Mayor Kling called the meeting to order at 6:00 p.m.

Clerk made note that Councilmembers Rodriguez, Bruner, Hogaboam, Levi, Haverfield, Skaug were present.

♢ (1) Consent Agenda (Action Items) ♢

MOVED by Haverfield and SECONDED by Bruner to approve the Consent Agenda as presented; Regular Council Minutes of March 4, 2019 and Special Council Minutes of March 6, 2019; Bicycle and Pedestrian Advisory Committee Minutes; Board of Appraisers Minutes; Airport Commission Minutes; Planning & Zoning Commission Minutes; Library Commission Minutes; bills paid; The City Council dispenses with the three (3) reading rule of Idaho Code § 50-902 for all ordinances; final and preliminary plat approvals: 1) Final Plat Approval for Carriage Hill West Subdivision No. 2 on the east side of Midway Rd between W Iowa Ave and Lake Lowell Ave. (A portion of the NW ¼ of Section 31 T3N R2W BM – 44 Single Family Residential lots on 11.25 acres, or 3.91 lots/gross acre) for Engineering Solutions, LLP, representing Toll Southwest, LLC; 2) Final Plat Approval for Lava Peak Subdivision at the SW corner of the intersection of E Locust Lane and Southside Blvd in the NE ¼ of Section 11 T2N R2W BM – 29 Single Family Residential lots on 6.85 acres, or 4.23 lots/gross acre) for Matt Schultz representing Quatro Properties Nampa, Inc.; 3) Final Plat Approval for Canyon Creek Subdivision No. 5 on the west side of Can-Ada Rd between Cherry Lane and Ustick Rd at 17447 N Can Ada Rd. (A parcel of land located in the SE ¼ of Section 1 T3N R2W BM – 47 buildable lots on 15.53 acres for 3.23 lots per gross acre) for Bailey Engineering representing Toll Southwest, LLC; 4) Request for a Second 1-Year Extension of Preliminary Plat Approval for Silver Star Subdivision in an RS-8.5, RS-12 and RS-18 (Single Family Residential – 8,500 sq. ft, 12,000 sq. ft and 18,000 sq. ft) zoned area west of Star Rd and south of Ustick Rd (234 Single Family Residential Lots on 85.07 acres, 2.75 dwelling units per acre – a portion of the NW ¼ of Section 5 T3N R1W BM), for Engineering Solutions, LLP representing Star Development, Inc. (SPP-00014-2017 formerly SUB660-15). Request to extend 10/10/2017 approval which expired 02/15/2019 to 02/15/2020; 5) Request for a First 1-Year Extension of Subdivision Final Plat Approval for Modena Subdivision at 17590 N Franklin Blvd. (A portion of the N ¼ Section 2 T3N R2W BM, located on the east side of N Franklin Blvd, one half mile south of Ustick Rd – 32 Single Family Residential lots on 11.74 acres or 2.73 lots/gross acre) for 1099 LLC (SPF-00046-2018). Request to extend 03/13/2018 approval which expires 03/13/2019 to 03/13/2020; Authorize Public Hearings: 1) Annexation and Zoning to BC (Community Business) at 0 Star Road (Parcel R3036301200) on the south side of Ustick Road east of Star Road for access to City utilities for a mixed-use development (A 4.72-acre parcel situated in the NW ¼ Section 5 T3N R1W BM, Tax 99106 in Lot 4) for Matt Garner representing JABR LLC – Justin Reynolds and Alan Bean; Authorize to Proceed with Bidding Process: 1) Authorize the Engineering Division to proceed with the formal bidding process for the Zone E Sewer Rehab FY19 project (as approved in FY19 Budget); 2) Authorization for execution of Contracts and Agreements: 1) Approve Renewal of Request for Qualifications (RFQ) Fiscal Years 2018-2019 Miscellaneous Professional Services Term Agreements from October 1, 2019, through September 30, 2020 (Fiscal Year 2020), and Authorize Public Works Director to Sign Renewal Agreements with First Choice Roster City Consultants; 3) Authorize Mayor to Sign First Amendment to Nampa Airport Land Lease
Agreement, Assigning the Interest of Joseph D. Ballenger to The Ballenger Family Revocable Living Trust, for Lot 2346 at the Nampa Municipal Airport; Finding of Fact: 1) Appeal of the Denial of CUP for James R. Wylie; Monthly Cash Report: 1) February 2019; Resolutions: 1) None; Correct Irrigation Assessments Pursuant to Idaho Code 50-1807; License for 2018: 1) Kickback Bar Inc., 3116 Garrity Boulevard #145, on-premise beer, wine and liquor; Italian to Go, 1220 12th Avenue South, on-premise beer and wine; Miscellaneous Items: 1) None. 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. – Sanctity of Human Life Month

Whereas, the Preamble to the Constitution of the United States was designed for the people to ‘secure the blessing of liberty to us and our posterity’; and the Idaho Constitution declares an inalienable right to enjoy and defend life and liberty; and

Whereas, it is a guiding principle of Idahoans that every human life is cherished and respected and it is affirmed that each life has meaning, it is vital to the future of this community that these values are demonstrated in our actions and our words; and

Whereas, the strength of the City of Nampa is the demonstration of care for one another, to show kindness and consideration for our neighbors and all citizens equally; and

Whereas, part of this strength and character of the Citizens of Nampa is to defend society’s weakest and most vulnerable including the ill, the elderly, and the unborn;

Now Therefore, This Council of the City of Nampa, Idaho, do hereby declare the month of April, 2019, as

“Sanctity of Human Life 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 March in the year of our Lord two thousand nineteen.

Councilmember Hogaboam introduced Robin Water who talked about the mission life line. She said that she is “glad to be a part of a community and a city that honors life; it is where I want to be. Thank you. We are on 12th Avenue and have been there for over 33 years communicating this message of life. It is no less of an issue today than it was back then; in fact, I almost think that it is more.
Item #2-2. – Census 2020 Awareness Day

Whereas, more than $675 billion per year in federal funding is allocated to states and communities based on census data; and

Whereas, an up-to-date and accurate census count is vital in ensuring our state and cities receive annual funds that help improve transportation, schools, hospitals, public works and other vital programs; and

Whereas, census data helps shape where to locate schools, offices and stores; and

Whereas, census data helps local governments provide greater public safety and emergency preparedness; and

Whereas, census data ensures fair Congressional representation in the U.S. House of Representatives and in redistricting state legislatures, county and city councils, and school and voting districts; and

Whereas, the census is meant to represent everyone;

Now Therefore, I, Debbie Kling, Mayor of the City of Nampa, Idaho, do hereby proclaim April 1, 2019, to be

“Census 2020 Awareness Day”

N 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 March in the year of our Lord two thousand nineteen.

❖ Mayor Kling asked if there was any Nampa Residents wishing to speak on any agenda item (5 persons limit): ❖
  • Kenton Lee, 13317 Peaceful Way – talked on Panhandling
  • Honey and Jeff Goodman, 5420 Craig Lane – were in favor of the information that Kenton Lee presented

❖ Mayor Kling asked if there was any Nampa Residents wishing to speak on any item that was not on the agenda (5 persons limit): ❖
  • None
Mayor Kling’s and Council Comments

- Councilmember Bruner – talked about jail funding and challenged the City of Nampa to not support the bond; also encourage every voting age Nampa Citizen to do research and vote on Tuesday May 21st.
- Councilmember Rodriguez – agree with the NO vote for the jail; our priorities are here in Nampa. “I met with the Parks Department (20) employees and the Street Department (25) employees. Two-thirds of the employees that I talked to have part time jobs to make ends meet. Thanked the employees for what they do, and they never ask anything in return.”
- Councilmember Hogaboam – a co-worker has a daughter who got in a bad car accident yesterday and the police and firefighters who were on scene were simply amazing.
- Councilmember Levi said that she is excited to see everyone in attendance.
- Mayor Kling said she wanted to echo the appreciation to our public safety people and to our police and firefighters. “We have several firefighters here; you guys are amazing and we appreciated the work that you do and I just want to say thank you.” The State of the City is Wednesday – please plan to attend. It is a community gathering and we are at Columbia High School; the culinary program is the one that prepares the food for the reception.

(3) Agency/External Communications

Item #3-1. - Republic Services, Request to reroute Nampa residential accounts - Rachele Kline

Over the past several years the City of Nampa has grown significantly. As a result, trash and recycling routes have grown asymmetrically and we are now in a position where we need to balance existing routes and add new routes to accommodate the growth.

Please accept this letter as our request to reroute 21,774 residential trash and recycling accounts in Nampa, effective April 1, 2019. This reroute will affect most of the households in Nampa, so outreach will be robust. An ad in the Sunday Press Tribune will run for three Sundays before the reroute. We will send a copy of the ad as soon as it is complete. Two weeks before the reroute, each customer will receive a “Notice of Service Day Change” postcard. One week before the reroute, all rerouted customers will receive a door hangar notice stating, “Your Trash and Recycling Day will be Changing Next Week”. This door hangar will include the new recycling service week decal (if the orange or blue recycling week is changing) and a residential trash and recycling services brochure. The weekend before the day changes to go live we will employ the use of an auto-dialing phone program call “Call ‘em All” which will send a text message or call customers with phone numbers on file to remind them of their pending service day change. Customers can also visit our website(local.republicservices.com/site/Idaho) starting the last week of March to type in their address to find their new trash day and recycling week information.
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To ensure a high level of service during this transition, our operations team will sweep the old routes the week of April 1, 2019, to tag any carts set out for service with a new service day reminder. All trash and recycling out for collection on the old service day will be collected during the transition week. Attached is a copy of the Nampa Day Change File which includes all effected households.

We appreciate your support during this operational upgrade. Rerouting Nampa residential customers to balance and add routes will increase route efficiency. More efficient routes mean trucks will operate at or below the legal weight limit and drivers will work under the maximum allowable number of DOT hours as mandated by federal guidelines.

**Item #3-2. – Traveling Table Food Pantry Presentation – Claudia Dina**

**The Traveling Table**

Our problem defined:

- North Nampa is a food desert
  - "In which at least 33% of the population lives more than a half-mile away from the nearest supermarket"
- There are very few opportunities for families to access fresh food, especially if the family doesn't have transportation
  - "About 21% report not being able to get where they want to go, and half said they do not feel safe walking in their neighborhood at night."
Our Vision

The vision at the Traveling Table is to provide both fresh food and opportunities for service to the North Nampa area.

Instead of treating these monthly Distributions as hand-outs, we view them as a community effort, by and for the community.
March

On Wednesday, March 20, we will not only continue to distribute at Lakeview Nazarene church but will be expanding our area of impact to include the Nampa Housing Authority on 19th Avenue.

Goals

Our goals for the truck are

- To increase the amount of staff working on the truck
- To increase the number of households served per run
- To survey the residents of North Nampa for their input as to better the Mobile food bank
- To receive donations from the community to serve the community

Mayor and Councilmembers made comments.
Mayor Kling explained that recently Fire Chief, Phil Roberts, gave his intent to step aside from his position. Mayor Kling read the following: Regarding his resignation Roberts said, “I believe at this time, it is best for me to be close to my family. With aging parents who need care and grandbabies that I want to hold close and love. I tender my resignation as Fire Chief of the Nampa City Fire Department.”

Mayor Kling said, “Chief Roberts’ visionary leadership has been a tremendous asset to the City of Nampa. We have appreciated his years of service to our community and wish him well.”

Roberts began working with the City of Nampa as fire marshal in 2015 and has served as fire chief since December 2016.

Since he has been here these are some of his accomplishments: getting fire engines that we desperately needed; exploring leasing programs which has allowed us to financially afford to have the engines that we needed; we have implemented the squad which is an incredible savings to our community as far a keeping the hours off from the trucks and the mobility. The other thing that has happened is the honor that has been put in place of those that are retiring. There is a special service for each retirement that was not in place in before. Chief Roberts last day is April 1, 2019 and that is our next Council meeting at that time we will be doing the changing of the guard officially.

Mayor Kling said that she had been asked why she did not open the position and she said that she was going to own that decision. It is my recommendation to appoint Kirk Carpenter as our next fire chief. He is well respected amongst his peers, since I have been in office Chief Roberts and I have talked about the succession plan. He has served as our Deputy and is well acquainted with the operations and he is a tenure long term employee of the City.

Councilmembers made comments.

MOVED by Skaug and SECONDED by Bruner to approve the appointment of Kirk Carpenter as the new Nampa Fire Chief. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the MOTION CARRIED

Newly appointed fire chief, Kirk Carpenter, said that “it is an honor and a privilege to be standing here, for those of you that know me this is what I have been working for. Thank you for those
here in support – and thank you to Chief Roberts for what an opportunity that I have had. I have been very blessed in the positions that I have been able to hold and the last one was amazing. Chief Roberts gave me full access and gave me the opportunity to grow, to learn; he mentored me, he gave me the opportunity to make mistakes and the opportunity to fix them. I can tell you that this does not come lightly, and I understand the gravity of this position in the city. I want to make the guys in the back proud and I want to make each of you proud. Know that I will roll up my sleeves when work is needed to be done.”

Mayor Kling said that Chief Roberts did make this recommendation.

Chief Roberts said, “each one of you recognize that Kirk is the best man for the job. The rearview mirror is small, the windshield is big, and I have had the opportunity to talk to Kirk and I said, ‘this is yours’. I am a believer that one’s steps are ordered, and this is the time that it is ordered. So, there is no better person that I would recommend or support and he knows that I am his friend. It is hard to walk away from the truly best department that I have worked for. Thank you for your support and thank you for your kindness.”

**Item #5-2.** - Mayor Kling presented the request to authorize the Public Works Director to sign and submit the recycled water reuse permit application to the Idaho Department of Environment Quality for the City of Nampa.

Public Works Director thanked Nate Runyan and Pioneer Irrigation for their hard work and cooperation.

Deputy Public Works Director Nate Runyan presented a staff report explaining that the City staff and the Wastewater Program Management Team (WPMT) have been actively working on next steps for the recycled water program. This process requires the City to obtain a Recycled Water Reuse Permit issued by the Idaho Department of Environmental Quality (IDEQ). This permit will govern the quality of the water discharged to the Phyllis Canal and activities necessary to comply with Idaho’s recycled water rules.

Staff and Pioneer Irrigation District (PID) met with the IDEQ on December 18, 2018, to review the draft permit application. This meeting allowed City staff to better understand the IDEQ’s requirements for application content and to discuss the benefits of the recycled water program. The application is now complete and ready for submittal to IDEQ. (see Exhibit A)

City leadership has previously directed City staff to develop a recycled water program that maximizes the value of Nampa’s treated water and to search for opportunities to maximize the amount of water reused through industrial and irrigation reuse. City staff has received broad support from City leadership, including Mayor Kling and City Council, for the recycled water program due to its ability to achieve these directives.
City staff, the WPMT, and the PID have identified several benefits that are anticipated to result from the recycled water program implementation (see Exhibit B, which will be presented by Nate Runyan, P.E., Deputy Public Works Director, the day of this report). These key benefits include:

- By eliminating the Nampa WWTP discharge to Indian Creek during the summer months, the City’s phosphorus load to Indian Creek and the Lower Boise River is reduced. This benefits the broader watershed goals established by the *Lower Boise River Total Phosphorus Total Maximum Daily Load*
- The City’s recycled water program also eliminates the Nampa Wastewater Treatment Plant’s (WWTP) thermal load from Indian Creek, which IDEQ has identified as impaired for temperature during the summer months
- Between the thermal loading and phosphorus reductions, there is approximately $17 million in savings from the original facility plan
- Recycled water can augment irrigation water supplies. PID provides 34,000 acres in western Ada and Canyon Counties with irrigation water, 17,000 of which will be positively impacted by the additional water made available through reuse
- Consistent recycled water production from the WWTP will increase the resiliency of the irrigation water supply and provide more flexibility in managing surface water diversions and maintaining groundwater water levels in the aquifer
- Water supply resiliency also provides stability for current irrigation water users and new development as the City and irrigation system managers navigate the impacts of shifting land usage and increasing variability in the climate of the Treasure Valley
- Immediately downstream from the proposed recycled water discharge location, the Phyllis Canal delivers irrigation water to about 2,500 acres of land within the City of Nampa alone. The City’s recycled water program makes use of a vital resource that directly benefits Nampa residents
- The phosphorus and nitrogen in the Class A recycled water would be beneficial to those irrigating crops or watering their lawns by providing some of the same nutrients that are included in commercial fertilizers and compost

Milestones involved with obtaining a reuse permit:
- **March 2019** - Submit Nampa Recycled Water Reuse Permit Application to IDEQ
- **April 2019 thru July 2019** - Public education by the City
- **July 2019** - IDEQ final decision to draft a permit
- **August 2019** - Public comment period
- **September 2019** - Issuance of permit

Staff and the WPMT recommend submittal of the Nampa Recycled Water Reuse Permit Application, seeking discharge of Class A Recycled Water to the Phyllis Canal during the irrigation season.
Mayor and Councilmembers asked question and made comments.

MOVED by Hogaboam and SECONDED by Haverfield to authorize the Public Work Director to sign and submit the Recycled Water Reuse Permit Application to the Idaho Department of Environmental Quality for the City. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the MOTION CARRIED

❖ (6) Public Hearings ❖

Item #6-1. - Mayor Kling opened a public hearing for annexation and zoning to RS 6 (Single-Family Residential – 6,000 sq. ft. for 92.72 acres) and to BC (Community Business) for 2.44 acres for Summit Ridge Subdivision at the SW corner of W. Greenhurst Rd. and S. Midland Blvd. (A 95.16-acre parcel of land situated in Government Lots 1 & 2 in the N ½ of the NE ¼ of Section 5, T2N, R2W, BM) for M3 Companies, Mark Tate (ANN-00108-18).

Mark Tate, M3 Companies, 1087 West River Street, Boise presented the request.

Councilmembers asked questions of the applicant.

Senior Planner Doug Critchfield presented the following staff report explaining that the request is for an annexation and zoning of 92.72 acres of land to RS-6 and 2.44 acres of land to BC pertaining to A 95.16-acre portion of land addressed on the south side of W Greenhurst Road between S. Midland Boulevard and S. Middleton Road in N ½ of the NE ¼ of Section 5, T2N, R2W, BM, Canyon County, Nampa (hereinafter the “Property”); for Summit Ridge Subdivision (245 single-family residential lots, 1 commercial lot and 14 common lots) for Mark Tate of M3 Companies LLC.

History: The Nampa Planning and Zoning Commission, during their regularly scheduled public meeting of February 12, 2019, voted to recommend to City Council that they approve the above referenced annexation and zoning assignment request. The Commission subsequently voted to approve the associated preliminary plat request captioned above. The Commission made their approval of the plat contingent on Developer/Development compliance with the following Conditions of Approval:

1. Generally: The Developer/Development shall comply with all requirements imposed by City agencies involved in the review of this matter including, specifically the following:
   a. A COMPASS Communities in Motion Development Review (1 page – copy hereto attached).
   b. A December 31, 2018 memorandum from the Nampa Building Department authored by Neil Jones (2 pages – copy hereto attached); and,
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c. A January 04, 2019 email printout from Nampa Parks and Recreation Department, authored by Cody Swander (1 page – copy hereto attached); and,
d. A January 30, 2019 letter from Century Link, authored by Greg Hunt (1 page – copy hereto attached); and,
e. A January 30, 2019 memorandum from Nampa Engineering Division, GIS Section, authored by Alex Main (1 page – copy hereto attached); and,
f. A January 31, 2019 email printout from Nampa Forestry Department, authored by Carolyn Murray (1 page – copy hereto attached); and,
g. A January 31, 2019 letter from Boise Project Board of Control, authored by Thomas Ritthaler (3 pages – copy hereto attached); and,
h. A February 1, 2019 memorandum from Nampa Engineering Division, GIS Section, authored by Alex Main (1 page – copy hereto attached); and,
i. A February 12, 2019 memorandum from Nampa Engineering Division, authored by Daniel Badger (1 Page – copy hereto attached)

2. The water system for the Development shall be completely installed and able to deliver water prior to any Building Permits being issued within the development. The water shall be enough in volume and pressure to provide adequate fire suppression for the Development in accordance with Fire Department policy or International Fire Code requirements as applicable; and,

3. Prior to filing for a final plat approval for any portion of the Project, the Developer’s engineer shall correct any spelling, grammar, punctuation and/or and numbering errors that may be evident on the plat face and/or in the proposed plat development notes and include said corrections in a revised preliminary plat plan set that shall be remitted to the City; and,

4. Any exceptions to City adopted subdivision design standards shall/will require separate design [exception] approval from the City Council…

Annexation/(Re)Zoning Conclusions of Law

10-2-3 (C) Annexations and/or Rezones/Zoning assignments must be reasonably necessary, in the interest of the public, further promote the purposes of zoning, and agree with the adopted Comprehensive Plan for the neighborhood.

Annexation/(Re)Zoning Findings of Fact

(PERTAINING TO THE PROPOSED ANNEATION OF THE PROPERTY):

Zoning: Regarding Applicant’s Zoning Map Amendment Request (to RS6 and BC) Staff finds:
1. **Current Jurisdiction/Status:** That the Property is currently within Nampa City’s Impact Area, is adjacent to lands within the incorporated limits of the City of Nampa and the Nampa Area of City Impact, 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,

2. **Current and Surrounding Zoning:** That the Property is presently under County jurisdiction; that City RS7 zoned land, already developed, lies to the north of, and abutting, the proposed Project; that land in the City, zoned RS6 abuts the eastern end/side of the Property, County land(s) abuts the Property on its western and southern side -- see the attached Vicinity Map; and,

3. **Immediately Surrounding Land Uses:** That rural residential, open land and suburban single-family residential land uses surround or lie near the Property; and,

4. **Proposed Zoning:** That the proposed RS6 district, “…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”; and,

   That the proposed BC district “…is intended to create, preserve and enhance areas with a wide range of retail sales and service establishments serving both long- and short-term needs in compact locations typically appropriate to commercial clusters near intersections of major thoroughfares”; and,

5. **Reasonable:** That it may be variously argued that consideration for annexing the Property is reasonable given that: a) the City has received an application to annex the Property by amending its official zoning map by the Property owner or an Applicant having a valid, legal interest in the same; and, b) annexation and zoning assignment is a legally recognized legislative act long sanctioned under American administrative law; and, c) that the Applicant intends to develop all or a portion of the Property; and, d) City utility services are, or may be made, available to the Property; and, e) emergency services are available to the Property; and, f) that the Property abuts City land zoned for residential (RS) subdivision development; and, g) land uses in the nearby area, and, more particularly site development both suggest that RS6 zoning would be an acceptable fit for the area (other properties) given that RS6 zoning was already approved for the properties to the east and RS7 for the north of the Property; and, h) BC zoning on the corner of W Greenhurst Rd. and S Midland Blvd. provides opportunities for commercial business to service the immediate area given the long distance between this and adjacent properties to other business entities.
6. **Public Interest:** That Nampa has determined that it is in the public interest to provide residential-housing opportunities for its citizens and the current real estate market is pressing a need for additional housing inventory/product; and,

7. **Promotion of Zoning Purpose(s):** That among the general (and Nampa endorsed) purposes of zoning is to promote orderly, systematic development and patterns thereof which preserve and/or enhance public health, safety and welfare. Included in our zoning regulations, therefore, are standards governing residential development which appertain to allowable land uses, building setbacks, building aesthetics, provision of parking and service drives, property landscaping, etc. Staff notes that any site development will be regulated by, and through, the building permit review process and in accordance with the BC and RS6 Zone’s already adopted regulations (e.g., standards that govern land use, building setbacks, landscaping, subdivision design, etc.); and,

8. **Comprehensive Plan:** That the Property is positioned in a “Low Density Residential” (LDR) “setting” per the Future Land Use Map associated with the City’s adopted Comprehensive Plan. Said setting sanctions buildout of residential subdivisions with net density yields of less than 3.99 dwelling units/acre. The Development proposes a density of 2.57 dwelling units per acre; and,

9. **Services:** That utility and emergency services are, or can be made, available to the Property…

**Note(s):** The preceding general statements are offered as possible [preliminary] findings and are not intended to be all inclusive or inarguable. They are/were simply provided to the Commission in case the requested entitlement is considered for positive referral to the Council. In the event the of an opposite course, then negative findings may be adopted by the City Council.

In summary, the Property may be annexed and zoned RS6 (on/over 92.72 acres) and BC (on/over 2.44 acres), but nothing forced the Commission to so recommend to the Council. Given the findings noted above, however, RS6 and BC zoning is certainly an “entertainable” zone and recommended for imposition on/over the Property...

**Further, note that:** Agency/City department comments have been received regarding both the entitlement requests and platting approval request associated with this matter [and report].

**Council FYI Only Findings of Fact & Notes regarding Plat**

Plat review was done to analyze the Project’s compliance to code in the context of this Project having already been, theoretically, annexed and zoned.
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**Overall Site Area** - 95.16 acres; **Total, Proposed RS6 Lot Count** – 245; **Total Common Lot Count** – 14; **Total Commercial Lot Count** – 1; **Total Building Lot Count** – 246; Regarding **“RS6 Building Lots”**: Min. Allowed RS6 Bldg. Lot Size - 6,000 sq. ft., Min. Proposed RS6 Bldg. Lot Size - 6,000 sq. ft., Min. Allowed Avg. RS6 Bldg. Lot Size - 8,000 sq. ft., Min. Proposed Avg. RS6 Bldg. Lot Size - 9,781 sq. ft.; **Periphery Compatibility Applicability** Lots that abut the RS7 zone lots to the north are equal or greater in size. Lots that abut the rural residential and open space parcels to the southwest are ½ acre or larger in size. Min. Req. St. Frontage RS6 Zone - 22’ on public or approved private street or an approved common drive; Min. Allowed RS6 (or “Master”) Bldg. Lot Widths - 50’ @ the 20’ front setback mark; Min. Allowed RS6 Bldg. Mean Lot Depths - 60’ **Plat Development Data/Notes**: Per plat sheets.  

**Abbreviated Findings of Fact & Notes Regarding Plat**  

**Regarding the plat, Zoning Staff finds:**  

1. **Minimum Lot Areas**: That because the proposed Development is slated for development in conjunction with RS6 zoning, this requirement applies…all building lots meet or exceed 6,000 sq. ft. in area (the smallest building lot is 6,000 sq. ft. in area); therefore, the Plat is deemed compliant in this regard; and,  

2. **Average Lot Size**: That because the proposed Development is slated for development in conjunction with RS6 zoning, this requirement applies…all building lots meet or exceed an average of 8,000 sq. ft. in area (the average building lot is 9,781 sq. ft. in area); therefore, the Plat is deemed compliant in this regard; and,  

3. **Lot Compatibility**: That because the proposed Development is slated for development in conjunction with RS6 zoning, this requirement applies…; Lots that abut the RS7 zone lots to the north are equal or greater in size. Lots that abut RS6 zone lots to the east are equal to greater in size. Lots that abut the rural residential and open space parcels to the southwest are ½ acre or larger in size, therefore, the Plat is deemed compliant in this regard; and,  

4. **Lot Width**: All standard detached housing building lots demonstrate required lot width; therefore, the Project is deemed compliant in this regard; and,  

5. **Lot Depth**: All standard detached housing building lots demonstrate required lot depth; therefore, the Project is deemed compliant in this regard; and,  

6. **Right-Of-Way Dedication(s)/Improvements**: As needful along W Greenhurst Rd and S Midland Blvd per City…see City Engineering comments; and,
7. **Landscaping:** A landscape plan was submitted with the application paperwork. It appears acceptable caveated on substitution of different tree type than October Glory Maple based on the City Forester’s comments hereto attached; and,

8. **Path/Trailways:** Required 10’ sidewalks on Greenhurst Rd and Midland Blvd per City…see City Parks and Recreation comments hereto attached; and,

9. **Misc./Correspondence:** Any correspondence from agencies or the citizenry regarding the plat received by noon, November 21, 2018 is hereafter attached to this report. (Agency comments are usually geared towards recommending conditions for the Project should it be approved.)

**Recommended Conditions of Approval**

**As Pertaining to the Annexation/Zoning Entitlement Request:**

N/A at the time of this report’s publication…a Development Agreement may be required, especially if Council wishes to regulate (generally) site design, dwelling unit density, building aesthetics or location placement above and beyond what the RS6 and BC Zone prescribes [and in reaction to future, possible, building construction on the Property]; however, Staff finds no reason, in this instance, to recommend that course of action.

Councilmembers asked questions.

Public Works Director Tom Points and City Engineer Daniel Badger answered questions of Council.

No one appeared in favor of the request.

Those appearing in opposition were: Sabrina Orihuele, 941 West Greenhurst; Steven Kren, 1811 West Greenhurst; Anita Downing, 2501 South Skyview Drive; John Pascoe, 2626 South Midland Boulevard.

Mark Tate answered questions that were asked.

Mayor and Councilmembers asked questions and made comments of the applicant and of staff.

Building and Safety Director Patrick Sullivan and Daniel Badger answered questions on impact fees.

Mayor Kling said that it is a policy issue that we could not apply to one developer aside from another one. It is a concern that I had.
MOVED by Hogaboam and SECONDED by Rodriguez 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 Skaug and SECONDED by Haverfield to approve the for annexation and zoning to RS 6 (Single-Family Residential – 6,000 sq. ft. for 92.72 acres) and to BC (Community Business) for 2.44 acres for Summit Ridge Subdivision at the SW corner of W. Greenhurst Rd. and S. Midland Blvd. (A 95.16-acre parcel of land situated in Government Lots 1 & 2 in the N ½ of the NE ¼ of Section 5, T2N, R2W, BM) for M3 Companies, Mark Tate with staff recommendation and authorize the City Attorney to draw the appropriate ordinance. The Mayor asked for a roll call vote with Councilmembers Bruner, Hogaboam, Haverfield, Skaug voting YES. Councilmembers Rodriguez, Levi voting NO. The Mayor declared the

MOTION CARRIED

Item #6-2. - Mayor Kling opened a public hearing for a zoning map amendment from BC (Community Business) to HC (Healthcare) for property located at 9870 W. St. Luke’s Dr., 9850 W. St. Luke’s Dr., 9860 W. St. Luke’s Dr., 0 Cherry Lane, and 0 Cherry Lane. (Five parcels totaling 33.08 acres located in a portion of the NW ¼ of the NW ¼ of Section 9, T3N, R2W, BM) for The Land Group representing St. Luke’s Regional Medical Center Ltd (ZMA-00103-18).

Kim Sweazo, 6659 Airport Road, St Luke’s Medical Center.

Tamera Thompson, The Land Group, 462 East Shore Drive, Eagle, presented the request.

Planning and Zoning Director Norm Holm presented the following staff report explaining that the request is for a Zoning Map Amendment from BC to HC property at 9870 W. St. Luke’s Dr., 9850 W. St. Luke’s Dr., 9860 W. St. Luke’s Dr., 0 Cherry Lane, and 0 Cherry Lane for The Land Group representing St. Luke’s Regional Medical Center LTD. St. Lukes desires to rezone the property from BC to HC to allow for consistency of development, requiring any future development to comply with the HC zone development requirements.

General Information

Planning and Zoning Commission Recommendation: Approval subject to specified conditions. Planning and Zoning History: When the property was annexed and zoned by the applicant it was zoned BC (Community Business) and received a Conditional Use Permit for hospital use. St. Lukes now desires to rezone the property from BC to HC to allow for consistency of development, requiring any future development to comply with the HC zone development requirements. Status of Applicant: Owner Representative. Rezone Location: 9870 W. St. Luke’s Dr., 9850 W. St. Luke’s Dr., 9860 W. St. Luke’s Dr., 0 Cherry Lane, and 0 Cherry Lane. Property Size: Five
parcels totaling 33.08 acres located in a portion of the NW ¼ of the NW ¼ of Section 9, T3N, R2W, BM. **Existing Zoning:** BC (Community Business). **Proposed Zoning:** HC (Healthcare). **Existing Land Use:** Existing developed St. Luke’s Hospital property. **Surrounding Land Use and Zoning:** North- Rural Residential and Agricultural, AG (County Agricultural), South- Commercial, BC, East- Rural Residential and Agricultural, AG (County Agricultural), West- Undeveloped Commercial, BC.

**Comprehensive Plan Designation:** Business Park with Light Industrial to the east and Highway Commercial to the south. The requested zoning map amendment is interpreted as not strictly conforming with the Proposed Future Land Use Map as presently adopted. Staff has included the St. Luke’s property in the current Proposed Future Land Use Map update in process re-designating it as Public.

**Applicable Regulations:** Rezones or zoning map amendments must be reasonably necessary, in the interest of the public, further promote the purposes of zoning, and agree with the adopted comprehensive plan for the neighborhood. Staff supports the rezone to HC given the Comprehensive Plan map amendment from Business Park to Public now underway as a part of the overall Comprehensive Plan update.

**Special Information**

**Public Utilities:** 12” sewer main located in N. Midland Blvd. and Cherry Lane with 8” and 10” stubs into the property. 12” and 10” water mains located in and around the property. 12” irrigation main located in N. Midland Blvd. and a portion of Cherry Lane with 8” mains extended into the property. **Public Services:** All present. **Transportation:** The property has frontage on and existing access from N. Midland Blvd. on the west and Cherry Lane on the north. **Environmental:** The rezone would have little effect on the adjoining properties. The continued use of the property is for hospital and related purposes. **Correspondence:** No written correspondence has been received from any area property owners, resident or business owners regarding opposition to or support for the requested rezone from BC to HC.

**Staff Findings and Discussion**

The requested rezone is appropriate. The parcel presently has Business Park use designation on the Comprehensive Plan future land use map. The requested zoning map amendment is interpreted as complying with this designation and will more fully comply when the map is updated later this year to Public designation.

If the Planning Commission votes to recommend to the City Council approval of the rezone the following findings are suggested:
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1) Rezone of the subject property to HC is reasonably necessary in order to allow the applicant to allow for consistency of development, requiring any future hospital and related development to comply with the HC development requirements.
2) Rezone of the subject property to HC is in the interest of the property owner and conforms to the adopted comprehensive plan designation of Business Park use and future designation of Public use.
3) The existing and proposed Public/Hospital use of the subject property will be compatible with the existing commercial uses already established in the area to the south.
4) The use of a development agreement to establish any conditions for the requested zoning amendment serves no purposes.

**Recommended Conditions of Approval for the zoning map amendment** from BC (Community Business) to HC (Healthcare) for property located at 9870 W. St. Luke’s Dr., 9850 W. St. Luke’s Dr., 9860 W. St. Luke’s Dr., 0 Cherry Lane, and 0 Cherry Lane.

If the City Council accepts the Planning and Zoning Commission and votes to approve the zoning map amendment from BC to HC staff recommends the conditions of approval required by the City Engineering Division, as follows:

**General:**
1) At time of development of the site, the developer shall extend all public utilities to and through the site in accord with current City Policy and Master Plans. These improvements will include, but not be limited to-
   a. Sewer main and service(s)
   b. Water main and service(s)
   c. Pressure Irrigation
   d. Storm drainage-both on and off-site
   e. Gravity Irrigation-Either continued delivery to, or wastewater from adjacent properties
2) Granting of any access or facility easements for and to the City of Nampa and any other utility company or jurisdictional entity as necessary for the operation and maintenance of any utility existing, proposed, or relocated with the development of this site.
3) Abandonment of any existing domestic well or septic systems will be accomplished under the guidelines established by:
   a. Domestic Well - the Idaho Department of Water Resources
   b. Septic Systems – Southwest District Health Department
   c. Copies of all related documents certifying that the well and septic systems have been abandoned shall be forwarded to the City of Nampa Engineering Division for the project files.

**Access and Right-of-Way**
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1) With development of the property, access points will be required to meet the current adopted Access Management Policy.
2) Right-of-way dedication – Required
   a. East Cherry Lane - Functional Classification is an arterial. Annexation will only be required to the prescriptive right-of-way of East Cherry Lane.

Item #6-3. - annexation and zoning to HC (Healthcare) for property located at 0 Cherry Lane and 0 Ten Lane (Two parcels totaling 21.511 acres located in a portion of the NE ¼ of the NW ¼ of Section 9, T3N, R2W, BM) for The Land Group representing St. Luke’s Regional Medical Center Ltd (ANN-00110-18).

Norm Holm presented the following staff report explaining that the request is for Annexation and Zoning to HC (Healthcare) for property located at 0 Cherry Lane and 0 Ten Lane for The Land Group representing St. Luke’s Regional Medical Center LTD for future hospital planning.

General Information

Planning and Zoning Recommendation: Approval subject to specified conditions. Planning and Zoning History: The property has been used for agricultural purposes in the past. Status of Applicant: Owner Representative. Annexation Location: East of S. Midland Blvd. on the south side of Cherry Lane at 0 Cherry Lane and 0 Ten Lane. Total Size: Two parcels totaling 21.511 acres located in a portion of the NE ¼ of the NW ¼ of Section 9, T3N, R2W, BM. Existing Zoning: County AG (Agricultural). Proposed Zoning: HC (Healthcare). Existing Uses: Agricultural crop land.

Comprehensive Plan Designation: Light Industrial with Business Park to the west and Light Industrial to the north, south, and east. The requested HC zoning upon annexation is interpreted as not strictly conforming with the Proposed Future Land Use Map as presently adopted. Staff has included this property in the current Proposed Future Land Use Map update in process redesignating the proposed future land use as Public.

Applicable Regulations: In order for a property to be annexed it must be contiguous with the city limits or be enclaved by other properties so annexed. The property adjoins existing city limits on the west adjacent the St. Luke’s owned property, as well as on the east adjacent already annexed Light Industrial zoned lands.


Special Information
Public Utilities: 12” sewer main located in N. Midland Blvd. and Cherry Lane with 8” and 10” stubs into the adjacent hospital property to the west. 12” and 10” water mains located in and around the adjacent hospital property to the west. 12” irrigation main located in N. Midland Blvd. and a portion of Cherry Lane with 8” mains extended into the adjacent hospital property to the west. Public Services: Police and fire already service city incorporated areas surrounding the location. Physical Site Characteristics: Existing agricultural crop land. Transportation: The property has frontage on and access from Cherry Lane on the north.

Correspondence: Dave Hawk, Plant Manager of the Amalgamated Sugar Company attended the Planning and Zoning Commission hearing indicating undecided regarding his position on the annexation and zoning to HC. He expressed that annexing and zoning to HC would conflict with the existing comprehensive plan future land use map for industrial use. He noted factory water ponds directly to the south, the location of dirt from processing across the road and the potential negative impacts of the adjacent sugar factory raised by neighbors (including aroma). (see attached letter)

No other written correspondence has been received from any other area property owners, resident or business owners regarding opposition to or support for the requested annexation and zoning to HC for hospital purposes.

Staff Findings and Discussion

If the City Council accepts the Planning and Zoning Commission recommendation and votes to approve the annexation and zoning, the following findings are recommended:

1) The property adjoins existing city limits on the west adjacent the St. Luke’s owned property, as well as on the east adjacent already annexed Light Industrial zoned lands.
2) The area can reasonably be assumed to be available for the orderly development of the city with the city limits having grown into the area and the adjacent lands to the west and east having been annexed, zoned, and/or developed for hospital or industrial purposes.
3) The requested HC zoning upon annexation is interpreted as not strictly conforming with the Proposed Future Land Use Map as presently adopted. Staff has included this property in the current Proposed Future Land Use Map update in process re-designating it as Public.
4) The proposed HC zoning is reasonably compatible with existing and proposed healthcare and industrial land uses in the area.
5) The applicant desires annexation and zoning to HC to facilitate future development for St. Luke’s Hospital purposes.

Recommended Conditions of Approval for annexation and zoning to HC (Healthcare) for property located at 0 Cherry Lane and 0 Ten Lane.
If the City Council votes to approve the Annexation and Zoning to HC staff recommends the following conditions required by the City Engineering Division (same as recommended for the rezone application):

**General:**
1) At time of development of the site, the developer shall extend all public utilities to and through the site in accord with current City Policy and Master Plans. These improvements will include, but not be limited to-
   a. Sewer main and service(s)
   b. Water main and service(s)
   c. Pressure Irrigation
   d. Storm drainage-both on and off-site
   e. Gravity Irrigation-Either continued delivery to, or wastewater from adjacent properties
2) Granting of any access or facility easements for and to the City of Nampa and any other utility company or jurisdictional entity as necessary for the operation and maintenance of any utility existing, proposed, or relocated with the development of this site.
3) Abandonment of any existing domestic well or septic systems will be accomplished under the guidelines established by:
   a. Domestic Well - the Idaho Department of Water Resources
   b. Septic Systems – Southwest District Health Department
   c. Copies of all related documents certifying that the well and septic systems have been abandoned shall be forwarded to the City of Nampa Engineering Division for the project files.

**Access and Right-of-Way**
4) With development of the property, access points will be required to meet the current adopted Access Management Policy.
5) Right-of-way dedication – Required
   a. East Cherry Lane - Functional Classification is an arterial. Annexation will only be required to the prescriptive right-of-way of East Cherry Lane.

No one appeared in favor of or in opposition to both requests.

**MOVED** by Rodriguez and **SECONDED** by Haverfield to **close** both **public hearings**. 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 **zoning map amendment** from BC (Community Business) to HC (Healthcare) for property located at 9870 W. St. Luke’s Dr., 9850 W. St. Luke’s Dr., 9860 W. St. Luke’s Dr., 0 Cherry Lane, and 0 Cherry Lane. (Five
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parcels totaling 33.08 acres located in a portion of the NW ¼ of the NW ¼ of Section 9, T3N, R2W, BM) for The Land Group representing St. Luke’s Regional Medical Center Ltd as presented with conditions and authorize the City Attorney to draw the appropriate ordinance. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the MOTION CARRIED.

MOVED by Haverfield and SECONDED by Levi to approve the annexation and zoning to HC (Healthcare) for property located at 0 Cherry Lane and 0 Ten Lane (Two parcels totaling 21.511 acres located in a portion of the NE ¼ of the NW ¼ of Section 9, T3N, R2W, BM) for The Land Group representing St. Luke’s Regional Medical Center Ltd as presented with staff conditions and authorize the City Attorney to draw the appropriate ordinance. 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 RS7 (Single-Family Residential – 7,000 sq. ft.) at 0 Northside Blvd. for Kinghorn Place Subdivision on the south side of Spruce St. west of Northside Blvd. (A 63.50-acre parcel of land in a portion of the SE ¼ of Section 33, T4N, R2W, BM) for Trilogy Idaho - Corey Barton. (ANN-00111-18).

Kent Brown, 3161 East Springwood, Meridian presented the request.

Senior Planner Kristi Watkins presented the following staff report explaining that the request is for annexation and zoning assignment of land to RS-7 In order to facilitate build-out of a 230 lot (218 building and 12 common lots) detached, single-family residential subdivision on the land area referenced hereafter (hereinafter, collectively, the “Project”, alternatively the “Development”, or “Application package”, or “Entitlements”)… for Kinghorn Place Subdivision (218 single-family residential lots & 12 common lots) for Trilogy Idaho/Kent Brown.

History: The Nampa City Planning and Zoning Commission, during their scheduled public meeting of February 12, 2019, voted to recommend to the City Council that they approve the above annexation and zoning assignment request. Subsequent to that action, the Commission voted to approve the above referenced preliminary plat request. The Commission made their zoning entitlement recommendation and their plat approval contingent on Developer/Development compliance with the following condition(s):

As pertaining to the requested Project/Subdivision approval:

1. Requirements imposed by the Nampa Engineering Division listed in the memo authored by Daniel Badger on February 12, 2019;
   a. Dedicate the required 50’ from section line for ROW for Northside Blvd,
   b. Dedicate the required 40’ from section line for ROW for Spruce Street,
c. The construction of the irrigation station will need to be coordinated with the construction of the Hartland Subdivision to the east,

d. To provide domestic water to this site, construction will need to be coordinated with the Hartland Subdivision to the east or brought in from the intersection of Madison and Ustick,

e. A Pedestrian crossing shall be installed with Phase 1 of this development to cross Northside at Marigold St,

f. Provide a Geotech report for review and approval,

g. Install northbound and southbound left turn lanes at the intersection of Northside and Marigold,

h. Install southbound right turn lane at the intersection of Northside and Marigold St. Provide a timing/phasing schedule for construction of the traffic mitigations or the improvements will be required with the first phase of development.

2. Make necessary street name corrections as listed in a February 6, 2019 email printout from the Nampa City Engineering Division, GIS Section, authored by Alex Main; and,

3. Dedicate an area 20’ (feet) from the top of bank along the north side of Mason Creek, within the common lot 13, block1, to the City of Nampa and emplace a pathway within said area, per a January 09, 2019 email printout from the Nampa Parks Department authored by Cody Swander; and,

4. A 5’ wide pathway connection is to be provided from Fern Leaf Way to the 12’ pathway along Mason Creek through the open space located in Lot 13, Block 1, adjacent to Lot 25, Block 1, see attached memo Planning Memo authored by Doug Critchfield on February 6, 2019; and,

5. Recognize easements in place for Pioneer Irrigation and Bureau of Reclamation as per the January 14, 2019 letter from Pioneer Irrigation authored by Mark Zirschky; and,

6. The water system for the Development shall be completely installed and able to deliver water prior to any Building Permits being issued within the development. The water shall be enough in volume and pressure to provide adequate fire suppression for the Development in accordance with Fire Department policy or International Fire Code requirements as applicable; and,

7. Prior to filing for a final plat approval for any portion of the Project, the Developer’s engineer shall correct any spelling, grammar, punctuation and/or numbering errors that may be evident on the plat face and/or in the proposed plat development notes and include said corrections in a revised preliminary plat plan set that shall be remitted to the City. The
Staff has provided the Nampa City Council with all the relevant report/packet documentation or visual information available to us at the time this report was generated. We anticipate that the Applicant’s representative(s) may have visual displays of their concept plan for the build-out of the Property at the City Council’s public hearing wherein the application package associated with this report will be appraised.

Annexation/(Re)Zoning Conclusions of Law

10-2-3 (C) Annexations and/or Rezones/Zoning assignments must be reasonably necessary, in the interest of the public, further promote the purposes of zoning, and agree with the adopted Comprehensive Plan for the neighborhood.

Notification of the City Council hearing was done in accordance with legal requirements. An environmental impact study (EIS) was not called for in conjunction with the Application package submittal as such is not normally required saved when called for by City Engineering under special circumstances. Any extant street frontage improvements along Northside Boulevard, should the Application be approved, will be required to be emplaced at the time of Project build-out per adopted City policy and practice. No taking of other parties’ property(ies) will be effectuated should the Project develop. In Nampa’s case, street improvements and school construction accompany and follow, respectively, land development.

Findings of Fact & Notes Regarding Annexation/(Re)zoning

Zoning: Regarding Applicant’s Zoning Map Amendment Request (to RS-7) Staff finds:

1. Current Jurisdiction/Status: That the Property is currently 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,

2. Current and Surrounding Zoning: That the Property is presently under Canyon County jurisdiction. See the attached Vicinity Map; and,

   Existing zoning: North: AG (Agricultural Canyon County zoning); South: AG (Agricultural Canyon County zoning); East: RS 7; West: AG (Agricultural Canyon County zoning)

3. Immediately Surrounding Land Uses: Agriculture, Religious facility, Elementary school, Rural residential, open land and suburban single-family residential land uses surround or lie near the Property; and,
4. **Proposed Zoning:** That the proposed RS 7 district, “...is intended for medium 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 with in the community”; and,

5. **Reasonable:** That it may be variously argued that consideration for annexing the Property is reasonable given that: a) the City has received an application to annex the Property by amending its official zoning map by the Property owner or an Applicant having a valid, legal interest in the same; and, b) annexation and zoning assignment is a legally recognized legislative act long sanctioned under American administrative law; and, c) that the Applicant intends to develop all or a portion of the Property; and, d) City utility services are, or may be made, available to the Property; and, e) emergency services are available to the Property; and, f) that the Property abuts City land zoned for residential (RS) subdivision development; and, g) land uses in the nearby area, and, more particularly site development both suggest that RS zoning would be an acceptable fit for the area (other properties) given that RS zoning was already approved for the properties to the west; and,

6. **Public Interest:** That Nampa has determined that it is in the public interest to provide varying residential-housing opportunities for its citizens and the current real estate market is pressing a need for additional housing inventory/product; and,

7. **Promotion of Zoning Purpose(s):** That among the general (and Nampa endorsed) purposes of zoning is to promote orderly, systematic development and patterns thereof which preserve and/or enhance public health, safety and welfare. Included in our zoning regulations, therefore, are standards governing residential development which pertain to allowable land uses, building setbacks, building aesthetics, provision of parking and service drives, property landscaping, etc. Staff notes that any site development will be regulated by, and through, the building permit review process and in accordance with the RS Zone’s already adopted regulations (e.g., standards that govern land use, building setbacks, landscaping, subdivision design, etc.); and,

8. **Comprehensive Plan:** The Property is positioned in a “Medium Density Residential” (MDR) “setting” per the Future Land Use Map associated with the City’s adopted Comprehensive Plan. Said setting sanctions buildout of residential subdivisions with net density yields of 4-9 dwelling units/acre. The Development proposes a density of 3.48 dwelling units per acre; and,

9. **Services:** That utility and emergency services are, or can be made, available to the Property…

**Recommendation and Conditions of Approval**
Recommendation: Given the findings noted above, annexation and zoning to RS 7 zoning is certainly an appropriate request and is and recommended for approval for the referenced Property...

As Pertaining to the Annexation/Zoning Entitlement Request:

N/A at the time of this report’s publication…a Development Agreement may be required, especially if Council wishes to regulate (generally) site design, dwelling unit density, building aesthetics or location placement above and beyond what the RS 7 Zone prescribes [and in reaction to future, possible, building construction on the Property]; however, Staff finds no reason, in this instance, to recommend that course of action.

Daniel Badger addressed Council on the plat action was to have the developer install a pedestrian crossing on Northside and they have agreed to do that. It is not something that is identified in our capital improvement plan and therefore it is something that we requested that they do.

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

MOVED by Haverfield and SECONDED by Rodriguez 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 Skaug to approve the public hearing for annexation and zoning to RS7 (Single-Family Residential – 7,000 sq. ft.) at 0 Northside Blvd. for Kinghorn Place Subdivision on the south side of Spruce St. west of Northside Blvd. (A 63.50-acre parcel of land in a portion of the SE ¼ of Section 33, T4N, R2W, BM) for Trilogy Idaho - Corey Barton as presented with staff recommended conditions and authorize the City Attorney draw the appropriate ordinance. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the

MOTION CARRIED

Item #6-5. - Mayor Kling opened a public hearing for creation of Sidewalk LID 167.

Daniel Badger presented the following staff report explaining that LID 167 will provide a funding mechanism for property owners within the identified boundaries, as shown on Exhibit "A" to construct or reconstruct curb, gutter, sidewalks, pedestrian ramps and drive approaches as an improvement to their property

The area identified in exhibit "A" contains approximately 4,872 parcels.
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Resolution of Intent number 15-2019 was passed by Nampa City Council February 19, 2019.

Notice of public hearing on this resolution was published in the Idaho Press Tribune for 3 consecutive daily issues starting on March 5, 2019.

Per City Council's direction on February 4, 2019 to proceed with a voluntary only sidewalk LID project, Engineering has completed the following:

- Notified all property owners included in the previously presented sidewalk LID of Council's 2/4/19 direction.
- Notified the remaining 44 voluntary property owners of this public hearing via letters and newspaper publication.

$200,000.00 is the total estimated cost for the improvements. An estimated $150,000.00 of this total will be assessed to property owners for the cost of improvements.

$50,000.00 of the funds will be provided by Street Division for pedestrian ramps and alley approaches.

We received a letter of Friday, a request from one of the property owners at 307 South State Street, Benjamin and Brooke Fisher to be removed they have undertaken to hire a contractor independently.

Councilmembers asked questions.

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

MOVED by Hogaboam 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 Haverfield to approve the creation of Local Improvement District (LID) 167 for construction of curb, gutter and sidewalks and authorize the City Attorney to draw the appropriate ordinance. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the

MOTION CARRIED

(4) Staff Communications

Item #4-1. – Public Works Director Tom Points presented a staff report to update the council on current projects as follows:
Impact Fees Data – It would be useful for the decision makers to have the map of what our priorities were when we built the impact fee and we can put on there what the level of service is for those intersections that we want to fix. We have a lot of tools nowadays besides the mobility that can show the safety of various intersections.

Davis Avenue and Phyllis Canal Pipe Failure - Engineering Staff received a bridge inspection report from Hughes Engineering for the Phyllis Canal bridge at Davis Avenue. The report identified an existing storm drain line through the northeast abutment has failed and a cavity has formed behind the abutment and below Davis Avenue (see below). Pioneer Irrigation District does not allow for discharge of storm water into their supply canals and have asked that the City find an alternative discharge point. Engineering has identified a solution to create a seepage bed or pond west of the existing Lincoln Pool facility.

The failed pipe needs stabilized prior to water entering the Phyllis Canal (estimated first week of April). The Street Division will grout the end of pipe and excavate a temporary pond west of the Lincoln Pool. This temporary solution will allow Engineering to further evaluate the options and proceed with a design by a consultant or City staff. Final seepage bed/pond construction would then be contracted out. The FY 19 stormwater budget for construction is $150,000. These funds will be allocated to this emergency repair.
Fiscal Year 2019 Snow and Ice Control Summary Report – Jeff Barnes, P.E., Deputy Public Works Director (Transportation), and Don Barr, Street Superintendent, will present the attached Fiscal Year 2019 Snow and Ice Control Summary Report the day of this staff report.
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Website – Info, Updates, Snow Plow Activity Map
Staff & Equipment

4 Of These

1 Of These
1 Of These

1 of These
Customer Service

- Facebook
- Website-  http://www.cityofnampa.us/snow
- Email_-snow@cityofnampa.us
- Dedicated Snow Phone Line—208 -468-5577
- Non-Emergency Follow Up Within 24 Hours
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FY18-19 Summary

- Total Staff Hours: 1,500 Hours
- Salt: 603 Cubic Yards
- Sand: 50 Cubic Yards
- Salt Brine: 70,000 Gallons
- Mag Chloride: 18,000 Gallons

Salt Brine Innovation

Streets Staff Researched Options
Constructed Brine Building
Purchased Unit for $37,000
1/10 Cost of Mag Chloride
Mix Product On-Site, No Procurement
Greater Application Rates
Higher Level of Service
Item #4-2. – Facilities Update – Patrick Sullivan

I would like to bring you up to speed and give you an update on our space planning efforts for the First Interstate building, City Hall, Utility Bill and the Hugh Nichols Public Safety building. We have been meeting with the department and division heads and going through how we are going …. We have already moved into the second floor of the First Interstate building – Public Works, Engineering, and GIS they moved in on the 15th of February. Now we are working on finalizing space planning, and budgeting for the reuse of the basement and the first floor. In that space we are going to be putting all the departments that have to do with land development – Planning and Zoning and permitting so we will truly have a one stop shop for the development community.

We will on the first floor we will end up having economic development, planning and zoning, environmental compliance division that deals with erosion control permits. We will have engineering’s development service program over their and the building department and the inspectors pulled over from the Family Justice Center and pull over the administrative office of facilities.

The building purchase is planned for late June purchase agreement. The remodel will occur in the fall of 2019 and the department moves will happen in January and February of 2020.
We are also working on space planning and budgeting to move other departments in Nampa City Hall, the Utility Billing building and the Hugh Nichols Public Safety building. We are working to consolidate and move departments together, so they have better communication because of having adjacent functions. Those moves will occur after we have moved the development services group into the First Interstate Bank building.

✦ (5) New Business ✦

**Item #5-3.** - Mayor Kling presented the request to authorize the Mayor to sign an amendment to the Nampa Municipal Airport Taxi Lane Pavement Construction Agreement with Mad River, LLC, relieving Mad River’s obligation of installing the taxi lane C-4 extension improvements.

Tom Points presented a staff report explaining that on June 16, 2018, City Council approved the attached Nampa Municipal Airport Taxi Lane Pavement Construction Agreement (Agreement) with Mad River, LLC for the extension of taxi lane C-4. (see Agreement, Attachment A) (see Vicinity Map, Attachment B)

The Agreement required Mad River, LLC to install the taxi lane C-4 extension as part of their hangar construction.

In November 2018, the City received preliminary approval for a Federal Aviation Administration (FAA) grant to install multiple taxi lanes and a taxiway at the Nampa Municipal Airport. The grant includes funding for the taxi lane C-4 extension.

To relieve Mad River’s obligation of installing the taxi lane improvements under the original Agreement, staff requested the City’s legal counsel to draft an amendment to the Agreement which stipulates:

- The City will install the taxi lane C-4 extension with FAA funding
- Mad River extend the 8” sewer mainline services approximately 135 feet to the eastern edge of taxi lane C-4. This work was completed by Mad River at an expense of $15,225.00. Originally, this portion of sewer extension was to be completed by the east adjacent lease holder who withdrew his application. The City would have been responsible for this sewer extension and credits this work to Mad River to be used as their compensation for amending the Agreement
- Mad River is relieved of the requirement to design and construct taxi lane C-4 improvements set forth in Section “2” of the Agreement, in favor of extending the sewer 135’ (as stated above) and a one-time payment from Contractor to City in the amount of One Dollar ($1.00)

The February 11, 2019, and March 11, 2019, Nampa Airport Commission meetings were cancelled due to lack of quorum. Staff requests Council authorization of the Amendment to Nampa
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March 18, 2019

Municipal Airport taxi lane Pavement Construction Agreement (see Amendment, Attachment C) under extension of rules.

MOVED by Bruner and SECONDED by Rodriguez to authorize the Mayor to sign Amendment to Nampa Municipal Airport taxi lane Pavement Construction Agreement with Mad River, LLC relieving Mad River’s obligation of installing the taxi lane C-4 extension improvement. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the

MOTION CARRIED

Item #5-4. - Mayor Kling presented the request to authorize the Mayor to sign an agreement to waive first right of refusal and terminate lease with Mad River, LLC dated June 18, 2019 and authorize the Mayor to sign the Nampa Municipal Airport Land Lease Agreement with KMAN, LLC effective February 20, 2019, for Lot 2022. (reviewed and approved by legal counsel)

Tom Points presented a staff report explaining that on June 18, 2018, Mad River, LLC (Tim and Julie Schelhorn) signed a 20-year land lease for Lot 2022. (see Vicinity Map, Attachment A)

On January 9, 2019, Airport staff received a letter from Mad River, LLC (Lessee) offering Nampa Municipal Airport first right of refusal.

The Lessee also made known they had received an offer to purchase the land lease, with improvements, from KMAN, LLC. (Adam and Brigitte Sholton)

On February 4, 2019, KMAN, LLC submitted a lease application.

On February 11, 2019, Lessee signed and returned the termination agreement

- The termination agreement is contingent upon the sale of the land lease with improvements

On February 15, 2019, KMAN, LLC signed and returned the land lease agreement

The February 11, 2019, and March 11, 2019, Nampa Airport Commission meetings were cancelled due to lack of quorum. Staff requests Council authorization of the Agreement to Waive First Right of Refusal and Terminate Lease with Mad River, LLC (Attachment B) dated June 18, 2018, and sign new Nampa Municipal Airport Land Lease Agreement (Attachment C) with KMAN, LLC effective February 20, 2019, for Lot 2022 under extension of rules.

MOVED by Haverfield and SECONDED by Hogaboam to authorize the Mayor to sign, (1) Agreement to Waive First Right of Refusal and Terminate Lease with Mad River, LLC dated June 18, 2018, and (2) Nampa Municipal Airport Land Lease Agreement with KMAN, LLC, effective
Regular Council  
March 18, 2019

February 20, 2019, for Lot 2022. The Mayor asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the **MOTION CARRIED**

**Item #5-5.** - Mayor Kling presented the request for the **reappointment** of Bruce Wiley to the Nampa Bicycle and Pedestrian Advisory Committee.

**MOVED** by Rodriguez and **SECONDED** by Hogaboam to **approve** the **reappointment** of Bruce Wiley to the Nampa Bicycle and Pedestrian Advisory Committee. The Mayor asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the **MOTION CARRIED**

**Item #5-6.** - Mayor Kling presented the request to **approve** the Community Development Block Grant 2019 application guidelines as presented.

Economic Development Robyn Sellers presented a staff report explaining that staff is requesting City Council to adopt the application guidelines for CDBG Program 2019. These guidelines address the CDBG programmatic requirements. The application guidance provides information about expectation for the program to potential applicants. The guidance helps the City ensure that funds are spend in a timely manner and in compliance with HUD requirements.

There were some minor changes to the guidelines this year from last year’s application guidelines based on needed clarifications and due to reflect the 5-year consolidated plan. Minor changes were made as follows:

- Updated priorities, goals and objectives based on information obtained from the 5-year consolidated plan
- Updated the timeline and deadline dates.
- Updated low-moderate income limits chart.
- Updated the volunteer hourly match rate of $24.69 up from $24.14

**MOVED** by Bruner and **SECONDED** by Rodriguez to **adopt** the City of Nampa’s Community Development Block Grant Program Year 2019 Application Guidelines. The Mayor asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the **MOTION CARRIED**

**Item #5-7.** - Mayor Kling presented the request to request for **approval** to **increase** the grant award related to the Family Justice Center Roofing and HVAC Renovation.

Robyn Sellers presented a staff report explaining that the Family Justice Center building has several updates and fixes that are needed. The largest portion of the HVAC system needs to be upgraded. The roofing is very old and needs to be replaced and electrical work brought up to code. Attached
to this memo is the scope of work and bid for the project that outlines the cost of the project and specific work activities. City staff proposes to use the CDBG funds already allocated for the Family Justice Center project for program year 2018 and funds to reallocated from prior program years 2015, 2016 and 2017.

Original November 5, 2018 Council Approved Funding Allocation:

<table>
<thead>
<tr>
<th>CDBG Fund Family Justice Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>PY 2018 Project Year Allocation</td>
</tr>
<tr>
<td>PY 2017 funds to be reallocated</td>
</tr>
<tr>
<td>PY 2016 funds to reallocated</td>
</tr>
<tr>
<td>PY 2015 funds to reallocated</td>
</tr>
<tr>
<td><strong>Total CDBG funds available</strong></td>
</tr>
</tbody>
</table>

Recommended change to funding levels to meet February 15, 2019 contract amount and allow for a 2% overage to cover unforeseen issues:

<table>
<thead>
<tr>
<th>CDBG Fund Family Justice Center</th>
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<tbody>
<tr>
<td>PY 2018 Project Year Allocation</td>
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</tr>
<tr>
<td><strong>Total CDBG funds available</strong></td>
</tr>
</tbody>
</table>

The total cost identified in the bid by Garland/DBS Inc is $436,849. The original cost as approved by City Council on November 5, 2018 was for $430,530.36. The increase cost reflected in the February 2019 contract will be covered by the reallocation of funds from the 2017 program year. Due to the nature of the work, we are requesting an approval of funding above the cost provided by Garland to allow for unforeseen expenses that could arise during the remodel project. We are requesting the council approve the additional $16,318.68 reallocation from the 2017 program year grant to the 2018 Family Justice Center remodel. The increase will break down as follows:

- $6,318.64 - Contract Price Increase
- $10,000.00 – 2% Overage for unforeseen changes in the project costs.

As required by Housing and Urban Development an environmental review was performed and was determined to need additional mitigating factors related to the asbestos abatement. The removal of asbestos in some layers of the roofing material and insulation located in the elevator shaft. As such, the Family Justice Center project approved previously by City Council was subject to an additional public notification period which began on 02/12/2019 and was completed on 02/27/2019. A formal request for the release of funds from HUD was submitted on 02/28/2019 and the anticipate official release of funds is scheduled to arrive 03/18/2019 per our HUD representative.
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**MOVED** by Hogaboam and **SECONDED** by Levi to **approve** the **amended Family Justice Center 2018 Program Year grant award** contingent on the release of the funds from HUD. The Mayor asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the

**MOTION CARRIED**

**Item #5-8.** - Mayor Kling presented the request to **award** the **bid** and **authorize** the **Mayor to sign** the **contract** with **Garland/DBS, Inc.** for the roof replacement, electrical work and mechanical work at the Mangum Building. The project is funded by CDBG.

Facilities Superintendent Brian Foster presented a staff report explaining that the proposed project budget of $436,849 will be financed by CDBG funding; an initial budget of $430,530.36 was approved at the November 5, 2018 City Council Meeting. The cost increase of $6,318.64 will be covered by reallocated CDBG Funding. Matthew Jamison, from Nampa Economic Development, has informed Facilities that the project is at an appropriate phase to request contract approval.

Documents have been reviewed by Legal.

Facilities Development, as part the Department of Building Safety and Facilities Development, is charged with maintaining and improving City property. Facilities Development has identified the need for Roof Replacement, Electrical Work and Mechanical Work at the Mangum Building. The Proposer provides all management, supervision, labor, materials, supplies, and equipment, and will plan, schedule, coordinate and assure effective performance of all services described herein.

Acquisition will be made utilizing a cooperative purchasing agreement with U.S. Communities.

The contractor will be required to provide necessary bonds, insurance and other documents before the agreement can be executed and the Notice to Proceed issued.

**MOVED** by Haverfield and **SECONDED** by Rodriguez to **award** the **bid** and **authorize Mayor Kling to sign a design and construction contract** with **Garland/DBS, Inc.** for the roof replacement and mechanical and electrical work at the **Mangum Building**, not to exceed contract amount of **$436,849** contingent on the release of funding from HUD. The Mayor asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the **MOTION CARRIED**

**Item #5-9.** - Mayor Kling presented the request to **award** the **bid** and **authorize** the **Mayor to sign** the **contract** with **TVR, Inc.** for the **replacement** of the **City Hall Chiller**.

Brian Foster presented a staff report explaining that this project is to be funded by Facilities. The approved FY19 project budget is $215,000. Design and Engineering fees are $24,900, the construction contract is $195,710.30, the total project cost is $220,610.30. Facilities will fund the
budget overage of $5,610.30 from the Facilities Operating Budget. (The original FY19 budget request of $240,000 for this project was decreased by council to $215,000 during the FY2019 budget approval process.)

Documents have been reviewed and approved by Legal.

Facilities Development, as part the Department of Building Safety and Facilities Development, is charged with maintaining and improving City property. Facilities has identified a need the replacement of the Chiller at City Hall. The proposed contractor provides all management, supervision, labor, materials, supplies, and equipment, and will plan, schedule, coordinate and assure effective performance of all services described herein.

Facilities Development solicited bids from contractors for the Chiller Replacement Project. A pre-bid walk through was conducted at the project site on February 12, 2019 at 10:00 a.m.

A total of five (5) bids were received on February 26, 2019.

The apparent low bid was received from TVR, Inc.

Contractor will be required to provide necessary bonds, insurance and other documents before the agreement can be executed and the Notice to Proceed issued.

Councilmember Bruner asked questions.

MOVED by Rodriguez and SECONDED by Hogaboam to award the bid and authorize Mayor Kling to sign contract with TVR, Inc. for the City Hall Chiller Replacement not to exceed contract amount of $195,710.30. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the MOTION CARRIED

Item #5-10. – The following Resolution was presented:

City Engineer Daniel Badger presented a staff report explaining that the City allows for payment of connection fees on existing buildings connecting to the City's water, sewer, or irrigation using a LID.

Engineering has 12 property owners who have made use of this mechanism to connect to City utilities as shown on attached exhibit A.

All 12 properties voluntarily requested to be included in this LID.
These properties have already connected to the utilities they are assessed for.

The total dollar value of this LID is $38,995,67.

Engineering has reviewed the requests and recommends creating the LID.

A RESOLUTION DECLARING THE INTENTION OF THE CITY COUNCIL OF THE CITY OF NAMPA, IDAHO, FOR CITY UTILITY EXTENSIONS AND CONNECTIONS WITHIN SAID CITY; TO CREATE LOCAL IMPROVEMENT DISTRICT NO. 163 FOR NAMPA, IDAHO, FOR THE PURPOSE OF MAKING SAID IMPROVEMENTS BY SPECIAL ASSESSMENTS TO BE LEVIED AND ASSESSED UPON THE PROPERTY BENEFITED BY SUCH IMPROVEMENTS; DECLARING SAID IMPROVEMENTS TO BE FURTHER AND ADDITIONAL IMPROVEMENTS; STATING THE ESTIMATED TOTAL COST OF SUCH IMPROVEMENTS AND THE KIND OF CHARACTER THEREOF; FIXING A TIME IN WHICH PROTESTS AGAINST THE PROPOSED IMPROVEMENTS OF THE CREATION OF SUCH DISTRICT MAY BE FILED IN THE OFFICE OF THE CITY CLERK; FIXING A TIME WHEN SUCH PROTESTS SHALL BE HEARD AND CONSIDERED BY THE COUNCIL; AND DIRECTING NOTICE THEREOF TO BE GIVEN.

MOVED by Haverfield and SECONDED by Levi to pass the resolution as presented and authorize to hold a public hearing on April 1, 2019, for consideration of the City’s intention to create Utility LID 163. Mayor Kling asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the resolution passed, numbered it 18-2019 and directed the clerk to record it as required.

MOTION CARRIED

Item #5-11. - Mayor Kling presented the request for discussion of National League of Cities Service Line Agreement.

Mayor Kling presented the following staff report from the National League of Cities:

Recent Harris Poll results (2000 adults surveyed)

- Nearly 2 in 5 Americans don’t have the necessary funds set aside to cover a $500 repair (including almost half of millennials)
- 1 in 2 Americans describe their current state of household finances as either fair, poor, or terrible.
- 3 in 10 Americans aged 37+ cited they had no money set aside for emergency repairs.
- 46% of respondents had an emergency repair in the last 12 months.
- 80% of respondents either strongly or somewhat agreed with the statement: Local community governments should be responsible for educating homeowners about external water lines on their property that are not covered by homeowners’ insurance, the city/town or the local utility...
(i.e., meaning that if a problem were to occur, the homeowner would be solely responsible for the cost out of pocket).

**WHY CHOOSE UTILITY SERVICE PARTNERS?**

- **EXPERIENCE**
- **REPUTATION**
- **PARTNERSHIP**

This award underscores one of the primary reasons the National League of Cities selected USP as a partner and extended our agreement for another five years. The organization’s exemplary record of customer service and transparency is what has driven the success of this partnership over the years.

— Clarence Anthony, Executive Director
National League of Cities

**PROGRAM BENEFITS**

- Helps address the public policy issue of aging infrastructure
- No cost for the Municipality to participate/Turnkey approach
- Ongoing Revenue Stream & NLC dues payment for the Municipality
- Free Public Awareness Campaign
- Educates homeowners about their lateral line responsibilities
- Peace of Mind - with one toll-free call a reputable contractor is dispatched
- All repairs performed to code by local licensed contractors
- Contractors undergo rigorous vetting process to ensure quality service
Our Service and What It Covers

Homeowner repair protection for broken, cracked, or leaking water and sewer lines from the point of utility connection to the home exterior.

Coverage includes:
- Educating homeowners about their service line responsibilities
- Up to $8,500 coverage per repair incident (includes public street & sidewalk cutting).
- No annual or lifetime limits, deductibles, service fees, forms, or paperwork
- 24/7/365 availability
- No long-term contracts – month to month
- No pre-inspections required before coverage begins – 30 day waiting period

Our Service and What it Covers

Homeowner repair protection for in-home water supply lines and in-home sewer lines and all drain lines connected to the main sewer stack that are broken or leaking inside the home after the point of entry.

Coverage includes:
- Up to $3,000 coverage per repair incident
- Includes coverage for broken or leaking water, sewer, or drain lines under the slab or basement floor
- Repair of clogged toilets
- No annual or lifetime limits, deductibles, service fees, forms, or paperwork
- 24/7/365 availability
• No long-term contracts – month to month
• No pre-inspections required before coverage begins – 30 day waiting period

**Incremental Revenue Stream**
• City receives $.50 per month per paid warranty agreement
• Paid as royalty each January
• Yours to use as you wish
  • Examples:
    • Low income utility assistance program
    • Offset water bill/leak
    • Donate to charity
    • Use towards NLC/State League dues
• Can decline revenue
  • Savings passed directly to residents

**MARKETING APPROACH**
• Only market by direct mail - no door to door or telemarketing
• Limited to 3 mailing campaigns per year
• Would never mail without your review and approval of marketing material before every campaign
• Marketing clearly states city does not provide program
• Participation always voluntary for the homeowner
• City role: logo & signature
  • Economy of scale

• **Consumers can enroll one of three ways:**
  • Calling into our toll-free number that is provided on the mailing
  • Returning the bottom of the letter to us in the self-addressed stamped envelope provided
  • Visiting our consumer website www.slwofa.com at any time

**OVER 600 MUNICIPAL PARTNERS IN 39 STATES**

**PROGRAM SUCCESS & NOTES**
• Endorsement /= Exclusivity
• Currently serving over 3.7 million customers
• Saved customers over $394 million in repair costs over the past 3 years
Regular Council  
March 18, 2019  

- 97% claim approval rating  
- 99.6% claims satisfaction rate  
- 82.5% customer retention rate  
- Currently over 1,300 contractors in network  
- 9 of every 10 customers surveyed have recommended the program to friends, family, and neighbors  

Councilmembers asked questions and made comments and decided to hold on a decision.  

❖ (7) Unfinished Business ❖  

Item #7-1. – The following Resolution was presented:  

Beth Ineck presented a staff report explaining that in accordance with City Council direction at the February 19th meeting staff has prepared an update to the parking management policies regarding time limits for downtown Nampa.  

The current parking ordinance identifies that time limitations by zone can be established through City Council approval and parking policies. The applicable section of the code is identified below:  

7-2-10: HOURS OF PARKING REGULATION DEFINED; PARKING ZONES:  

Parking within parking zones and loading zones, except as otherwise specified in subsection 7-2-4C of this chapter, is regulated during the time between eight o'clock (8:00) A.M. and five o'clock (5:00) P.M. of every day, unless otherwise stated on such signs; provided, however, the regulation of parking shall not include any Sunday or state holiday.  

A. The parking services office will determine the designation and location of such parking zones. Parking services shall submit to the city council a written recommendation specifying the area(s) proposed for designation and the reasons for designation. Upon ratification of the recommendations, the council shall direct the parking services office to erect signs in the designated area(s) indicating the parking zone(s) and the time limits for parking.  

B. Parking services will determine the days of the week that the zone will be in effect, and the hours of enforcement for such zones.  

C. The parking services office will determine the design of the signs for proper posting of the zone.  

D. Parking services will identify any areas in which loading zones, no parking areas, and other such items should be required or maintained for public safety or to maintain previous commitments. (Ord. 4009, 3-5-2012)
Regular Council  
March 18, 2019

As stated in the code above, this serves as the written recommendation to City Council to revise the time limited parking in the historic district to reflect a zoned management system establishing an area of on-street parking which is regulated as 2-hour parking and a zone regulated as 4-hour parking.

**Map of the designated zones:**

- 2 hour parking in shaded area.
- 4 hour parking in unshaded areas

The following areas are recommended to change to a 4-hour time limit:

- Front Street between 12th Avenue and 14th Avenue
- 1st Street between 14th Avenue and 15th Avenue
- 1st Street between 10th Avenue and 12th Avenue
- 2nd Street between 10th Avenue and 12th Avenue
- 2nd Street between 14th Avenue and 15th Avenue
- 3rd Street between 10th Avenue and 15th Avenue
- 10th Avenue between Front and 4th Street
- 11th Avenue between Front and 4th Street
- 12th Avenue between Front and 1st Street
- 12th Avenue between 3rd and 4th Street
- 13th Avenue between Front and 1st Street
- 13th Avenue between 3rd and 4th Street
- 14th Avenue between Front and 1st Street
- 14th Avenue between 3rd and 4th Street

Unregulated parking will continue on 15th Avenue and 4th Street
Regular Council  
March 18, 2019

Within the two zones there are a few areas with exceptions to the standard time limits and those will remain in effect as they exist today. Those areas include:

- 10-minute parking next to the Nampa Library on 3rd Street South
- 30 minute-parking on 1st street south adjacent to the old Nampa Library owned by Mussell Construction
- Museum only parking for employees on Front Street

This change in time restrictions will result in a budgetary impact to the parking budget. We anticipate the need to modify 60 parking signs throughout the 4-hour zone prior to the enforcement of the new time restriction. We do not yet have an estimated cost of the modifications of those signs. Staff also anticipates a decrease in ticket revenue. For fiscal year 2019 we anticipate the revenue budget to decrease by at least $5,000 resulting in a net impact of $7,500 which will need to be offset with general fund balance.

Councilmembers asked questions and made comments.

RESOLUTION OF THE NAMPA CITY COUNCIL AUTHORIZING AND ADOPTING THE DOWNTOWN PARKING MANAGEMENT PLAN FOR THE CITY OF NAMPA.

MOVED by Skaug and SECONDED by Rodriguez to pass the resolution as presented. Mayor Kling asked for a roll call vote with Councilmembers Hogaboam, Rodriguez, Skaug voting YES. Councilmembers Bruner, Levi, Haverfield voting NO the Mayor voted YES to break the tie. The Mayor declared the resolution passed, numbered it 19-2018 and directed the clerk to record it as required.

MOTION CARRIED

8-1. 1st reading of ordinance for Annexation and Zoning to Light Industrial at 58 and 0 N. Kings Rd. for construction of Storage Units (A combined 3.87 acre or 168,577 sq. ft. portion of the South Half of the NW ¼ of the SW ¼ of Section 24, T3N, R2W, BM) for Cody Lane-Trek Investment Group (PH was 9-17-2018)

8-2. 1st reading of ordinance for Annexation and Zoning to RD (Two-Family Residential) for Mattingly Creek Subdivision at 2008 W. Orchard Ave. (A 3.5-acre portion of the SE ¼ of the SW ¼ of Section 17, T3N, R2W, BM – 11 Two Unit Single Family Residential Attached lots on 3.5 acres for a total of 22 dwelling units on 3.5 acres or 6.29 dwelling units/gross acre) for Pontifex Capital, LLC represented by Bob Taunton, Taunton Group LLC (ANN 105-18) (PH was 1-22-2019)

8-3. 1st reading of ordinance for modification of an Annexation and Zoning Development Agreement (Ord. 3554 – Instr. # 200629961) between BB One LLC and the City of Nampa by amending Exhibit B - Commitments and Conditions, and introducing an Exhibit C -
Regular Council
March 18, 2019

Preliminary Plat for Laguna Farm Apartments pertaining to Parcel #R3041700000 (1652 Idaho Center Blvd.) a 24.53-acre property in a GB2 (Gateway Business 2) zoning district in Government Lot 1 and the NE ¼ of the NW ¼ of Section 7, T3N, R1W, BM - for Kent Brown representing FIG Laguna Farms LLC (DAMO 027-18) (PH was 2-4-2019)

8-4. Annexation and Zoning to IL (Light Industrial) at 0 Cherry Lane (Parcel R30839011A0) for construction of a Warehousing facility (Tax 03066 – 24.39-acre portion of the south half of the SE ¼ of Section 4 T3N R2W BM), for Richard Evans (ANN-00109-2018). (PH was 2-19-2019)

✦ (9) Executive Session ✦

Item #9-1- Mayor Kling presented the request to adjourn into Motion to Adjourn into Executive Session Pursuant to Idaho Code 74-206 (1) (b) to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student.

MOVED by Rodriguez and SECONDED by Bruner to adjourn into executive session at 9:45 p.m. pursuant to Idaho Code 74-206 (1) (b) to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student. The Mayor asked for a roll call vote with all councilmembers present voting YES. The Mayor declared the

MOTION CARRIED

MOVED by Skaug and SECONDED by Haverfield to conclude the executive session at 10:30 p.m. during which time discussion was held regarding Idaho Code 74-206 (1) (b) to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the

MOTION CARRIED

MOVED by Skaug and SECONDED by Haverfield to adjourn the meeting at 10:31 p.m. The Mayor declared the

MOTION CARRIED

Passed this 1st day of April 2019.

____________________________________
MAYOR

ATTEST:

____________________________________
CITY CLERK