) Lot Size-

6,000 sq. ft.

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Min. Proposed RS 6 Bldg. Lot Size-

6,442 sq. ft.

Min. Req. St. Frontage RS 6 Zone-

22' (feet);

Min. Allowed RS 6 (or "Master") Bldg. Lot Widths-

50'

Min. Allowed RS 6 Bldg. Mean Lot Depths-

70'

Plat Development Data/Notes:

Per plat sheets

Platting of this Project will serve to divide the land. It must be done in accordance with state law, Nampa City Code § 10-27, Nampa City Code § 10-8, Nampa City Code § 10-33, and, in cooperation with the City's currently adopted Engineering Design and Specification manuals.

Accordingly, plat review was done to analyze the Project's compliance to code in the context of this Project having already been annexed and zoned.

#### 1. Minimum Lot Areas:

That because the proposed Development is slated for development in conjunction with RS 6 zoning, this requirement applies...all master or standard building lots meet or exceed 6,000 sq. ft. in area. The smallest buildable lot is 6,442 sq ft and the largest buildable lot (excluding the homestead lot) is 17,030 s.f.; therefore, the Plat is deemed compliant in this regard.

#### 2. Average Lot Size:

This project qualifies as an infill subdivision which allows for smaller lot sizes, no averaging and no peripheral compatibility requirements. However, the designer did not include the smaller sized lots as allowed by code, they have maintained larger lot sizes in deference to the neighbors and the overall average lot size including all 20 lots is 10,575 s.f..



3. Lot Width and Depth:

All master lots demonstrate required lot width and depth; therefore, the Project is deemed compliant in this regard.

4. Landscaping:

No internal landscaping is required aside from future trees planted on each buildable lot.

5. Pathway(s)/Open Space: There are .27 acres (8%) of open space proposed. Includes pathway and drainage basins.

6. Fiscal Impact: The following list identifies housing sizes and market values that meet the minimum threshold to be considered a positive for the city financially. These numbers fluctuate based on several criteria, including increases or decreases in persons per household and therefore the amount of services needed to serve them.

Single-Family Homes (before Homeowner's exemption)

Smaller than 1200 Square Feet is a negative for the city

1200 sq. ft. home for \$366,000

1350 sq. ft. home for \$378,000

1500 sq. ft. home for \$382,500

1800 sq. ft. home for \$370,000

2000 sq. ft. home for \$410,000

2300 sq. ft. home for \$414,000

2500 sq. ft. home for \$450,000

2800 sq. ft. home for \$434,000

3000 sq. ft. home for \$465,000

3500 sq. ft. home for \$455,000

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4,025 sq. ft. home for \$422,625

Applicant's Estimates (Please Note the Homeowner's Exemption is \$125,000):

Average Home Price \$460,000 for 20 dwellings

Dwellings = \$9,310,000

Land = \$1,140,000

Total = \$10,450,000

#### CONDITIONS OF APPROVAL

Should City Council vote to approve of the annexation and zoning request, then Staff would suggest the following as (a) Condition(s) of Approval for adoption with any such vote/action (note: the Commission may obviously add, subtract and/or modify conditions as it deems appropriate):

1. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of individual property development/redevelopment and prior to connection to applicable City services.
2. Property shall be annexed in the Nampa Municipal Irrigation District at the time of property development and prior to being served by the City's pressure irrigation system. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery prior to Final Plat submittal to support annexation into the District.
3. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer.
4. Developer shall construct utility services the existing homesite on Lot 8.
5. Developer shall construct a public pathway along the west side of Deer Flat Nampa Canal in accordance with the 2019 Nampa Bicycle & Pedestrian Master Plan to be conveyed to the City by way of either of the following options:
  - a. Pathway located within a 20' wide easement on a subdivision common lot for the ownership/maintenance of the pathway to the benefit of the City.
  - b. A separate pathway lot at 20' width to be deeded to the City.

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6. Developer shall comply with all City Codes, Policies, and Standards in place at the time

Those appeared in favor of the request:

Monica Salazar            11496 Lake Lowell Ave, Nampa

Those appeared in opposition to the request:

Chris Schiller            11656 W Dustin John Dr  
David Burley            13190 S Jeanette Way  
Susanne Sharuga        11642 W Dustin John Dr  
Ronald Sharuga        11642 W Dustin John Dr  
Terry Kerwood        11632 W Collina Vista Dr.  
Robert Highsmith      11686 W. Alexandra Dr.  
Phyllis Highsmith     11686 W. Alexandra Dr.  
Art Weatherford        13204 S. Jeanette Way  
Monica Salazar        11496 Lake Lowell Ave, Nampa  
Bryce Devries        11604 W. Collina Vista, Nampa  
Lori Field            11604 W. Collina Vista, Nampa  
Michael Mauldin        13094 S. Hunt Dog Way  
Richard Highness      13336 S. Grace Point Pl, Nampa  
Neff Wakelam        12211 S. Grace Point Way  
Dale Montz            13260 S. Jeanette Way, Nampa  
Bernie Montz        13260 S. Jeanette Way, Nampa  
Jim Bivins            11968 Meredith Ct., Nampa  
Adrian Danilac        13176 S. Jeannette Way, Nampa  
Jennifer Danilac      13176 S. Jeannette Way, Nampa  
Steve Anderson        11629 W. Alexandra Dr.

**MOVED** by Bruner and **SECONDED** by Bower to **close the public hearing**. Council President Haverfield asked for a roll call vote with all Councilmembers present voting **YES**. Council President Haverfield declared the

MOTION CARRIED

**MOVED** by Bruner **approve** the annexation and zoning to RS-6 for the Salazar Point subdivision with conditions of approval with the added conditions of approval the open commons area will be increased from 8% to a minimum of 15%, no two story buildings which align with the eastside of Stella's point in the Salazar's Point Sub, all houses in Salazar's Point are to be required to be a

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minimum of 1800 square feet plus a two car garage and CC&Rs will be followed as in Stella's HOA under one association.

City Attorney Todd Lakey noted that the requirement of a minimum of 1800 square feet is problematic due to the fair housing act.

This motion was **withdrawn** by Bruner.

**MOVED** by Rodriguez and **SECONDED** by Jangula to **deny the annexation** and zoning request. Council President Haverfield asked for a roll call vote with Councilmembers Rodriguez, Jangula and Levi voting **YES** and Councilmembers Bruner, Haverfield and Bower voting **NO**. The Mayor broke the tie by voting **NO** Council President Haverfield declared the

MOTION FAILED

**MOVED** by Bruner and **SECONDED** by Bower **approve** the annexation and zoning to RS-6 for the Salazar Point subdivision with conditions of approval with the added conditions of approval the open commons area will be increased from 8% to a minimum of 15%, no two story buildings which align with the eastside of Stella's point in the Salazar's Point Sub, CC&Rs will be followed as in Stella's HOA under one association and an approval letter from the HOA's architectural review committee is required when they apply for building permits.

Councilmember Bruner amended his motion to require that Salazar Point subdivision developers are responsible for maintenance (cleanliness) of the public streets and development site during construction. This was seconded by Bower.

Council President Haverfield asked for a roll call vote with Councilmembers Haverfield, Bower and Bower voting **YES** and Councilmembers Rodriguez, Jangula, Levi voting **NO**. The Mayor broke the tie by voting **YES**. Council President Haverfield declared the

MOTION CARRIED

**Item #6-1.** – Rodney Ashby presented the request; this was a request by U-Haul for an exception to the 2500' buffer multi-use development with two story conditioned storage and other uses on the 1st floor. He noted that tonight U-Haul has withdrawn the intent to move forward with this project and will not be present for this hearing.

Council President Haverfield **opened** a public hearing for Zoning Text Amendment of Nampa City Code 10-1-16 (previously 10-1-19): Professional, Public Self-Storage Facility Design Regulations: A.3. Locations Allowed; to allow an exception to the minimum 2500' buffer between storage unit developments, for new storage units that are accessory to another use and do not exceed 25% of the total property; for Casey Jones (ZTA 025-21)

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No one appeared in favor or opposed to the request.

**MOVED** by Bruner and **SECONDED** by Rodriguez to **close the public hearing**. Council President Haverfield asked for a roll call vote with all Councilmembers present voting **YES**. Council President Haverfield declared the

MOTION CARRIED

**MOVED** by Bruner and **SECONDED** by Rodriguez to **Deny** this application. Council President Haverfield asked for a roll call vote with all Councilmembers present voting **YES**. Council President Haverfield declared the

MOTION CARRIED

**Item #6-3.** - Council President Haverfield opened a **public hearing** for Annexation and Zoning to RA (Suburban Residential) zoning district, and potential development agreement, at 11255 Greenhurst Rd and 11968 Meredith Ct. (Parcels #R2930326600 and R29303265A0 totaling 4.16 acres in NE ¼ of Section 6, T2N, R2W, BM, Canyon County), for **David and Anne Martin** (ANN 221-21). Original Concept: 1 existing single-family home and construction of 1 additional single-family home.

Anne Martin presented the request.

Doug Critchfield presented the following staff report:

Project: Annexation and Zoning to RA (Suburban Residential) zoning district, and potential development agreement, at 11255 Greenhurst Rd and 11968 Meredith Ct. (Parcels #R2930326600 and R29303265A0 totaling 4.16 acres in NE ¼ of Section 6, T2N, R2W, BM, Canyon County), for David and Anne Martin (ANN 221-21). Original Concept: 1 existing single-family home and construction of 1 additional single-family home.

#### PROPERTY DETAILS

Current Jurisdiction/Status: The Property is currently under the jurisdiction of Canyon County, outside of Nampa City's Impact Area. The two properties are adjacent to each other, and both owned by the applicant. The parcels are in the Coyote Cove Subdivision, a Canyon County Subdivision. This request is for a 'Category A' annexation.

Comprehensive Plan: Contemplated as a planning area under the 'Agriculture' designation – the parcels are adjacent to City property and outside of City Area of Impact.

Surrounding Zoning:

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North: RS 8.5 (Single-Family Residential 8,500 sq. ft.) zoning district – Royal Ridge Subdivision  
– Medium Density Residential land use setting

South: Unincorporated Canyon County Residential – Coyote Cove Subdivision

East: Unincorporated Canyon County Residential – Coyote Cove Subdivision

West: Unincorporated Canyon County Residential

Surrounding Land Uses: Large lot single-family residential, single-family subdivision, and Red Hawk Golf Course.

Utilities Per Nampa Engineering Division:

The City maintains the following utilities in the area of the properties:

- Domestic water
  - i. Existing 12” main in Greenhurst Rd.
- Pressure irrigation
  - i. None currently existing in this area. Property will need to maintain current irrigation service.
- Sewer
  - i. Existing 8” main at the Greenhurst Rd & W Royal Ridge Ct intersection. This sewer is about 100’ from the property and could be extended to provide service.

Connection to City services will require payment of currently adopted utility hookup fees.

Legal Access:

- Greenhurst Rd. – classified as “Collector”, speed limit 35-mph

Full City public right of way already exists along the south side of Greenhurst Rd.

#### APPLICABLE REGULATIONS

Annexation:

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Idaho State Code Title 50-222(3)(a)(i):

Annexation where all landowners have consented may extend beyond the city area of impact provided that the land is contiguous to the city and that the comprehensive plan includes the area of annexation.

Idaho State Code Title 50-222(3) and Nampa City Code Title 10 Chapter 2(4.C.1): Conclusions of Law required for approval of Annexation as a ‘Category A’ annexation, specifically:

1. Be contiguous with the city limits or be enclaved by other properties so annexed.
2. The area can reasonably be assumed to be available for the orderly development of the City.
3. The proposed zoning district is consistent with the adopted Comprehensive Plan Future Land Use Map.

Zoning/Rezoning:

NCC § 10-2-3-C: Conclusions of Laws Pertinent to Proposed Zoning Map Amendments: Before the commission recommends an amendment to the city’s official zoning map and before the council approves any proposed zoning map amendment(s), the commission and the council must individually find and conclude:

1. The proposed map amendment(s) is, are or would be in harmony with the city’s currently adopted comprehensive plan and comprehensive plan land use map; and,
2. The proposed map amendment(s) is, are or would provide for a proposed use or set of uses that would be at least reasonably compatible with existing, adjoining property uses; and,
3. The proposed map amendment(s) is, are or would make a change on the land use map of the city which would establish an area of zoning the same as or compatible with immediately adjoining districts; and,
4. The proposed map amendment(s) is not, are not or would not create a “spot” zone (having a section of one kind of zoning surrounded by another) having no supportive basis per the adopted comprehensive land use map so as to only serve(s) to benefit the applicant(s); and,
5. The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary.

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Appearing in favor of this request was:

David Martin 11255 Greenhurst Rd. Nampa

Appearing in opposition to this request was:

Susan Smith	11887 Meredith Ct.
Gary Smith	11887 Meredith Ct.
Ann Binns	11968 Meredith Ct.
Susan Ray	11980 Meredith Ct.
Jordan Nelson	11293 Greenhurst Rd.
Janelle Nelson	11293 Greenhurst Rd.
Costin Pirvu	11998 Meredith Ct.
Al Knapp	11215 W. Greenhurst Rd.

**MOVED** by Bruner and **SECONDED** by Rodriguez to **close the public hearing**. Council President Haverfield asked for a roll call vote with all Councilmembers present voting **YES**. Council President Haverfield declared the

MOTION CARRIED

**MOVED** by Bruner and **SECONDED** by Haverfield to **approve the request for Annexation and Zoning to RA with all conditions listed along with added conditions both lots will not more than one building on them**. Council President Haverfield asked for a roll call vote with all Councilmembers present voting **YES**. Council President Haverfield declared the

MOTION CARRIED

**Item #6-4.** - Council President Haverfield opened a public hearing for **Annexation and Zoning** to RS12 (Single-Family Residential 12,000 sf) zoning district, and potential development agreement, at 345 W Dooley Ln (Parcel #R2924201100 totaling 1.25 acres) in order to connect existing single-family home to city water utilities; (located in SE ¼ of Section 4, T2N, R2W, BM, Canyon County), for ~~Jean Hennis~~ **Chris Poppi** (ANN 222-21).

Chris Poppi presented the request.

Rodney Ashby presented the following staff report:

Current Jurisdiction/Status:



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Property is currently under the jurisdiction of Canyon County, within Nampa City's Impact Area, and, is either owned or optioned by the Applicant or that the Applicant has the Property owner's permission to apply for the entitlement and plat applications made the subject of this report; and,

Comprehensive Plan Future Land Use Map: Low Density Residential

Surrounding Zoning:

North: Enclaved Parcel - R1 Canyon County Zoning (large lot single-family homes)

Southwest: RS6 (Wycliff Estates Subdivision – Single Family)

East: Enclaved Parcel - R1 Canyon County Zoning (Covert Subdivision No 2)

Immediately Surrounding Land Uses:

Single-family residential land uses surround the property.

Services:

City water and pressure irrigation mainlines are currently existing in this portion of W Dooley Ln. The city maintains the following utilities along the frontage:

Ø Domestic water – 12” main line in W Dooley Ln.

Ø Pressure irrigation – 8” main line in W Dooley Ln, and 3” & 4” main line along common boundary with Wycliff Estates subdivision.

#### APPLICABLE REGULATIONS

Annexation:

Idaho State Code Title 50-222(3) and Nampa City Code Title 10 Chapter 2(4.C.1) outline the Conclusions of Law required for approval of Annexation as a category A annexation, specifically:

Be contiguous with the city limits or be enclaved by other properties so annexed.

The area can reasonably be assumed to be available for the orderly development of the city.

The proposed zoning district is consistent with the adopted Comprehensive Plan Future Land Use Map.

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Either:

- a. All involved private landowners raise no objection to annexation; and/or,
- b. They entail or are composed of enclaved property, regardless of surface area, which are surrounded on all sides by a land within Nampa city limits; and/or,
- c. They entail property that is bounded on all sides by lands within Nampa and by lands for which owner approval must be given pursuant to subsection D2d of NCC 10-2-4; and/or,
- d. They entail property that is/are bounded on all sides by lands either within the city and by the boundary of the Nampa city impact area.

Zoning/Rezoning:

10-2-3-(c). Conclusions of Laws Pertinent to Proposed Zoning Map Amendments: Before the commission recommends an amendment to the city's official zoning map and before the council approves any proposed zoning map amendment(s), the commission and the council must individually find and conclude:

1. The proposed map amendment(s) is, are or would be in harmony with the city's currently adopted comprehensive plan and comprehensive plan land use map; and
2. The proposed map amendment(s) is, are or would provide for a proposed use or set of uses that would be at least reasonably compatible with existing, adjoining property uses; and
3. The proposed map amendment(s) is, are or would make a change on the land use map of the city which would establish an area of zoning the same as or compatible with immediately adjoining districts; and
4. The proposed map amendment(s) is not, are not or would not create a "spot" zone (having a section of one kind of zoning surrounded by another) having no supportive basis per the adopted comprehensive land use map so as to only serve(s) to benefit the applicant(s); and
5. The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary.

NCC § 10-3-2: Schedule of uses in RS Zone:

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Dwelling, Single-Family in the RS6 zoning district is a permitted use on 6,000 square foot minimum lots. (See attached Schedule of Uses). Split or Subdivided lots will be developed in accordance with NCC §10-27 as well.

NCC § 10-8: RS (Single-Family Residential) District/Zone

“...is intended for low density, urban single-family residential and compatible uses. A stable and healthful environment, together with the full range of urban services, makes this an important land use district within the community.”

10-8-6: Property Area, Width, Depth, Frontage and Setback Requirements

RS Zoning District/Zone Maximum Number Dwelling Units Per Acre Required Property Area Required Property Width Required Mean Property Depth Required Street Frontage

RS 12 3.63 12,000 80 feet 80 feet 22 feet

CORRESPONDENCE

Planning & Zoning Commission –

After a public hearing on December 14, 2021 the commission voted to recommend approval of the Annexation and Zoning as proposed with the stated conditions and findings.

Agency and Public Correspondence –

The following are summaries of written comments received from agency partners or the public regarding this application package [received by noon December 8, 2021]. Full details can be found in the exhibits. Agency comments that indicate no comment/issues/concerns will not be listed here but are attached to this staff report.

Nampa Building Department:

The project will be subject to all required building codes and related permits based on the requirements of City Ordinance -Title 4 – Building Regulations.

Nampa Engineering Division:

General Comments:

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1. The property is located at 345 W Dooley Ln. Access to the property is existing. The following public roads provide access to the property.

- W Dooley Ln – classified as “Collector”, speed limit 35-mph.

2. A right of way dedication of 40’ from section line will be required with this annexation. A legal description for the dedication has been prepared and the deed will soon be routed for signatures. Right of way deed shall be fully signed prior to annexation of the property.

3. City water and pressure irrigation mainlines are currently existing in this portion of W Dooley Ln. The City maintains the following utilities along the frontage:

- Domestic water – 12” main line in W Dooley Ln.

- Pressure irrigation – 8” main line in W Dooley Ln, and 3” & 4” main line along common boundary with Wycliff Estates subdivision.

Conditions:

1. Dedicate 40’ public right-of-way from section line along W Dooley Ln.

2. Any onsite wells shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development/redevelopment and prior to connection to City services.

3. Property shall be annexed into the Nampa Municipal Irrigation District and water right verification provided prior to being served by the City’s pressure irrigation system.

4. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.

Nampa School District No. 131: Encouraged future development of sidewalks to improve walkability and safety for walking to school and bus stops.

#### STAFF ANALYSIS

Land Uses: The proposed use matches that of the surrounding area, though the property size is significantly larger than the annexed properties to the west in the Wycliff Estates Subdivision and the county subdivision to the east – Covert Subdivision No. 2.

Comprehensive Plan: The future land use designation is Low Density Residential. The RS zoning district allows for single-family residential development. The density proposed for this lot is a gross density of 1.25 dwelling units per acre which is consistent with the recommended amount.

#### 5.5.2 Low Density Residential (1.01 – 2.5 Dwelling Units Per Acre (Gross))

This land use setting has a density of 1.01 to 2.5 dwelling units per acre (gross). Its character is less rural than the Agricultural Residential land use setting. Residential dwelling units in land use setting are typically single-family detached. Development is required to be compatible with the character of the area. High-and Medium-density development is not allowed in this land use setting.

In Nampa, typical developments have included single-family homes with garage fronts that face the street, residential landscaping, sidewalks and quiet residential streets. Areas in South Nampa and along the bluff overlooking the Boise River floodplain have been designated Low-Density Residential on the Future Land Use Map.

Public Interest: Nampa has determined that it is in the public interest to provide single-family residential development opportunities within its confines. residential development opportunities within its confines. Expressions of that policy are published in Nampa's adopted Comprehensive/Master Plan, as well as embodied in its decisions to date regarding similar applications. This lot is currently enclaved.

#### CONDITIONS OF APPROVAL

Should the City Council vote to approve the annexation and zoning request, then Staff would suggest the following as (a) Condition(s) of Approval for adoption with any such vote/action (note: the Council may obviously add, subtract and/or modify conditions as it deems appropriate):

1. Dedicate 40' public right-of-way from section line along W Dooley Ln.
2. Any onsite wells shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development/redevelopment and prior to connection to City services.
3. Property shall be annexed into the Nampa Municipal Irrigation District and water right verification provided prior to being served by the City's pressure irrigation system.
4. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.

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No one appeared in favor of or in opposition to the request.

**MOVED** by Bruner and **SECONDED** by Jangula to **close the public hearing**. Council President Haverfield asked for a roll call vote with all Councilmembers present voting **YES**. Council President Haverfield declared the

MOTION CARRIED

**MOVED** by Levi and **SECONDED** by Jangula to **accept** the annexation and zoning request at 345 Dooley Lane with all conditions of approval. Council President Haverfield asked for a roll call vote with all Councilmembers present voting **YES**. Council President Haverfield declared the

MOTION CARRIED

**Item #6-5.** - Council President Haverfield opened a public hearing to consider **fee increases and fee policies** for Parks and Recreation services. Increases may include services at the recreation center, cemetery, golf, park reservations and recreation programing.

Darrin Johnson presented the following staff report:

The Nampa Parks and Recreation Department **proposed fee schedule**. All Parks and Recreation Division fees are listed in the schedule that include Parks, Recreation Programing, Cemetery, Harward Recreation Center and Golf. All Parks and Recreation fees are listed for review but not all fees are proposed for an increase.

The Parks and Recreation Department goal is to have reasonable and competitive fees while allowing for maximum participation. We strive to meet our financial obligations by promoting conservative spending and adjusting the cost of services as appropriate.

Recommended fees are based on professional staff input and determining the objective of each program and service. When determining proposed fees, staff evaluate revenue and expenses. In some cases, when setting fees, data from other communities or similar organizations are considered as comparisons. Comparison data is attached at the end of this document for review. The most significant increase we are seeing is the cost to attract and retain a seasonal and part-time workforce. With the increase in workforce pay, many of our services require a fee increase to meet the growing costs of operation.

It should be noted that while reviewing golf fees, it is recognized that an expected purchase of the golf courses in the coming year will increase operating expenses due to an increase in yearly payments for land. The proposed golf fees were approved by the Nampa Golf Commission. Even though we have recommended an increase in golf fees, we continue to offer some of the most competitive rates in the valley.

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In addition to the fee schedule, the Harward Recreation Center membership policies are attached. The policies guide our staff on the eligibility and management for each membership type. Changes in policy are identified and noted on the following pages. Upon council approval, fees will be adjusted after January 18, 2022.

No one appeared in favor of or in opposition to the request.

**MOVED** by Bruner and **SECONDED** by Jangula to **close the public hearing**. Council President Haverfield asked for a roll call vote with all Councilmembers present voting **YES**. Council President Haverfield declared the

MOTION CARRIED

**Item #6-5a.** – The following Resolution was presented:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO, IMPLEMENTING CHANGES IN THE **RATES, FEES AND FEE POLICIES** CHARGED BY THE CITY OF NAMPA FOR CEMETERY, GOLF, HARWARD RECREATION CENTER, NAMPA RECREATION DEPARTMENT AND PARKS SERVICES.

**MOVED** by Haverfield to pass the **resolution** as presented. This motion died for lack of a second

**MOVED** by Rodriquez and **SECONDED** by Jangula to pass the **resolution** as presented instead of a \$5 increase a \$4 increase and reevaluate the fees after the golf course purchase. This motion was withdrawn.

**MOVED** by Rodriquez and **SECONDED** by Haverfield to approve the fee increase as presented with direction from to council to reevaluate the fees in March. Council President Haverfield asked for a roll call vote with all Councilmembers present voting **YES**. Council President Haverfield declared the

MOTION CARRIED

**MOVED** by Bruner and **SECONDED** by Bower to resolution as presented. Council President Haverfield asked for a roll call vote with all Councilmembers present voting **YES**. Council President Haverfield declared the resolution passed, numbered it **06-2022** and directed the clerk to record it as required.

MOTION CARRIED

❖ **Council President Haverfield asked if Nampa Residents Wishing to Speak on an Agenda (5 persons limit) or Non-Agenda Item (persons limit) (3-minute limit). Comments Related to Zoning and Land Use Matters May only be Made During Properly Noticed Public Hearings:** ❖

- Christian Case - 435 Arrowhead Dr, Nampa

❖ **(3) Agency/External Communications** ❖

Item #3-1. - None

❖ **(4) Staff Communications** ❖

Item #4-1. – Public Works Director Tom Points presented a staff report to update the council on current projects as follows:

**Street Division Snow Removal Update** – Street Division staff are continuing winter maintenance activities. Crews are applying salt, and salt-brine materials as needed. Exhibit A highlights labor hours and material expenditures.

***Snow/Ice/Water Event No. 4 Report for December 28, 2021-January 6, 2022***

<b>Task and/or Material</b>	<b>Hours</b>	<b>Gallons</b>	<b>Yards</b>
Overtime	113.5		
Regular Hours	409.3		
Water Issues			
<b>Total Hours</b>			
Brine		36,691	
Sand			
Salt			486
Snow Accumulation			2.0 inches

**Transportation Funding Update-** Tom Points and Jeff Barnes will provide an update on the transportation funding plan and steps toward closing the \$14M per year funding gap for Nampa. An update on major projects that that will have an impact on our City and the region are included in the attached presentation (Exhibit B). The Governor’s Office provided a Leading Idaho update on investments in transportation funding in Idaho (Exhibit C)

**Final Ruling in Riverside Irrigation District v. Idaho Department of Water Resources – Wastewater Reuse Permit** - Public Works staff is pleased to report the final ruling, issuing the City of Nampa, and by extension Pioneer, does not need a water right to dispose of effluent treated wastewater as contemplated in the Reuse Permit No. M-255-01 under the water right exception set forth in Idaho Code § 42-201(8).



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Receiving this permit and ruling by the judge is influential in setting the stage for water conservation in Idaho as well as emphasizing the importance of this precious resource for Nampa's future.

**Nampa School District Memorandum of Understanding Fiscal Year 2022 Update** - Since 2012, The Nampa School District (NSD) and the City's Environmental Compliance Division (ECD) have partnered to conduct education and outreach activities about stormwater. These efforts contribute to the City of Nampa's (City) compliance with the MS4 Stormwater Permit. NSD educates students about how they can help reduce pollutants of concern and promotes community awareness about stormwater issues.

In November 2020, the City and NSD agreed to continue this partnership through the summer of 2025. Fundamental elements of the partnership include:

1. Initial program planning
2. Continuing to enhance and integrate stormwater education in elementary, middle, and high school level curriculum
3. School sponsored extracurricular events to educate students and the community about stormwater issues
4. Participation in Nampa's Community Cleanup Day
5. Regular accountability and an annual report of stormwater activities

The fiscal year 2021 annual report on the program has been provided by Nampa School District (Exhibit D).

**Wastewater Treatment Plant Phase II Upgrades Update-** The *Nampa Wastewater Program Phase II Upgrades Nampa Wastewater Treatment Plant* update, dated January 18, 2022, is attached for Council's review (Exhibit E).

#### ❖ (5) New Business ❖

**Item #5-1.** - Council President Haverfield presented the request for discussion regarding scheduling monthly special council workshops for strategic initiatives.

Mayor Debbie Kling presented a staff report explaining that she would like City Council to schedule special council meetings for the purposes of strategic planning and more detailed staff reports.

A discussion was had about the best times to hold the meetings.

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**MOVED** by Bruner and **SECONDED** by Rodriquez to hold the meeting on the 3<sup>rd</sup> Thursday of each month from 7am to 9pm. Council President Haverfield asked for a roll call vote with all Councilmembers present voting YES. Council President Haverfield declared the  
MOTION CARRIED

**Item # 5-2.-** Council President Haverfield presented the request to award bid and authorize Mayor to sign contract for the Annual Waterline Replacement FY22 project with **Das-Co of Idaho, Inc.** in the amount of \$943,820.00 (Approved in FY22 budget).

Tom Points presented a staff report explaining that each year as part of the City's Asset Management program the Waterworks Division identifies domestic water lines and infrastructure that need rehabilitation or replacement.

This year the City's Asset Management program identifies Zone A for Waterline Replacements. Engineering and Waterworks Division staff have chosen domestic water mainlines within that zone to be replaced (Exhibit A).

The project will replace approximately 4,500 feet of undersized domestic water mainline to provide adequate fire flow.

Stantec has provided a construction estimate for the project of \$1,494,850 based on the budget of \$1,500,000 we anticipate the completion of the project.

The City received 2 bids; the apparent low bid is from Das-Co of Idaho, Inc. with an overall bid of \$943,820.00. (See Exhibit B).

The total costs for the project are: Design \$ 154,108.00 Construction \$ 943,820.00 Estimated Construction Engineering and Inspection (In House) \$ 0.00 Total estimated costs \$ 1,097,928.00.

Engineering staff recommend awarding the bid to Das-Co of Idaho, Inc. for the Annual Waterline Replacement FY22 project.

Legal has reviewed standard boilerplate bid forms and contracts.

**MOVED** by Rodriquez and **SECONDED** by Bruner to award bid and authorize Mayor to sign contract for the Annual Waterline Replacement FY22 project with **Das-Co of Idaho, Inc.** in the amount of \$943,820.00. Council President Haverfield asked for a roll call vote with all Councilmembers present voting YES. Council President Haverfield declared the  
MOTION CARRIED

**Item #5-3. -** Council President Haverfield presented the request to authorize Nampa Parks and Recreation to purchase and install the described playground at **Lakeview Park** from Garrett Parks and Play for the amount of \$374,999.30 (Approved in FY22 budget).

Parks and Recreation Director Darrin Johnson presented a staff report explaining that In FY 2022, \$375,000 was budgeted to purchase and install a playground at Lakeview Park. The effort replaces

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a playground that is more than 25 years old. Funding comes from the Parks and Recreation fund balance.

In November 2021, the Nampa Parks and Recreation Department issued a Request for Professional Services (RFP) for a playground at Lakeview Park. Six companies submitted playground concepts. Through the selection process, Garrett Parks & Play Company was selected to provide and install the playground. A rendering of the playground concept is attached. The playground design incorporates universal design principles. The universal design allows children with all abilities the opportunity to play.

**MOVED** by Bruner and **SECONDED** by Rodriguez to Authorize **Nampa Parks and Recreation** to purchase and install the described playground, from **Garrett Parks and Play** for the amount of \$374,999.30. Council President Haverfield asked for a roll call vote with all Councilmembers present voting YES. Council President Haverfield declared the

MOTION CARRIED

**Item #5-4.** - Council President Haverfield presented the request to authorize **Mayor and Public Works Director** to sign task order amendment for attached scope of work with **Kittelson & Associates** for Midland Boulevard and Iowa Avenue Intersection Improvements project in the amount of \$78,525.00 T&M NTE (Approved in FY22 budget).

Tom Points presented a staff report explaining that the city is finalizing the design for the Midland Boulevard and Iowa Avenue Intersection Improvement Project.

The all-way stop-controlled intersection is experiencing extended delays and congestion due to increasing traffic volumes (see Vicinity Map, Exhibit A). Five-year accident data reveals an increasing number of injury and property damage related crashes.

Kittelson & Associates was selected to design the Midland and Iowa Intersection Improvement Project.

Kittelson provided an initial scope of work and labor estimate that was approved by City Council on 10/07/2019. A subsequent task order was issued for the approved \$123,176.00 to provide concept design and right-of-way planning in FY20 for time and materials not to exceed (T&M NTE) the amount of \$123,176.00 (see Exhibit B).

The scope of work indicated an FY21 cost to continue the design in the amount of \$78,525.00 however final design was not completed in FY21 based on uncertainty regarding the nearby Midland Boulevard and Lake Lowell Avenue intersection.

The final design is anticipated to be completed by Spring 2022.

The Midland Boulevard and Iowa Avenue Intersection Improvement project is impact fee eligible and has an approved FY22 Streets Division budget summarized below:

**Budget Summary**

FY20 Streets	\$ 100,000
FY20 Impact Fees	\$ 100,000
FY21 Streets	\$ 87,000
FY21 Impact Fees	\$ 87,000
FY22 Streets	\$ 639,000
FY22 Impact Fees	\$ 781,000
<u>Total</u>	<u>\$ 1,794,000</u>

**Expense Summary**

Design Task Order FY20	\$ 123,176
Design Task Order FY22	\$ 78,525
Task Order Amendment	\$ 24,792
ROW Appraisal Task Order	\$ 31,625
ROW Estimate (pre-appraisal)	\$ 650,000
<u>Construction Estimate</u>	<u>\$ 2,000,000</u>
<u>Total</u>	<u>\$ 2,678,118</u>

As part of the project the city will acquire right-of-way near the intersection of Midland Boulevard and Iowa Avenue.

Right-of-way is necessary to construct the roundabout at the intersection as well as the drainage improvements for the proposed roundabout.

Right-of-Way Specialists, Inc. is assisting with appraisal and appraisal review services for parcels within the project limits, appraisals have begun.

Engineering has estimated right-of-way acquisition costs for the project however this will be updated and presented to council later when more accurate appraisal information is obtained.

The Public Works staff has reviewed the scope of work and labor estimate to complete the final design for the Midland Boulevard and Iowa Avenue Intersection Improvement project and recommends approval.

Legal has reviewed consultant selection and boilerplate task order agreements.

**MOVED** by Rodriquez and **SECONDED** by Bruner to authorize Mayor and Public Works Director to sign task order amendment for attached scope of work with **Kittelson & Associates for Midland Boulevard and Iowa Avenue** Intersection Improvements project in the amount of

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\$78,525.00 T&M NTE. Council President Haverfield asked for a roll call vote with all Councilmembers present voting YES. Council President Haverfield declared the  
MOTION CARRIED

**Item #5-5.** - Council President Haverfield presented the request to Authorize **Mayor and Public Works Director** to sign, (1) Professional Services Agreement Standard Terms and Conditions, and (2) Task Order with The Freshwater Trust for **Advancing Water Quality Trading** in the amount of \$120,000.00 T&M NTE (Approved in FY22 budget).

Tom Points presented a staff report explaining that the city is in the process of implementing significant improvements at the Wastewater Treatment Plant (WWTP) to replace and modernize older equipment and processes. This will provide wastewater treatment that complies with the Clean Water Act requirements embodied in Nampa's Idaho Pollution Discharge Elimination System (IPDES) wastewater permit and expand capacity for growth.

On October 4, 2021, City Council authorized staff to evaluate the Mason Creek Project phosphorus trading opportunity, Memorandum of Understanding with Idaho Wildlife and Water Quality Group, LLC (IWWQG).

The Mason Creek Project creates an opportunity for the City of Nampa to reduce operational expenses at the WWTP, address future regulatory compliance requirements for stormwater and wastewater and promote environmental stewardship through Idaho's Water Quality Trading Program.

Staff and The Freshwater Trust negotiated a scope of work and fee that includes (Exhibit A):

Task 1: \$20,000 for regulatory feasibility analysis for Nampa to trade with projects located outside of Indian Creek watershed.

Task 2: \$75,000 for development of permit language and nonpoint source trading plan.

Task 3a: \$25,000 for evaluation of trading with other IPDES permit holders.

Task 3b, 4, 5: \$40,000 minimum. Trading framework and watershed management strategy.

Project costs will be paid from the Wastewater Division fiscal year 2022 budget.

Staff recommend moving forward with Tasks 1, 2, and 3a for a fee of \$120,000 Time & Materials (Not to Exceed).

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Staff recommend Tasks 3b, 4, and 5 not be approved at this time. These tasks benefit other municipalities and staff recommend working with other municipalities on the development of scope and financial contributions to the effort.

**MOVED** by Bruner and **SECONDED** by Rodriquez to authorize the Mayor and Public Works Director to sign, (1) Professional Services Agreement Standard Terms and Conditions, and (2) Task Order with The Freshwater Trust for Advancing Water Quality Trading in the amount of \$120,000.00 T&M NTE.. Council President Haverfield asked for a roll call vote with all Councilmembers present voting YES. Council President Haverfield declared the  
MOTION CARRIED

❖ (7) Unfinished Business ❖

**Item #7-1.** – The following Ordinance was read by title:

AN ORDINANCE OF THE CITY OF NAMPA, IDAHO DETERMINING THAT CERTAIN LANDS, COMMONLY KNOWN AS 1414 SOUTHSIDE BLVD., NAMPA, IDAHO, COMPRISING APPROXIMATELY .82 ACRES, MORE OR LESS, LAY CONTIGUOUS TO THE LIMITS OF THE CITY OF NAMPA, CANYON COUNTY, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED INTO THE CITY OF NAMPA, AND BE ZONED RS22 (SINGLE FAMILY RESIDENTIAL 22,000 SQ. FT.); DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF NAMPA; DETERMINING THAT SAID ANNEXATION AND ZONING ARE IN THE BEST INTEREST OF THE PUBLIC AND CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF NAMPA, AND TO DESIGNATE SAID PROPERTY AS RS22 (SINGLE FAMILY RESIDENTIAL 22,000 SQ. FT.) ON THE OFFICIAL ZONING MAP AND OTHER AREA MAPS OF THE CITY; PROVIDING FOR RECORDATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; AND, DIRECTING THE CITY CLERK TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215. (Applicant Banessa and Evan Tona)

Council President Haverfield declared this the first reading of the Ordinance.

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Council President Haverfield presented a request to pass the preceding Ordinance under suspension of rules.

**MOVED** by Bruner and **SECONDED** by Bower to **pass** the preceding **Ordinance** under suspension of rules. Council President Haverfield asked for a roll call vote with all Councilmembers present voting **YES**. Council President Haverfield declared the ordinance duly passed, numbered it **4646** and directed the Clerk to record it as required.

MOTION CARRIED

**Item #7-2.** – The following Ordinance was read by title:

AN ORDINANCE OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO, VACATING AN APPROXIMATELY 7,834 SQ. FT. PORTION OF RIGHT-OF-WAY ABUTTING THE NORTH AND EAST PROPERTY LINE OF 1204 11TH AVE. (PARCEL #R1428564400) ALONG 11TH AVE. N AND STAMPEDE DR. AND ABUTTING THE EAST AND SOUTH PROPERTY LINE OF 0 11TH AVE N. (PARCEL #R14285644A0) ALONG STAMPEDE DR. (LOCATED IN THE NW 1/4 OF SECTION 23, T3N, R2W, BM), MORE PARTICULARLY DESCRIBED BELOW, IN NAMPA, CANYON COUNTY, IDAHO, AND DIRECTING THE CITY ENGINEER TO ALTER THE USE AND AREA MAP AND OTHER APPLICABLE MAPS ACCORDINGLY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF IN CONFLICT HEREWITH. (Applicant Austin Whiting)

Council President Haverfield declared this the first reading of the Ordinance.

Council President Haverfield presented a request to pass the preceding Ordinance under suspension of rules.

**MOVED** by Bruner and **SECONDED** by Bower to **pass** the preceding **Ordinance** under suspension of rules. Council President Haverfield asked for a roll call vote with all Councilmembers present voting **YES**. Council President Haverfield declared the ordinance duly passed, numbered it **4647** and directed the Clerk to record it as required.

MOTION CARRIED

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❖ **(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).

8-3.- Development Agreement Modification to modify the concept plan (Exhibit B) and conditions of approval (Exhibit C) of Ordinance No. 3631, changing the use from commercial buildings and associated parking to a concept plan for 3 multiple-family residential buildings; and, Conditional Use Permit for Multi-Family Residential in a BC (Community Business) zoning district, for 60 residential units on 3.09 acres for 19.41 gross lot density; located at 3211, 3217, 3225, and 3255 E Greenhurst Rd - County Parcel #s - R2113800000, R2113900000, R2114001000, & R2114000000 (located in NW 1/4 of Section 1, T2N, R2W, BM) for Vertical Equity, LLC representing Jones Development, LLC (DAMO 044-21 & CUP 232-21) (PH was 9-20-2021).

8-4.- 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).

8-5.- 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**).

8-6.- 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**).

8-7.- Comprehensive Plan Map Amendment from Commercial and Medium Density Residential to Residential Mixed Use designation, Zoning Map Amendment to adjust the boundaries of the BC (Community Business), RMH (High Density Residential), and RS6 (Single Family Residential 6,000 sq. ft.) zoning districts, Development Agreement Modification to remove requirements related to: design guidelines, minimum home sizes, Article VI. Use and Building Restrictions; and Subdivision, Preliminary Plat for a mixed use development - Franklin Village North subdivision at 0, 7354, & 7882 Cherry Ln. (parcel #s R2093901000, R2094000000, & R2093900000, located in the SW 1/4 of Section 2, T3N, R2W, BM) for Providence Properties (Patrick Connor) representing Donald Brandt (CMA 049-21, ZMA 150-21, DAMO 049-21, SPP 092-21). Revised Concept: 98 single-family lots averaging 6,162 sf, 55 averaging 7,040 sf, 68 averaging 7,867 sf, 82 averaging 9,865 sf; 17 multi-family lots with a fourplex on each - totaling 68 units; 15 common lots (including 13.5 acres, or 15% of usable open space); and 6 shared driveway lots; for a 4.14 gross density and a 6.36 net density (**PH was 12-06-2021**).

8-8.- 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**).

8-9.- 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 12-20-2021**).

9-9.- 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

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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 01-03-2021**).

❖ (9) Executive Session ❖

Item #- None

**MOVED** by Rodriquez and **SECONDED** by Bower to **adjourn** the **meeting** at 10:17 p.m. The Mayor asked all in favor to vote **AYE** with all councilmembers voting **AYE**. The Mayor declared the

MOTION CARRIED

Passed this 21st day of March 2022.

ATTEST:

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NAMPA CITY CLERK

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MAYOR