

REGULAR COUNCIL
February 22, 2022

Mayor Kling called the meeting to order at 5:30 p.m.

Clerk made note that Councilmembers Rodriguez, Bruner, Mutchie, Levi, Haverfield, were present and councilman Bower was absent

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

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

Item #1-1. - Minutes

- a. Regular Nampa City Council Meeting –
- b. Airport Commission – 1-10-2022
- c. Alcohol License Review Committee - None
- d. Arts & Historic Preservation Commission – 1-10-2022
- e. Bicycle and Pedestrian Advisory Committee – None
- f. Board of Appraisers – None
- g. Building and Site Design Standards Committee – None
- h. Building and Fire Code Advisory and Appeals Board – None
- i. Council on Aging Committee – 1-11-2022
- j. Crow Management – None
- k. Golf Commission – None
- l. Housing Authority – 1-9-2022
- m. Impact Fee Advisory Committee – None
- n. Library Board of Trustee – None
- o. Planning and Zoning Commission – 1-25-2022 & 2-1-2022
- p. Venue Management Advisory Commission – None
- q. 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
 - Subdivision Final Plat Approval for Heron Ridge Subdivision No. 3 at 0 W Greenhurst Rd (A 13.73-acre portion of Parcel #R2930101000) in the RS7 (single-family residential 7,000 sq. ft.) zoning district, located in the NW ¼ of Section 5, T2N, R2W, BM, Canyon County) for Schultz Development representing Brandt Agency, Inc. (SPF-00184-2021). Original Concept: 46 building lots and 5 commonlots; a gross density of 3.35 & net density of 4.62.
 - Subdivision Final Plat Approval for Jasper Ridge Subdivision No. 2 at 0 Middleton Rd (A 14.52-acre portion of Parcel #R3145601200) in the RS6 (single-

family residential 6,000 sq. ft.) zoning district, located in the NE ¼ of Section 19, T3N, R2W, BM, Canyon County) for Schultz Development representing Endurance Holdings LLC (SPF-00183-2021). Original Concept: 40 building lots and 8 common lots; a gross density of 2.75 & net density of 5.03.

- Subdivision Final Plat Approval for Silver Star No. 4 Subdivision at 0 Star Rd (A 15.58-acre portion of Parcel #R30360000) in the RS8.5, RS12, & RS18 (single-family residential) zoning districts, located in the S 1/2 of the NW 1/4 of Section 5, T3N, R1W, BM, Canyon County) for Toll West Inc. (SPF- 00186-2021). Original Concept: 44 single family building lots and 2 common lots; a gross density of 2.82.

b. Preliminary

- None

Item #1-4. - Authorize Public Hearings

a. Variance of Nampa City Code 10-11-4.G to allow less density than is required by code in the RML (Limited Multi-family Residential) zoning district in order to construct a duplex rather than a triplex on at 609 Elder St - Parcel #R1126001000 (a .17 acre parcel located in the SE 1/4 of Section 27, T3N,R2W, BM, Nampa, Canyon County) for Josh Morrison (VAR-00119-2022).

b. Development Agreement Modification of Ordinance #3499 at the Nampa Gateway Center for 14 parcels addressed as 0, 5075, & 5175E Commerce St, 0, 1510, 1200 N Happy Valley Rd, 0 Stamm Ln, 1406, 1250, & 1232 N Galleria Dr.; parcel #: R3108610700, R3108611200, R3108611000, R3108610900, R3050400000, R3049801000, R3050401200, R3050301300, R3050110100, R305011000, R30498012A0, R3049801100, R3049800000, R3050101000, in order to revise the concept plan, schedule of land uses permitted and conditionally permitted, and agreement language related to - design, operations, and improvements; Conditional Use Permit to Allow Manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of materials or goods at 1406 N Galleria Dr. - Parcel #R30498012A0; and Conditional Use Permit to allow multiple-family residential apartments in a townhouse style, in a BC (Community Business) zoning district at 0 StammLn. - Parcel #R3050101000; (located in the SW 1/4 of Section 18, T3N, R1W, BM) for Clarke WardleLLP representing multiple owners (DAMO 052-21, CUP 251-21, CUP 252-21).

c. Zoning Map Amendment from RA (Suburban Residential) to RS6 (Single-Family Residential 6,000 sf) zoning districts, potential development agreement; and

Subdivision Plat Short for Sharon Subdivision at a parcel east of 502 Sunny Ln (Parcel #R0961401000); located on a .83-acre portion of the SW ¼ of Section 21, T3N, R2W, BM) for TV Group LLC (ZMA 157-21 & SPS 040-21). Original Concept: 4 single family lots with a gross & net density of 4.82.

d. 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 TripleCrown 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.

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. – Resolutions

- a. Authorize Mayor to sign resolution re-appointing Tim Rigsby to the Nampa Bicycle and Pedestrian Advisory Commission for a three-year term (04-01-2022 through 3-31-2025).
- b. Authorize Mayor to sign resolution re-appointing Randy Haverfield to the Nampa Arts & Historic Commission for a three-year term (4-1-2022 thru 3-31-2025).
- c. Authorize Mayor to sign resolution re-appointing Ron Wormser to the Nampa Arts & Historic Commission for a three-year term (4-1-2022 thru 3-31-2025).

Item #1-8. - Monthly Cash Report

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- a. January 2022 Bank Balances

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

- a. None

Item #1-10. - Licenses for 2022

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

Item #1-11. - Miscellaneous items

- a. None

Item #1-12.- Approval of Agenda

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

MOTION CARRIED

❖ **(2) Proclamation** ❖

Item #2-1 – None

❖ **Mayor Kling 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:** ❖

- Recognition of Cache Olson

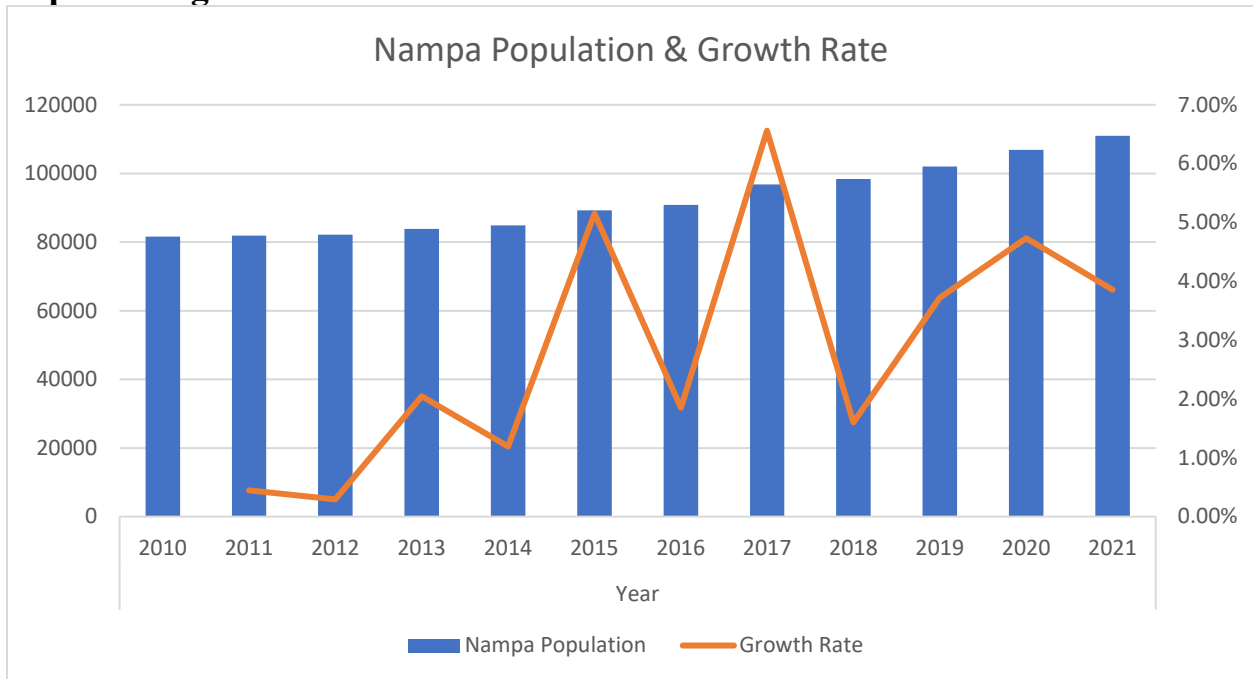
❖ **(3) Agency/External Communications** ❖

Item #3-1. – Nampa School District – Interim Superintendent Gregg Russell

❖ (4) Staff Communications ❖

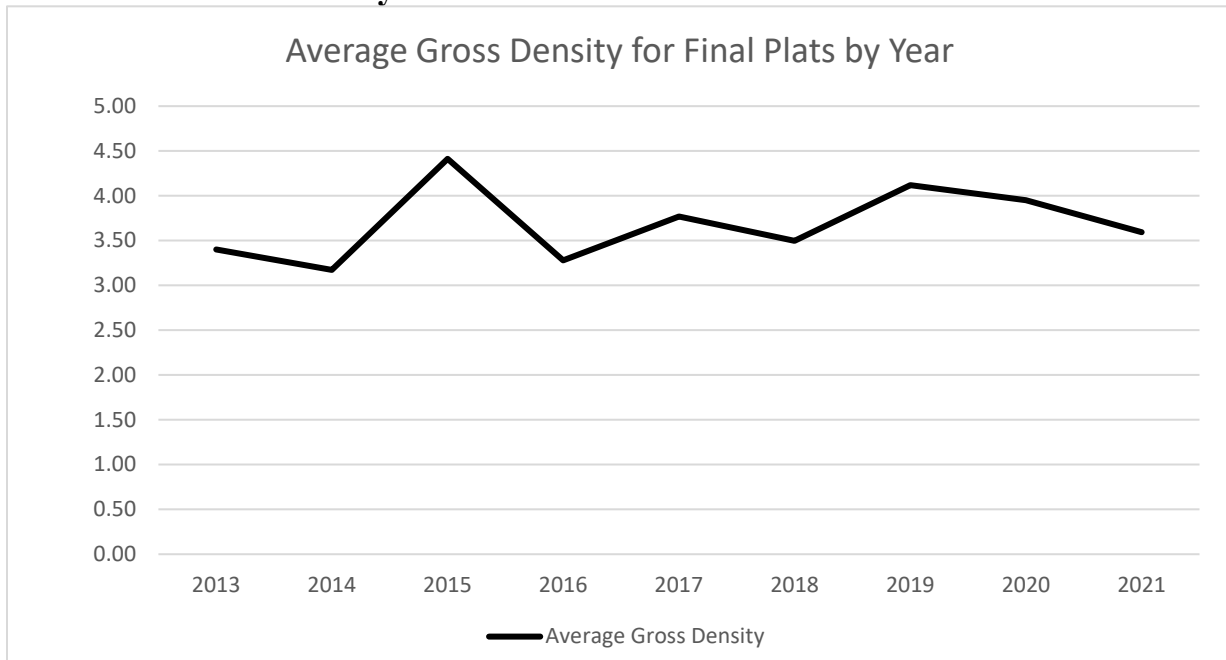
Item #4-1. – Planning and Zoning Director, Rodney Ashby, presented Quarterly Growth Report.

Population growth:



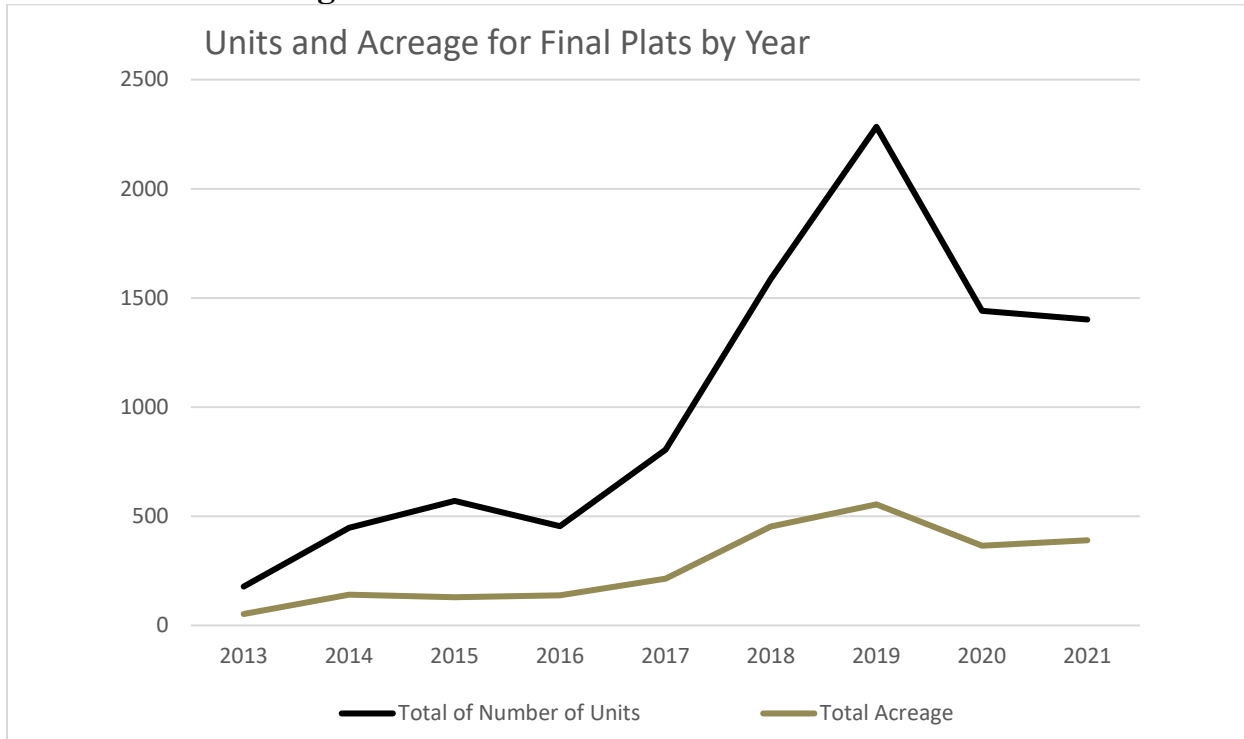
Nampa has grown at a 10-year average growth rate of 3.44%. According to COMPASS, our Metropolitan Planning Association, our estimated population in 2021 is 110,980. This growth is significant and impacts the city’s ability to provide services and maintain our infrastructure.

Final Plat Gross Density



Analysis: This graph shows the average gross density per year. A typical single-family residential subdivision will have an average density somewhere between three and four. The spike in 2014/2015 is a result of four subdivisions located in RMH and RML zones, which allow greater densities than most other residential zones. The spike in the average is not, however, representative of more dwelling units, but rather that the final plats approved that year had greater densities than other years. If only a few developments were approved in a year, but most of them were high density, it will reflect a spike/skew in this graph because it is an average of all Final Plats approved that year. A general increase over time from 2016 to 2019 is an indication that the projects approved in that timeframe were increasing in density. The drop in 2020 and 2021 indicates that Final Plats approved by City Council in those years were decreasing in density. This means that land (many times agricultural land) was converted at higher rates as the graph line drops. Large lot subdivisions are seen in the planning industry as the greatest threats to consumption of agricultural land. Maintaining a higher density overall will preserve greater amounts of agricultural land.

of Units vs. Acreage Consumed



This graph shows the number of units approved for final plats per year in black, and the number of acres approved for Final Plat development in gray. This shows a dramatic increase in the number of units approved through the final plat process from 2013 to 2019 (though a small decrease occurred in 2016). The year 2020 saw a significant decline in the number of units and acreage approved for development.

Though last year we assumed this was likely the result of COVID 19 Pandemic impacts, the relatively stable numbers of units approved in 2021 indicates that there may be other factors at play. The numbers of units approved in 2021 may be related to the number of preliminary plats entering the development process. The year 2021 shows a slight decrease in the number of units approved in final plats, but the acreage consumed went up. This is another indication that subdivisions in 2021 were less dense than previous years and that the acreage of developed land per unit is increasing. In late 2021, the City Council adopted a code change to encourage more density. A trade-off to allow smaller lot sizes, with the requirement to provide greater open space, will likely help to better preserve agricultural lands.

Summaries of the Data

The following tables are summaries of data used for this analysis.

MDR 2013-2021			
Zone	Total of Number of Units	Total Acreage	Average Gross Density
RD(_PUD)	398	50.256	7.92
RS4	101	21.67	4.66
RS6(_PUD)	2922	807.372	3.62
RS7(_PUD)	2779	827.28	3.36
RS8.5	1762	641.68	2.75
Totals	7962	2348.258	4.46

MDR by Year			
Year	Total of Number of Units	Total Acreage	Average Gross Density
2013	178	52.34	3.40
2014	391	137.53	2.84
2015	422	118.23	3.57
2016	456	139.168	3.28
2017	728	202.156	3.60
2018	1495	447.924	3.34
2019	1651	503.78	3.28
2020	1297	350.21	3.70
2021	1331	389.39	3.42
Totals	7949	2340.728	3.38

Short Plats by Year			
Year	Total of Number of Units	Total Acreage	Average Gross Density
2013	0	0	
2014	0	0	
2015	0	0	
2016	6	8.35	0.72
2017	74	8.324	8.89
2018	0	0	
2019	38	17.15	2.22
2020	32	12.82	2.50
2021	37	10.04	3.69
Totals	187	56.684	3.60

HDR 2013-2021			
Zone	Total of Number of Units	Total Acreage	Average Gross Density
RMH	190	22.8	8.33
RML	371	31.81	11.66
Totals	561	54.61	10.00

HDR by Year			
Year	Total of Number of Units	Total Acreage	Average Gross Density
2013	0	0	
2014	56	3.36	16.67
2015	148	10.12	14.62
2016	0	0	
2017	68	11.12	6.12
2018	92	5.85	15.73
2019	30	8.62	3.48
2020	63	7.03	8.96
2021	104	7.67	13.56
Totals	272	24.6	12.47

Final Plats by Year			
Year	Total of Number of Units	Total Acreage	Average Gross Density
2013	178	52.34	3.40
2014	447	140.89	3.17
2015	570	129.19	4.41
2016	454	138.448	3.28
2017	805	213.526	3.77
2018	1587	453.774	3.50
2019	2284	554.58	4.12
2020	1441	364.71	3.95
2021	1402	390.05	3.59
Totals	9168	2437.508	3.69

Changes in Density and # of Units Over Time

Staff finds that generally, the growth in Nampa has only slightly fluctuated in density from 2013, remaining at an average of 3.69 gross density. Final plats approved in 2021 are below the average density. We also note that the number of units approved on an annual basis has dramatically increased in that time frame, with a noticeable drop in 2020 and remaining consistent in 2021 (though still significantly higher than years previous to 2018).

Staff also finds that in 2021, the number of units approved in Medium Density Residential areas remains fairly consistent with the previous three years, and the number of units approved in high density residential areas in 2021 is slightly higher than recent years. Though this number is 7% of the overall units approved.

Where is Growth Occurring?

The next question that staff asked is, “where is the residential growth occurring?”. The following maps show the location of subdivisions approved for development for the entire calendar year of 2021, broken out between Preliminary/Short Plats and Final Plats. Multi-family developments are often not reflected in the platting process because they can often be built on existing lots without the need for subdividing. Consequently, most of the subdivisions represented in these maps are single-family. The final construction of these projects could be 3-7 years into the future, or more, based on their ability to complete the site improvements, secure necessary funding, depending on market changes, and other factors.

As these maps show, most of our growth has been occurring to our northeast, west, and southeast. Last year, almost all of the entitlements for growth were to the northeast and southwest, but in the past year we have seen these entitlements also expand to the southeast. The preliminary plats approved show that Nampa is likely to continue to grow to the north, west, and south. The east side of Nampa faces significant infrastructure challenges due to existing large lot county subdivisions and topography.

❖ (5) New Business ❖

Item # 5-1 – Item # 5-5 – The following Resolutions were presented:

RESOLUTION 14-2022 A RESOLUTION OF THE CITY OF NAMPA, IDAHO, AN IDAHO MUNICIPAL CORPORATION, MAKING A CERTAIN AN APPOINTMENT OF **LAURA SHOEMAKER** TO THE BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE, (TERM 4-1-2022 TO 3-31-2025).

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RESOLUTION 15-2022 A RESOLUTION OF THE CITY OF NAMPA, IDAHO, AN IDAHO MUNICIPAL CORPORATION, MAKING A CERTAIN AN APPOINTMENT OF **PARKER FITZEN** TO THE BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE, (TERM 4-1-2022 TO 3-31-2025).

RESOLUTION 16-2022 A RESOLUTION OF THE CITY OF NAMPA, IDAHO, AN IDAHO MUNICIPAL CORPORATION, MAKING CERTAIN AN APPOINTMENT OF **FRED SUTTON** TO THE GOLF COMMISSION, (TERM 3-1-2022 TO 2-28-2027).

RESOLUTION 17-2022 A RESOLUTION OF THE CITY OF NAMPA, IDAHO, AN IDAHO MUNICIPAL CORPORATION, MAKING CERTAIN AN APPOINTMENT OF **CLINT BEERS** TO THE NAMPA GOLF COMMISSION, (TERM 3-1-2022 TO 2-28-2024).

RESOLUTION 18-2022 A RESOLUTION OF THE CITY OF NAMPA, IDAHO, AN IDAHO MUNICIPAL CORPORATION, MAKING CERTAIN AN APPOINTMENT OF **RYAN GENTHER** TO THE DESIGN REVIEW COMMITTEE.

MOVED by Bruner and **SECONDED** by Haverfield to pass the **resolutions** as presented. Mayor Kling asked for a roll call vote with all Councilmembers present voting **YES**. The mayor declared the resolutions passed and directed the clerk to file it as required.

MOTION CARRIED

Item #5-6.-Appointment of City Clerk

MOVED by Bruner and **SECONDED** by Haverfield to appoint Charlene Tim as Nampa City Clerk.. Mayor Kling asked for a roll call vote with all Councilmembers present voting **YES**.

MOTION CARRIED

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Item #5-7.- The following Resolution was presented:

TITLE RESOLUTION OF THE CITY OF NAMPA, IDAHO, AN IDAHO MUNICIPAL CORPORATION, APPROVING AND ADOPTING THE CITY OF NAMPA GRANT POLICY.

WHEREAS, the City of Nampa is in need of a grant management policy to ensure adequate financial management and accountability; and

WHEREAS, there is a need for a grant policy that guides the management of grants applied for and received by the City of Nampa.

WHEREAS, the City of Nampa desires to have such a policy that will guide the financial management of grants for all departments.

THEREFORE, BE IT HEREBY RESOLVED by the Mayor and Council of the City of Nampa, Idaho, that the Nampa City Council has approved and adopted the attached (Exhibit A) City of Nampa Grant Management Policy.

MOVED by Bruner and **SECONDED** by Haverfield to pass the **resolution** as presented. Mayor Kling asked for a roll call vote with all Councilmembers present voting **YES**. The mayor declared the resolution passed, numbered it **19-2022** and directed the clerk to record it as required.

MOTION CARRIED

Item #5-8.- The following ordinance was read by title:

AN ORDINANCE ENACTED BY THE NAMPA CITY COUNCIL AMENDING TITLE 5, CHAPTERS 12 AND 17 OF THE NAMPA CITY CODE, ADDING A SERVER TRAINING REQUIREMENT AND VIOLATION CONSEQUENCES FOR FAILURE TO COMPLY; ADDING LANGUAGE REGARDING THE RENEWAL OF LICENSES FOR THOSE WHO HAVE SERVED PREVIOUSLY WITHOUT A LICENSE, PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF, IN CONFLICT HERewith.

The mayor declared this the first reading of the Ordinance.

Mayor Kling presented a request to pass the preceding Ordinance under suspension of rules.

MOVED by Haverfield and **SECONDED** by Bruner to **pass** the preceding **Ordinance** under suspension of rules. Mayor Kling asked for a roll call vote with all Councilmembers present voting **YES**. The mayor declared the ordinance duly passed, numbered it 4652 and directed the Clerk to record it as required.

MOTION CARRIED

Item #5-9. - Doug Critchfield from Planning & Zoning presented a staff report explaining that The Idaho Department of Transportation has accelerated the Highway 16 (Highway 20/26 to Interstate 84) construction window by 7-10 years. Construction is slated to begin in the summer of 2022 and be completed in 2024. The City of Nampa Transportation Division is in the process of developing plans and environmental studies necessary to develop a southern connection to the future Highway 16/Interstate 84 interchange.

Generalized planning for the Highway 16 corridor and area to the south of I-84 has been contemplated in the Nampa Future Land Use Map since 2020. The land uses proposed indicate higher densities with opportunities for regional commercial and industrial development. Simultaneously, Meridian has been working with Nampa on a detailed plan of the ‘Four Square Mile’ area north of Ustick Road with similar land uses.

The Nampa Planning and Zoning Department, Economic Development Department and Public Works Department suggest that a Specific Area Plan (SAP) be developed to address the increased investment that will be generated by the Highway 16 construction, and to provide a detailed view of the transportation, land uses, and regional economic opportunities of the area.

The process of developing a SAP involves stakeholder engagement and feedback. As the Highway 16 Corridor and adjacent lands are anticipated to be extremely valuable, property owners within proximity to the corridor and the City will play a key role.

PROJECT

The project involves developing a SAP for the new Highway 16 corridor from Ustick Road to Airport Road, as depicted on the Future Land Use Map. The SAP will serve as an amendment to the City of Nampa Comprehensive Plan with future land use and transportation planning components for the area, and recommendations for amendments to the existing Northeast Nampa Gateway District Specific Area Plan (Adopted April 17, 2017).

The SAP will analyze an area approximately 600 feet on either side of the Highway 16 Corridor from Ustick Road to the Interstate 84 interchange, and 600 feet on either side of the future road connecting Airport Road to the Highway 16/Interstate 84 interchange.

J-U-B Engineers Inc. was selected to develop the Highway 16 Corridor Specific Area Plan based on their in-house expertise, connections with other firms working on Highway 16 corridor projects, and familiarity with Nampa, the region, and regional issues.

Nampa Planning and Zoning, Engineering and Transportation have reviewed the fee and scope of work and agree that they are appropriate.

REQUEST

Authorize Mayor and Public Works Director to sign Task Order for attached Scope of Work (Exhibit B) with JUB Engineering, Inc. to provide design services for the Highway 16 Corridor

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Specific Area Plan project in the amount of \$110,260 (T&M NTE) + a 5% Contingency of \$5,500 for a total of \$115,760

MOVED by Bruner and **SECONDED** by Haverfield to **Authorize** the Mayor and Public Works Director to sign the task order as presented. The mayor asked for a roll call vote with all Councilmembers present voting **YES**. The mayor declared the
MOTION CARRIED

Item #5-10. - Mayor Kling presented the request:

**Approve Agreement for Professional Services with J-U-B Engineers, Inc. for
Airport Improvement Program (AIP-37) to Crack Fill and Seal Coat Runway 11-29
at the Nampa Municipal Airport
(Reviewed/Approved by Legal Counsel)**

- The Federal Aviation Administration (FAA) has extended preliminary approval of their Airport Improvement Program grant (AIP-37) for crack fill and seal coat of Runway 11-29 including the parallel taxiway, connectors and taxi lanes at the Nampa Municipal Airport (Exhibit A-Project Map)
 - The project is anticipated to begin in March 2022 and be completed by December 2022
- AIP-37 will be in conjunction with State of Idaho Aeronautics Division grant F228MAN, awarded in September of 2021
 - The two grant projects will rehabilitate the entire pavement system at the airport
 - Running the two projects in conjunction saves an estimated \$32,500.00 in design/bidding/inspection costs and \$50,000 in construction costs for a total of \$82,500 in project savings
- The total anticipated project cost is \$330,000.00 (*pending FAA final approval*)
 - FAA grant is 90% \$297,000.00
 - State grant is 2.5% \$ 8,250.00
 - City match is 7.5% \$ 24,750.00

\$330,000.00

As part of the AIP grant funding process the FAA requires a Professional Services Agreement be put in place

- J-U-B Engineers, Inc., was selected in 2019 to provide engineering services at the Nampa Municipal Airport for the next five years
- On February 14, 2022, the Nampa Airport Commission moved to recommend that City Council authorize the mayor to sign the Professional Services Agreement with J-U-B for engineering assistance in the amount of \$73,190.00 (Exhibit B) for engineering services.

REQUEST

Authorize Mayor to sign Professional Services Agreement for crack filling

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and sealing of Runway 11-29 including the parallel taxiway, connectors and taxi lanes at the Nampa Municipal Airport as required by the Federal Aviation Administration for Airport Improvement Program (AIP-37) with J-U-B Engineers, Inc. to complete engineering assistance in the amount of \$73,190.00.

MOVED by Haverfield and **SECONDED** by Bruner to **Authorize** the Mayor to sign the Professional Services Agreement as presented. The mayor asked for a roll call vote with all Councilmembers present voting **YES**. The mayor declared the
MOTION CARRIED

Item #5-11. - Mayor Kling presented the request:

**Approve Agreement for Professional Services with J-U-B Engineer's Inc., for Idaho Transportation Department, Aeronautics Division F228MAN Grant to Crack Fill and Seal Coat Aprons and Taxilanes at the Nampa Municipal Airport at the Nampa Municipal Airport
(Reviewed/Approved by Legal Counsel)**

- The State of Idaho, Aeronautics Division, awarded a grant for crack fill and seal coat aprons and taxilanes (F228MAN) September 2021 (See Exhibit A)
 - The project area includes city owned pavements which are not eligible for FAA funding
 - The project is anticipated to begin in March 2022 and be completed by December 2022
- F228MAN will be in conjunction with FAA grant AIP-37
 - The two grant projects will rehabilitate the entire pavement system at the airport
 - Running the two projects in conjunction saves an estimated \$32,500.00 in design/bidding/inspection costs and \$50,000 in construction costs for a total of \$82,500 in project savings
- The total anticipated project cost is \$295,766.00
 - State grant is 85% \$ 251,401.00
 - City match is 15% \$ 44,365.00
- J-U-B Engineers, Inc., was selected in 2019 to provide engineering services at the Nampa Municipal Airport for the next five years
- The Professional Service Agreement with J-U-B Engineers is included in the total anticipated project cost
- Under the agreement J-U-B Engineers will provide design, bidding, and inspection services for the project
- On February 14, 2022, the Nampa Airport Commission met to review the Professional Services Agreement with J-U-B for engineering assistance in the amount of \$49,690.00 (see Attachment A)

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- The Commission moved to recommend that City Council authorize the mayor to sign the Professional Services Agreement with J-U-B

REQUEST

Authorize Mayor to sign Professional Services Agreement for crack filling and sealing of aprons and taxi lanes at the Nampa Municipal Airport with J-U-B Engineers, Inc., to complete engineering assistance in the amount of \$49,690.00.

MOVED by Haverfield and **SECONDED** by Rodriguez to **Authorize** the Mayor to sign the Professional Services Agreement as presented. The mayor asked for a roll call vote with all Councilmembers present voting **YES**. The mayor declared the

MOTION CARRIED

Item #5-12. - Mayor Kling presented the request:

**Authorize Finance, Design, and Construction of New Fleet Services Division Building and Street Division Building Expansion
(Reviewed/Approved by Legal Counsel)**

- Fleet Services and Street Divisions facilities have been at capacity for almost ten years. In 2019, Public Works, Finance, Building/Facilities Departments began collaborating on a plan to address facility needs. Please see the supporting documents:

Facilities Power Point Replacement Update	Exhibit A
FY20 Streets and Fleet Master Plan Update	Exhibit B
FY20 Cost Benefit Scenarios – Executive Summary Report & Design Options	Exhibit C
CSHQA Executive Summary & Report	Exhibit D

- City staff effort, consultant work, and communication with City Council has taken place to examine all options. Please see the timeline below:

o **Timeline:**

2012 **Fleet and Street Master Plan Completed.** Recommended facility expansion

2019 Public Works, Finance, and Facilities begin strategic action planning

2019 **Fleet and Street Master Plan Update completed**

2020 **Facility Scenario and Funding Plan completed**

Examined Four Scenarios:

- o Alternative Locations
- o Expanding Existing Facilities
- o New Building
- o Outsourcing

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2021 (May) Individual meetings with Mayor and City Councilors
2021 Option 3B Selected as Preferred Alternative (general consensus)
2021 (June) Council Staff Report/Update
2021 (July) Council Staff Report/Update (Lease Purchase Highlighted as Issue)
2021 (August) Fleet and Streets Annual Cost in Approved Fiscal Year 2022 Budget
2021 (October) Alternative Funding Methods Considered (Follow-up with Councilors)
2021 (December) Updated Cost/Benefit Analysis for Outsourcing
2022 (January, February) Councilor updates

• **Expansion Scenarios:** Public Works, Finance, and Facilities worked with city consultant CSHQA to develop five space expansion scenarios. The scenarios were presented to senior staff, City Council, and the mayor for review and are summarized below:

o **Option 1:** Purchase existing off-site facility (\$9.2 million. No existing facilities were found within area.)

o **Option 2:** Expand current Fleet and Street facilities (\$5.2 million)

o **Option 3:** New combined Fleet and Street administration building (\$11 million)

Facilities Power Point Replacement Update Exhibit A

FY20 Streets and Fleet Master Plan Update Exhibit B

FY20 Cost Benefit Scenarios – Executive

Summary Report & Design Options Exhibit C

CSHQA Executive Summary & Report Exhibit D

FLEET SERVICES-Fleet Services and Street Divisions Request to Proceed with Funding and Construction - NB

02.22.2022

o **Option 3B:** New Fleet building with existing Street administration expansion (\$7.1 million)

o **Option 4:** No facility changes, outsource workload (\$489,000 annual outsourcing costs)

• **Preferred Option 3B:** After months of research, staff review, Council meetings/presentations and interdepartmental meetings, the recommendation is Option 3B: New Fleet building with existing Street administration expansion (\$7.1 million)

• **3B Funding Breakdown (\$7.1 M)**

	Total	Fleet Annual Payment	Streets Annual Payment
Impact Fees	\$ 1,500,000.00	74%	26%
General Fund Loan	\$ 5,600,000.00		
Total Capital Needed	\$ 7,100,000.00		
20 Year Annual Payment	\$ 384,397.00	\$ 284,453.78	\$ 99,943.22
30 Year Annual Payment	\$ 305,668.00	\$ 226,194.32	\$ 79,473.68

- Both the 20- and 30-year payment options fit within the Fleet and Street proposed fiscal year 2022 budgets. Finance and Public Works are confident these funding options are easily attainable starting in fiscal year 2023
- Fleet Services and Nampa Fire Protection District negotiated a 20-year memorandum of understanding to continue maintenance and repair services for the district. Revenues generated from this agreement will help offset future payments for construction and expansion of the Fleet and Street facilities
- If approved, final design would begin immediately. Construction would begin at the earliest in fall of 2022
- The proposed Fleet building is approximately 20,000 sq. ft. and the Street Administration expansion is approximately 3,800 sq. ft. Total construction cost is \$260.06 per square foot (not including site costs and engineering). Staff will work to reduce costs by seeking lower cost building options
- The 20-year annual payment of \$384,397.00 was approved in the fiscal year 2022 Fleet and Streets budgets
- Public Works, Finance, and Facilities recommend proceeding with Option 3B and recommended funding strategy

REQUEST

Authorize Mayor and City Council to consider and pursue construction of a \$7.1 million Fleet building (20,000 sq. ft.) and Street facility expansion (3,800 sq. ft.) with funding through a loan from general fund balance in the amount of \$5.6 million and \$1.5 million from Street Impact Fees.

MOVED by Bruner and **SECONDED** by Rodriguez to **authorize** staff to pursue construction of the fleet building with funding through a loan from general fund balance in the amount of \$5.6 million and \$1. Million from Street Impact Fees The mayor asked for a roll call vote with all Councilmembers present voting **YES**. The mayor declared the

MOTION CARRIED

❖ (6) Public Hearings ❖

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Item #6-1. - Mayor Kling opened a **public hearing** for Conditional Use Permit for a public storage - **Club Storage Condos**, in preparation for a future commercial condominium plat where each storage condo is sold separately in the BC (Community Business) zoning district at 4751 Ustick Rd - Parcel #R303630120 (a 9.15-acre parcel in the NW 1/4 of Section 5, T3N, R1W, BM) for Justin Reynolds representing JABR LLC (CUP 260-21)

Justin Reynolds 1775 W. State St. #220 Boise ID presented the request

Rodney Ashby, Planning & Zoning presented the item to Council.

Alan Bean 800 S Moonbeam way appeared on behalf of Sterling Landscape in favor of the project

MOVED by Haverfield and **SECONDED** by Jangula to **close the public hearing**. Mayor Kling asked all in favor say aye with all Councilmembers present voting **AYE**. Mayor Kling declared the

MOTION CARRIED

MOVED by Rodriguez and **SECONDED** by Haverfield to motion to **approve** the CUP with all conditions. The motion was **amended** to include the engineering study to assess the need for a turn lane. The mayor asked for a roll call vote with all Councilmembers present voting **YES**. The mayor declared the

MOTION CARRIED

Item #6-2. - Mayor Kling opened a **public hearing** for Zoning Map Amendment from RS6 PUD (Single Family Residential 6,000 sf) to RD (Two-Family Duplex Residential) zoning district; development agreement modification to rescind and replace the existing agreement (Ordinance 3610); and Subdivision Preliminary Plat for **Middlebury North Subdivision** at 0, 0, & 0 Midway Road (Parcel #'s R32799010A0, R3279800000, & R32799010B0); totaling 121.09 acres (located in the S 1/2 of Section 13, T3N, R3W, BM) for Jane Suggs - Gem State Planning representing Endurance Holdings LLC (ZMA 156-21, DAMO 051-21, & SPP 097-21). Original Concept: 244 single family lots, 36 duplex lots, 38 4-plex lots, 69 common lots, and 28.79 acres of right-of-way - totaling 468 dwelling units and over 24% common area, for a gross density of 3.86 and a net density of 7.57.

Jane Suggs 9839 Cable Car St. Boise ID presented the request

Kristi Watkins, Planning & Zoning presented the item to Council

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Charles Strong 12124 W Terrazzo Dr. spoke in opposition to this project.

MOVED by Haverfield and **SECONDED** by Bruner to **close the public hearing**. Mayor Kling asked all in favor say aye with all Councilmembers present voting **AYE**. Mayor Kling declared the

MOTION CARRIED

MOVED by Rodriguez and **SECONDED** by Levi to **deny** the project. The mayor asked for a roll call vote with Councilmembers Rodriguez, Jangula and Levi voting **YES** and councilmembers Bruner and Haverfield voting **NO**. The mayor declared the

MOTION CARRIED

Item #6-3. - Mayor Kling opened a **public hearing** for 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.

Ronald Pierce 9631 Stanford Ave Garden Grove CA presented the request

Doug Critchfield, Planning & Zoning presented the item to Council

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

MOVED by Bruner and **SECONDED** by Haverfield to **close the public hearing**. Mayor Kling asked all in favor say aye with all Councilmembers present voting **AYE**. Mayor Kling declared the

MOTION CARRIED

MOVED by Bruner and **SECONDED** by Levi to **Approve** the project as presented with conditions of approval. The mayor asked for a roll call vote with all Councilmembers present voting **YES**. The mayor declared the

MOTION CARRIED

Item #6-4. - Mayor Kling opened a **public hearing** for: Annexation and Zoning to BC (Community Business) zoning district at **920 Lake Lowell Ave** (parcel # R16270516, located in the SW 1/4 of Section 28, T3N, R2W, BM) for Nampa City Parks Division -Cody Swander (ANN 223-21). Original Concept: Conversion of two existing buildings to Parks Division Office and Storage and construction of the Matthew Peltzer Trailhead for Wilson Creek Pathway.

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Cody Swander presented the request

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

MOVED by Levi and **SECONDED** by Haverfield to **close the public hearing**. Mayor Kling asked all in favor say aye with all Councilmembers present voting **AYE**. Mayor Kling declared the

MOTION CARRIED

MOVED by Haverfield and **SECONDED** by Levi to **approve the project as presented**. The mayor asked for a roll call vote with all Councilmembers present voting **YES**. The mayor declared the

MOTION CARRIED

Item #5-16. - Mayor Kling presented the request:

Council approval for Nampa Parks & Recreation to spend up to \$40,000 for the purchase of new lights for the City of Nampa's official Christmas tree in Downtown Nampa with available funds from the Electric Franchise Fee Downtown Development Fund.

- Previous Nampa City Council had dedicated the funds to Downtown Development. The current amount remaining is \$133,617.
- In order to take advantage of the once-a-year sale, the purchase must take place in February. Our discount for purchasing this month will be approximately 30% less.
- The funds will also be included in budget amendment expected to be presented to Nampa City Council in March 2022.

MOVED by Bruner and **SECONDED** by Rodriquez to **approve** the purchase as presented. The mayor asked for a roll call vote with all Councilmembers present voting **YES**. The mayor declared the

MOTION CARRIED

Item #5-13. - Mayor Kling presented the request:

**Authorize Memorandum of Understanding between the Idaho Department of Transportation and City of Nampa for In-Lieu Amazon Dollars Towards Projects
(Review/Approved by Legal Counsel)**

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The City of Nampa (City) and Amazon entered into a memorandum of understanding (MOU) on February 19, 2019, requiring Amazon to mitigate for its proportional share of traffic impacts as identified in the traffic impact study (TIS) prepared by Thompson Engineers dated January 25, 2019

- Per the MOU, the developer provided an in-lieu payment of \$4.7 million to the Idaho Department of Transportation (ITD) to improve roadways and intersections in the area surrounding the project

- On July 21, 2021, the city submitted a letter to ITD Board proposing the Amazon in-lieu dollars be spent on three transportation projects defined below:

- **Idaho SH 16: I-84 to Idaho SH 44 Project (\$2.3M of \$4.7 Requested)** □ The City requested \$2.3M go towards ITD's first phase of construction for the Idaho SH 16 Extension. The City will contribute an additional \$200,000 in impact fees

- **Intelligent Transportation and Video Analytics System Phase I (ITS) (\$1.2M of \$4.7M Requested)** □ The City requested \$1.2M go towards the launch of the system to improve signal coordination, public safety, and operational efficiency along Garrity Boulevard and Idaho Center Boulevard near Amazon. The City is contributing \$1.5M in local funds to this project

- **Franklin Road Widening and Idaho SH 16 Connection (\$1.2M of \$4.7M Requested)** □ The City is requesting \$1.2M go towards the widening of Franklin Road from Star Road to the western termini of the future SH-16 connection. The project includes right-of-way acquisition, full widening to five lanes, bike and pedestrian enhancements, intersection improvements at Franklin Road and connection to the SH-16 project. The City allocated \$250,000 toward the design which is currently underway

- ITD Board approved the City's proposal and submitted a Memorandum of Understanding articulating the distribution of the \$4.7 million as proposed above (Exhibit A)

- Staff contacted Amazon in October of 2021 seeking their input on the projects selected. Amazon followed up with an email stating support for the projects selected as defined in the MOU

- The city appreciates Amazon and ITD's continued willingness to partner on critical local and regional projects

Staff and ITD recommend authorization of the MOU

REQUEST

Authorize Mayor to sign Memorandum of Understanding between the Idaho Transportation Department (ITD) and the City of Nampa designating the distribution of Amazon In-Lieu Dollars Towards Projects.

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MOVED by Haverfield and **SECONDED** by Bruner to **sign** the Memorandum of Understanding. The mayor asked for a roll call vote with all Councilmembers present voting **YES**. The mayor declared the

MOTION CARRIED

Item #5-14. - Mayor Kling presented the request:

LOCAL IMPROVEMENT DISTRICT 162 AND 164

To improve the condition of the pedestrian sidewalks in the City, the Engineering Division administers a Local Improvement District (LID) program to provide financing for property owners to repair/replace their curb, gutter, and sidewalks

- The LID allows for the property owners to pay for the improvements to the curb, gutter, and sidewalk in front of their properties over a ten-year period
- LID's 162 and 164 were created in 2017 and 2018 respectively and constructed between 2017 and end of 2019
- Each LID required 100 properties to participate. Properties were selected by some participants volunteering and others were selected based on the condition of the sidewalk in front of their properties
- To begin assessing the property owners for the improvements completed through the LID's the City must hold a public hearing prior to confirming the assessment roll. Prior to the public hearings, notices will be sent to all property owners with the amount to be assessed and information on who to contact with questions or disputes on the assessment amount
- The approximate amounts to be assessed on LID 162 and 164 are \$330,000 and \$295,000, respectively. The average assessment per property is \$3,038 and \$2,492 respectively

REQUEST

Authorize Public Hearings on the Assessment Rolls for LID's 162 and 164 or direct staff to find an alternate funding source for these mandatory LID's

MOVED by Haverfield and **SECONDED** by Bruner to direct staff find alternate funding source. The mayor asked for a roll call vote with all Councilmembers present voting **YES**. The mayor declared the

MOTION CARRIED

Item #5-15. - Mayor Kling presented the request:

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION
GUIDELINES**

PROGRAM DESCRIPTION

The City of Nampa Community Development Program (CDBG) is funded by the federal Department of Housing and Urban Development. The CDBG program is a flexible program that provides communities with resources to address a wide range of unique community development needs. The goal of the program is to provide decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons.

National Objective

✦ To be considered for CDBG funding, a project must meet one of the following National Objectives:

- BENEFIT AT LEAST 51 PERCENT LOW AND MODERATE INCOME (LMI) PERSONS (*The majority of all projects address Benefit to LMI persons*) **See Addendum A**
- AID IN THE PREVENTION OR ELIMINATION OF SLUMS OR BLIGHT
- URGENT NEED – (Rarely Used – this is used mostly for natural disasters)

Benefit to LMI persons

The current income guidelines for the City of Nampa are listed below. All funded applicants will be required to update any forms used to collect beneficiary information whenever new income guidelines are made available. Guidance for income guidelines can be found at the following link: <https://www.hudexchange.info/resource/5334/cdbg-income-limits/> and also by going to the Community Development page on the City of Nampa's website at <https://www.cityofnampa.us/159/Community-Development-Block-Grant>.

CDBG Staff are requesting City Council adopt the Community Development Block Grant 2022 Program Year

Application Guidelines. The application guidelines provide information about expectations for the application process and the CDBG program to potential applicants. The guidance helps the City ensure that funds are allocated to activities that are in compliance with HUD requirements. The guidelines also provide applicants with information related to the completion of the application, review process, and post allocation process.

Adopt the 2022 CDBG Program Year Application Guidelines as presented.

MOVED by Bruner and **SECONDED** by Rodriquez to **approve** the **2022 CDBG program guidelines**. The mayor asked for a roll call vote with all Councilmembers present voting **YES**. The mayor declared the

MOTION CARRIED

❖ (7) Unfinished Business ❖

Item #7-1. – The Resolution for 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**).

MOVED by Haverfield and **SECONDED** by Bruner to pass the **resolution** as presented. Mayor Kling asked for a roll call vote with all Councilmembers present voting **YES**. The mayor declared the resolution passed, numbered it **20-2022** 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, IDAHO TO PROVIDE FOR A 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 FOR CERTAIN LANDS, COMMONLY KNOWN 0, 7354, & 7882 **CHERRY LN**, NAMPA, IDAHO (PARCEL NO'S R2093901000, R2094000000, AND R2093900000 COMPRISING APPROXIMATELY 102.63 ACRES, MORE OR LESS; DETERMINING THAT SAID ZONING MAP AMENDMENT IS IN THE BEST INTEREST OF THE CITIZENS AND CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; REZONING SAID PROPERTY FROM 85.15 ACRES OF RS6 (SINGLE FAMILY RESIDENTIAL 6,000 SQ. FT.) ZONING FOR CERTAIN LANDS, COMMONLY KNOWN 0, 7354, & 7882 **CHERRY LN**, NAMPA, IDAHO (PARCEL NO'S R2093901000, R2094000000, AND R2093900000 COMPRISING APPROXIMATELY 102.63 ACRES, MORE OR LESS; DETERMINING THAT SAID ZONING MAP AMENDMENT IS IN THE BEST INTEREST OF THE CITIZENS AND CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; REZONING SAID PROPERTY FROM 85.15 ACRES OF RS6 (SINGLE FAMILY RESIDENTIAL 6,000 SQ. FT.), 2.02 ACRES OF RMH (HIGH DENSITY RESIDENTIAL),

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AND 15.5 ACRES OF BC (COMMUNITY BUSINESS) TO 81.98 ACRES OF RS6 (SINGLE FAMILY RESIDENTIAL 6,000 SQ. FT.), 7.67 ACRES OF RMH (HIGH DENSITY RESIDENTIAL), AND 12.98 ACRES OF BC (COMMUNITY BUSINESS); PROVIDING FOR RECORDATION; INSTRUCTING THE CITY ENGINEER TO AMEND THE DESIGNATIONS OF SAID PROPERTY ON THE OFFICIAL ZONING MAP AND OTHER AREA MAPS OF THE CITY; SUBJECT TO THE TERMS OF THAT CERTAIN MODIFIED DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE APPLICANT AND THE CITY OF NAMPA, AND DIRECTING THE CITY ENGINEER TO ALTER THE USE AND AREA MAP ACCORDINGLY; PROVIDING FOR AN EFFECTIVE DATE; AND REPEALING ALL ORDINANCES, RULES AND REGULATIONS, AND PARTS THEREOF, IN CONFLICT HEREWITH.

The mayor declared this the first reading of the Ordinance.

Mayor Kling presented a request to pass the preceding Ordinance under suspension of rules. **MOVED** by Haverfield and **SECONDED** by Jangula to **pass** the preceding **Ordinance** under suspension of rules. Mayor Kling asked for a roll call vote with all Councilmembers present voting **YES**. The mayor declared the ordinance duly passed, numbered it 4653 and directed the clerk to record it as required.

MOTION CARRIED

Item # 7-3. – The following ordinance was read by title:

AN ORDINANCE OF THE CITY OF NAMPA, IDAHO TO PROVIDE AN RS 8.5 (SINGLE FAMILY RESIDENTIAL 8500 SQ. FT.) ZONE DESIGNATION FOR CERTAIN LANDS, COMMONLY KNOWN AS PARCEL R32065012A0 LOCATED AT 0 IOWA AVE, NAMPA, IDAHO, COMPRISING APPROXIMATELY 6.24 ACRES, MORE OR LESS; DETERMINING THAT SAID ZONING IS IN THE BEST INTEREST OF THE CITIZENS AND CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; REZONING SAID PROPERTY FROM BC (COMMUNITY BUSINESS) TO RS 8.5 (SINGLE FAMILY RESIDENTIAL 8500 SQ. FT.); PROVIDING FOR RECORDATION; INSTRUCTING THE CITY ENGINEER TO DESIGNATE SAID PROPERTY AS RS 8.5 (SINGLE FAMILY RESIDENTIAL 8500 SQ. FT.) ON THE OFFICIAL ZONING MAP AND OTHER AREA MAPS OF THE CITY; SUBJECT TO ANY CONDITIONS IMPOSED BY THE CITY COUNCIL; AND DIRECTING THE CITY ENGINEER TO ALTER THE USE AND AREA MAP ACCORDINGLY; PROVIDING FOR AN EFFECTIVE DATE; AND REPEALING ALL ORDINANCES, RULES AND REGULATIONS, AND PARTS THEREOF, IN CONFLICT HEREWITH.

Mayor Kling presented a request to pass the preceding Ordinance under suspension of rules. **MOVED** by Haverfield and **SECONDED** by Bruner to **pass** the preceding **Ordinance** under suspension of rules. Mayor Kling asked for a roll call vote with all Councilmembers present voting

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YES. The mayor declared the ordinance duly passed, numbered it 4654 and directed the clerk to record it as required.

MOTION CARRIED

Item # 7-4. – The following ordinance was read by title:

AN ORDINANCE OF THE CITY OF NAMPA, IDAHO DETERMINING THAT CERTAIN LANDS, COMMONLY KNOWN AS 345 W. DOOLEY LANE., NAMPA, IDAHO, (PARCEL NO. 2924201100) COMPRISING APPROXIMATELY 1.25 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 RS12 (SINGLE FAMILY RESIDENTIAL 12,000 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 RS12 (SINGLE FAMILY RESIDENTIAL 12,000 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.

Mayor Kling presented a request to pass the preceding Ordinance under suspension of rules.

MOVED by Levi and **SECONDED** by Jangula to **pass** the preceding **Ordinance** under suspension of rules. Mayor Kling asked for a roll call vote with all Councilmembers present voting **YES**. The mayor declared the ordinance duly passed, numbered it 4655 and directed the clerk to record it as required.

MOTION CARRIED

❖ (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. 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**).

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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. 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 (**PH was 01-18-2022**).

8-9. Creation of Sidewalk LID 172 (**PH was 02-07-2022**).

8-10. 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 ¼ 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**).

8-11. Annexation and Zoning to RS8.5 (Single-Family Residential 8,500 sf.) zoning district, potential Development Agreement, and Subdivision Preliminary Plat for Terrace Falls Subdivision at 0 E Locust Lane (parcel # R2886601100, located in the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 6, T2N, R1W, BM) for Cleve & **Murvelle Cushing Trust** representing Cushing Family Trust (ANN 219-21 & SPP 094-21). Original Concept: 97 single-family lots; and 21 common lots; for a 2.12 gross density and a 3.58 net density (**PH was 02-07-2022**).

❖ (9) Executive Session ❖

Item #9-1- Motion to Adjourn into Executive Session Pursuant to Idaho Code 74-206 (1)

MOVED by Haverfield and **SECONDED** by Rodriquez to **adjourn** into executive session at 9:05 p.m. The mayor declared the

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MOTION CARRIED

- Idaho Code 74-206 (1) (a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general.
- 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.

MOVED by Haverfield and **SECONDED** by Jangula to **adjourn** out of executive session at 9:40 p.m. The mayor declared the

MOTION CARRIED

MOVED by Levi and **SECONDED** by Bruner to **adjourn** the **meeting** at 9:41 p.m. The mayor declared the

MOTION CARRIED

Passed this 18th day of April 2022.

MAYOR

ATTEST:

NAMPA CITY CLERK