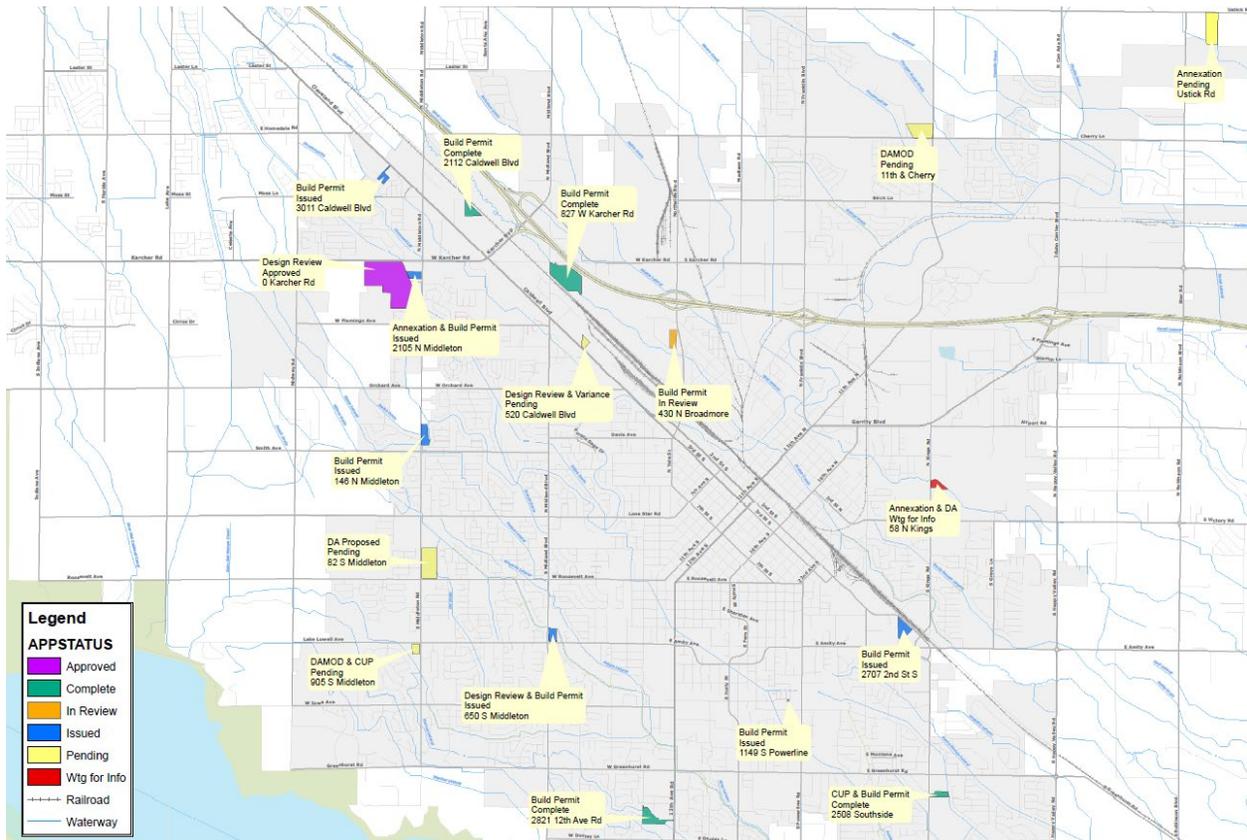


**SPECIAL COUNCIL
Moratorium for Storage Units
June 3, 2019**

Mayor Kling called the meeting to order at 9:30 p.m.

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

Principal Planner Rodney Ashby presented a staff report along with the below map.



The City Attorney Douglas Waterman addressed questions and made comments.

Councilmembers asked questions and made comments.

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

AN ORDINANCE ENACTED BY THE NAMPA CITY COUNCIL ADOPTING AND DECLARING A MORATORIUM UPON THE ISSUANCE OF BUILDING PERMITS AND CONDITIONAL USE PERMITS FOR STORAGE BUILDINGS FOR COMMERCIAL USE; CREATING AN EXCEPTION TO PROTECT EXISTING PROPERTY RIGHTS; DIRECTING

STAFF TO BRING FORWARD A PERMANENT SOLUTION WITHIN 90 DAYS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND DECLARING THE SUBORDINATION OF ALL ORDINANCES, RESOLUTION, AND ORDERS IN CONFLICT HEREWITH.

WHEREAS, over the past two (2) years, numerous public storage facilities developments have applied for Planning & Zoning or Building Department permits, representing a significant increase in requests from prior years.

WHEREAS, the number of requests for information being made to the City Planning & Zoning Department to develop storage unit facilities has continued to increase, currently averaging around one (1) request per day.

WHEREAS, storage unit facilities are currently permitted uses in the BC, BF, IP, IL, IH zones.

WHEREAS, storage unit facilities are currently conditional uses in the RP, BN GB1, and GB2 zones.

WHEREAS, typical storage unit developments include long, blank walls or fencing, placed immediately abutting setbacks, which often presents a visual conflict with surrounding uses.

WHEREAS, current City code provides either limited design review, or no design review, for storage unit facilities.

WHEREAS, the City wishes to maintain continuity within zoning districts.

WHEREAS, the City wishes to maintain the pleasant appearance of major roadways providing access to the City of Nampa.

WHEREAS, an overabundance of specific types of uses, including storage unit facilities, can impact the property value and marketability of surrounding properties.

WHEREAS, the rapid increase in the growth rate of the City of Nampa has created a demand for storage unit facilities not contemplated by current City code governing storage unit development.

WHEREAS, as the aforementioned growth in the City of Nampa continues, the overall welfare of the City of Nampa requires the maintenance of a proper balance of land uses within the City.

WHEREAS, the aforementioned growth has increased demand for industrial parcels and has increased the need for the City to ensure industrial development opportunities on parcels with access to rail and truck routes, high voltage power, large sewer lines, natural gas, and other services.

WHEREAS, the aforementioned factors make the unchecked proliferation of storage unit facilities within the City of Nampa a peril to the long-term economic and aesthetic welfare of the City.

WHEREAS, the steady increase in the rate of applications for storage unit facilities to date, creates an imminent risk to the long-term economic and aesthetic welfare of Nampa, requiring immediate action.

WHEREAS, the time required for City staff to finalize the full analysis of this development issue, which analysis will ultimately result in a modification to City code, by ordinance, cannot be accomplished quickly enough to provide a remedy to the present situation.

WHEREAS, together, the foregoing conditions present an imminent peril to the public welfare of the City of Nampa.

WHEREAS, City Staff are presently developing a permanent solution to the problems giving rise to this moratorium.

WHEREAS, it is important and necessary to preserve the status quo while said permanent solution is being more fully developed.

WHEREAS, the City Council has determined that the implementation of an Emergency Moratorium pursuant to Idaho Code Title 62, Chapter 65, Section 67-6523 is the appropriate way in which to accomplish this immediate, provisional action.

WHEREAS, pursuant to Idaho Code § 67-6523, the Nampa City Council finds it practical and necessary to adopt this moratorium with abbreviated notice to avoid circumvention of the goals of this moratorium.

WHEREAS, notice of the hearing on this moratorium was provided on May 31, 2019.

NOW THEREFORE:

BE IT ORDAINED by the Mayor and Council of the City of Nampa, County of Canyon, State of Idaho:

Section 1. The foregoing recitals, being a true and accurate description of an imminent peril to the public welfare of the City of Nampa, a moratorium is hereby imposed upon the receipt, processing, and approval of applications for building permits and conditional use permits for storage buildings for commercial purposes, except as provided in Section 2 of this Ordinance. The moratorium shall be in place for one hundred and eighty-two (182) days following the adoption of this ordinance.

Section 2. This moratorium shall not apply to any permit that has already been issued, nor shall it apply to any permits related to any storage unit facility for which any related application or license has already been requested from, or filed with, the City.

Section 3. City staff are hereby directed to present a permanent solution to the problems addressed by this moratorium within 90 days.

Section 4. This moratorium shall be in full force and effect immediately upon the date of its passage.

Section 5. This moratorium is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of this moratorium before the declaration of partial invalidity.

Section 6. If a conflict exists between this moratorium and any other ordinance, resolution, or order of the City of Nampa, this moratorium shall control until its expiration or termination by City Council. (Applicant Planning and Zoning Department)

The Mayor declared this the first reading of the Ordinance.

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

MOVED by Hogaboam and **SECONDED** by Bruner to **pass** the preceding **Ordinance** under suspension of rules. Mayor Kling asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the ordinance duly passed, numbered it **4442** and directed the Clerk to record it as required.

MOTION CARRIED

MOVED by Hogaboam and **SECONDED** by Haverfield to **adjourn** the **meeting** at 10:34 p.m. The Mayor declared the

MOTION CARRIED

Passed this 17th day of June 2019.

MAYOR

ATTEST:

NAMPA CITY CLERK