Mayor Kling called the meeting to order at 4:00 p.m.

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

Nampa City Clerk also made note that Planning and Zoning Commission Members Garner, Hutchings, Kehoe, McGrath, Miller, Kirkman, Sellman, VanAuker were present. Planning and Zoning Commission Members absent were Kropp.

Nampa City Clerk also made note that Building and Site Design Members Gable, Randall, Hatch, Veloze, Volkert were present. Building and Site Design Members absent were Manlove, Smith.

Also in attendance were: Clerk Specialist II Nate Haveman; Clerk Specialist II Joy Hall; Council Candidate Jacob Bowers; P & Z Administrative Coordinator Sylvia Mackrill; Senior Planner Kristi Watkins; Work Force Director Bobby Sanchez; Code Enforcement Supervisor Kent Lovelace; Police Lieutenant Matt Crocket; Chief of Staff Clay Long; Communication Manager Amy Bowman; Building & Safety Director Patrick Sullivan; Economic Development Director Beth Ineck; Parks and Recreation Director Darrin Johnson; City Engineer Daniel Badger; Assistant Building Official Neil Jones; Planning and Zoning Director Norm Holm; Principal Planner Rodney Ashby; Senior Planner Doug Critchfield.

The Mayor gave the purpose for the meeting as we work together to achieve “a safe and healthy community where people prosper”, this workshop is intended to help enhance our communication, collaboration, and mutual understanding of our various roles. We will review the proposed 2040 Comprehensive Plan and City of Nampa’s strategic plan. The work of City Council, the Planning & Zoning Commission and the Design Review Committee is greatly valued and appreciated.

The work of all of our city commissions is appreciated. Specific to this meeting, we value and appreciate the work of the City Council, the Planning & Zoning Commission and the Design Review Committee. As we work together to achieve “a safe and healthy community where people prosper”, this workshop is intended to help enhance our communication, collaboration, and mutual understanding of our various roles. We will review the proposed 2040 Comprehensive Plan, City of Nampa’s strategic plan and recommended code changes.

**City of Nampa 2040 Comprehensive Plan (Update):**
Doug Critchfield will provide handouts for each chapter of the Comprehensive Plan and will briefly discuss significant changes and priority strategies identified in the update to the plan. Please review the following video before the meeting which highlights the Comprehensive Plan content and primary goals: [https://livestream.com/cityofnampa/events/8707410/videos/192190978](https://livestream.com/cityofnampa/events/8707410/videos/192190978)
OVERVIEW

The following provides a summary outline of each chapter to be covered:

**Chapter 1: Property Rights**

**Federal Standards**

The Fifth Amendment:

“nor shall private property be taken for public use, without just compensation.”

Land-use control context:

...if the land-use ordinance, regulation or decision is so restrictive as to deprive the owner of economically viable use of the property, then the property has, for all practical purposes, been taken by “inverse condemnation.”

Case Law regarding the “takings issue” are explored in this chapter.

**Idaho State Requirements**

All citizens have property rights and when land use decisions are made. Land use regulation or action must not be unduly restrictive so that it causes a “taking” of landowner’s property without just compensation.
Chapter 2: Population & Growth

- Population trends
- Historical and projected growth
- Demographics
- Challenges and opportunities of growth
- Opportunities for diversity
- Opportunities to work with regional partners

Federal Standards:
The Fifth Amendment: “nor shall private property be taken for public use, without just compensation.”

Land-use control context:
...if the land-use ordinance, regulation or decision is so restrictive as to deprive the owner of economically viable use of the property, then the property has, for all practical purposes, been taken by “inverse condemnation.”

Case Law regarding the “takings issue” are explored in this chapter.

Idaho State Requirements:
All citizens have property rights and when land use decisions are made, land use regulation or action must not be unduly restrictive so that it causes a “taking” of landowner’s property without just compensation.

Chapter One Highlights:
Nampa, through the Comprehensive Plan, attempts to balance the needs of the community while protecting personal property rights.

Chapter Two Highlights:
Population (est.) 2019: 40,159
Population grew 14.4% from 2010 to 2017

Population forecast (COMPASS)
2025: 126,679
2030: 131,406
2035: 140,600
2040: 150,547

Median age 2010: 30.7
Median age 2017: 31.4

Growth by age 2010-2017
20-24 years: +1.9%
20-24 years: +10.4%
65+ years: +27.4%

Population by race (%)
White: 87.5%
White Hispanic: 24.6%
White non Hispanic: 75.0%
African American: 5.6%
Asian/Pacific: 3.0%
Other (non spec.): 7.1%
Two or more: 3.1%
Chapter 3: Housing

- Impacts of growth on housing
- The Housing Opportunity Index (HOI)
- Housing Characteristics
- Housing Tenure and Occupancy
- Innovative housing options to improve affordability
- Housing Forecasts
- Affordable housing
- Guidelines for planning

Chapter 4: Economic Development

- Economic Development Trends
- Employment
- Current Business Environment
- Household Income
- Commuting Trends
- Workforce Development and Training
- Tourism
- Arts and Culture
- Business Development and Retention

Chapter Three Highlights...

48.4% of homes are affordable for medium income residents

Property values have increased 14% over the last year, whereas the average median income increased 2.0%

Median Home Price*
2017 - $135,900
2019 - $174,500

Nampa Housing Stock
Single-Family - 73.2%
Multi-Family - 14.9%
Manufactured - 5.9%
30.6% was built before 1979

Housing Tenure 2016-2017
Owner - 67.1% (+6.6)
Renter - 32.9% (+6.6)

Housing Occupancy (2017)
Units Occupied - 94.9%
Vacant Units - 5.1%

*SOURCE: Spurillo, 2018/2019, downloaded April 26, 2019
Chapter 5: Land Use

- Land Use History and Patterns
- Land Use Setting Definitions
- Land Development/Redevelopment/Infill
- Innovations in Land Use: Transit Oriented, Master Planned Communities, Specific Area Plans, Cluster Development
- Land Use Regulations
- Subdivision Ordinance
- Standards and Guidelines for Density Model Development
- City Area of Impact Changes

Chapter Five Highlights...

- Expansion of Mixed Use to include Master Planned Communities with design and comprehensive review standards
- Emphasis on Transit-Oriented development and conservation of open space and agricultural land
- Emphasis on preservation of the ‘rural character’ of Nampa in new neighborhood development
- Change in the Area of Impact to include property near Lake Lowell and reduced in the south to Bennett Road
- Emphasis on preserving Industrial Land, Infill, Redevelopment, Urban renewal and Affordable Housing
- 40% changes to the Future Land Use Map
Chapter 6: Transportation

- Stakeholders in Transportation Planning and Implementation
- History
- Transportation Master Plan
- Functional Classifications
- Public Transportation and Commuting
- Pedestrian and Bicycle Master Plan
- Freight and Rail
- Operations and Maintenance
- Regional Planning
- Safe Routes to School
- Funding

Chapter 7: Public Services, Facilities, Utilities and National Interest Electrical Transmission Lines

This chapter explores:

City Services and Governance
City of Nampa Departments – Roles and responsibilities
Public Services – Health and Solid Waste
Infrastructure – Water Delivery, Wastewater, Stormwater, Irrigation, Renewable Energy, Gas, Electrical Transmission System
Chapter 8: Community Design

- Growth impacts
- Building Design
- Commercial and Industrial Design
- Open Space and Connectivity
- Landscaping, streetscapes, guidelines and standards update (to be updated based on Ch. 33 discussion)
- Historical Structures, Downtown
- Development patterns – Gateways, Signage, Public Art, Layout of neighborhoods and commercial areas
- Community Festivals and Events

Growth impacts
Building Design
Commercial and Industrial Design
Open Space and Connectivity
Landscaping, streetscapes, guidelines and standards update (to be updated based on Ch. 33 discussion)
Historical Structures, Downtown
Development patterns – Gateways, Signage, Public Art, Layout of neighborhoods and commercial areas
Community Festivals and Events
Chapter 9: Parks and Recreation

- Park Planning
- Active vs Passive recreation
- Parks and open space benefits
- A review of the current system
- Non-City recreational opportunities
- Park categorization
- Bicycle and Pedestrian Master Plan goals and objectives
- Open Space
- Facility needs and asset preservation assessment

Chapter 10: Schools and School Transportation

- Overview of existing school system
- School facility planning and development
- Educational attainment
- Districts: Nampa #131 and Vallivue #139
- Enrollment Factors
- Private and Chartered schools overview
- School transportation – bussing, safe routes
- Institutions of higher learning
Chapter 11: Cultural and Historic Sites

- Extensive overview of Nampa history
- Archeology
- Ecological Resources
- Historic sites overview
- Historic neighborhoods and districts
- Cultural events
- Cultural sites and museums
Chapter 12: Natural Resources

- Review of climate
- Environmental quality
- Surface Water and Water Delivery systems
- Groundwater, water storage, aquifers
- Stormwater treatment
- Air quality
- Agricultural impacts
- Greenways
- Soils
- Wildlife and habitat

Chapter 13: Natural Resources

- Air Quality Measures
- Floodplain
- Creeks, Canals and Ditches
- Earthquakes and seismic activity
- Stormwater discharge
- Wellhead protection
- Weather hazards/Wildfire
- Manmade hazards: noise, rail, ponds, storage tanks, gravel pits,
- Groundwater contamination
- Hazardous materials
- Airport Hazard Areas
- Remediation/Disaster Services
## Chapter 14: Airport

- Airport governance
- Role in National Plan of Integrated Airport Systems – General Aviation Designation
- Airport regulation
- Airspace
- Airport hazards and land use considerations
- Airport Master Plan
- Future Development in vicinity of airport

### Air Quality Measures
- Floodplain/Creeks, Canals and Ditches
- Earthquakes and seismic activity
- Stormwater discharge
- Wellhead protection
- Weather hazards/Wildfire
- Manmade hazards: noise, rail, ponds, storage tanks, gravel pits,
- Groundwater contamination
- Hazardous materials
- Airport Hazard Areas
- Remediation/Disaster Services

### Chapter Thirteen Highlights...

<table>
<thead>
<tr>
<th>Air Quality (Nampa NPA)</th>
<th>Moderate</th>
<th>Unhealthy for Sensitive Groups</th>
<th>Unhealthy</th>
<th>Very Unhealthy</th>
</tr>
</thead>
<tbody>
<tr>
<td>24</td>
<td>1</td>
<td>0</td>
<td>0</td>
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</tr>
</tbody>
</table>

#### Earthquake

Per FEMA, Nampa is in a C seismic zone – good chance for an earthquake.

#### Sawtooth Fault near Stanley could deliver 7.5 magnitude earthquake

#### Railroad

94% of rail-related fatalities occur a crossings due to trespassing. There are 66 public and private rail crossings in Nampa City Limits.

#### Waste Remediation

New: The Comprehensive Plan shows several waste remediation sites in the Nampa area.

### Chapter Fourteen Highlights...

Airport Master Plan is set to be completed this fall – changes will be incorporated into the Comp Plan update.

Nampa Municipal Airport is an integral part of Nampa’s transportation connection to the region, state and nation.

Nampa Airport (MAN) handles 92,000 operations annually.

Airport will not expand runway in current master plan.
We will also cover the following items:

- Review of Specific Area Plans
- Review of major standards & guidelines suggest in the Comprehensive Plan
- Review of Future Land Use Map
Future Land Use Map
Southeast Highlights...
Adjusts Comprehensive Plan to match existing uses. It raises need to look at Commercial land use opportunities in the areas of Medium-Density Residential — requires a specific Area Plan to look at options.

Adds Mixed-Use
Adds Medium Density Residential to match existing uses.

Future Land Use Map
Southwest Highlights...
Adjusts Comprehensive Plan to match existing uses. It raises need to look at Commercial land use opportunities in the areas of Medium-Density Residential — requires a specific Area Plan to look at options.

Adds General Commercial on Caldwell Blvd. and on 3rd St. S.
Purpose of Boards

Duty of Council Members:
“As members of the legislative and policy making branch of the city, the council shall devote as much time as is required for the efficient and faithful discharge of their duties. They shall attend all council meetings unless lawfully excused by the mayor or by a majority of the remaining members of council. They shall also perform all duties reasonably expected of them by nature of their office, including, but not limited to, the passing of ordinances and resolutions as well as investigation and study of work done for the city according to the committees upon which they may severally be appointed by the mayor.” (Ord. 2073) cc 2-2-3-1

Idaho State Code Title 50-210. BOARDS — COMMISSIONS. “The mayor and council shall have authority to appoint such boards, commissions and committees as may be deemed necessary or expedient to assist the mayor and council in better carrying out the responsibilities of their offices. The responsibilities, duties and authority granted permanent boards or commissions, shall be enumerated by ordinance. All appointments to permanent boards, commissions or committees shall be made by the mayor with the advice and approval of the council, and members of permanent boards, commissions or committees may in like manner be removed. Members of all such boards, commissions or committees shall serve without compensation, but actual and necessary expenses may be allowed by ordinance in the case of permanent boards, commissions or committees, or with prior approval of the mayor and city council for all other boards, commissions or committees. Unless otherwise specifically provided, each such board, commission or committee shall provide its own manner of organizing but shall maintain such records and make such reports as the mayor and city council may require or request.”
Planning & Zoning Commission:
“The powers, duties, and responsibilities of the planning and zoning commission shall comply with the state of Idaho local planning act of 1975.” (Ord. 2073)

Idaho State Code Title 67-6507. “THE PLANNING PROCESS AND RELATED POWERS OF THE COMMISSION. As part of the planning process, a planning or zoning commission shall provide for citizen meetings, hearings, surveys, or other methods, to obtain advice on the planning process, plan, and implementation. The commission may also conduct informational meetings and consult with public officials and agencies, public utility companies, and civic, educational, professional, or other organizations. As part of the planning process, the commission shall endeavor to promote a public interest in and understanding of the commission’s activities. The commission may, at any time, make recommendations to the governing board concerning the plan, planning process, or implementation of the plan. With the consent of the owner, the commission and its members, officers, and employees, in the performance of their functions, may enter upon any land and make examinations and surveys and place and maintain necessary monuments and marks thereon.

The commission may perform such additional duties as may be assigned by the governing board. The commission shall have the right to seek judicial process, as may be necessary to enable it to fulfill its functions.”
Building & Site Design Review Committee:

“‘Design review’ is a process whereby proposed architectural style for future construction is reviewed for its compliance with Nampa’s design standards. Design review also helps ensure preservation and enhancement of special design or aesthetics of an area within which a project is proposed. All qualifying project types shall require design review approval by, and through, the City of Nampa, either by administrative approval of City designated staff or by the Building and Site Design Review Committee created by title 2, chapter 16 of this Code (hereinafter ‘committee’), before the City will issue a building permit for said projects.” (Ord. 4421 {3-4-2019} cc10-34-1)

“The committee shall review projects forwarded by staff, requested by the applicant, greater than five thousand (5,000) square feet or complicated in nature. The committee shall review projects for compliance with design review standards within title 10, chapters 4, ‘GB (GB1, GB2 and GBE) Gateway Business Districts/Zones’, and 16, ‘BC Community Business District/Zone’, of this code. (Ord. 4159, 1-20-2015; and, Ord. 4281, 9-19-2016)

The BSDS Committee shall review projects and either approve, approve with conditions, or deny such application. The planning director, or a designated representative, shall then notify the applicant in writing of the decision. (Ord. 4159, 1-20-2015)

Staff decisions may be appealed to the BSDS committee, and conversely BSDS committee decisions may be appealed to the planning commission for review and decision.

The powers, duties and responsibilities of the BSDS committee shall comply with the state of Idaho local planning act of 1975 (Ord. 3657, 1-2-2007).” (CC2-16-5)
Self-Storage Proposed Code Changes

- Proliferation of storage units could lead to blight
  - Yardi Systems Inc.
    - National avg. per capita = 5.4 SQFT
    - Nampa per capita = 15.7 SQFT
  - Inconsistent with the feel of a residential neighborhood
- Units along major roadway corridors do not present the economically vibrant nature of the community
- Storage uses high value industrially zoned land for less intense use

- Require a Conditional Use Permit for all storage units
- No longer allowed in IH (Heavy Industrial) district
- All new storage units shall comply with NCC 10-1-19 (architectural, lighting, setback, etc. requirements)
- NCC 10-1-19 Changes:
  - Design Review required for all storage units
  - 150’ setback from primary roadway corridor Right-of-Way
  - 2,500’ buffer from similar storage facilities
    - Storage solely for RV/Boat are not considered the same as a walk-up traditional storage facility
  - 100’ buffer from residential districts and Low/Med Density Residential on FLUM
  - 25’ landscape buffer next to roadway, pathway, or residential

[Ord. 4421 [3-4-2019], NCC 0.34.1]
"'Design review' is a process whereby proposed architectural style for future construction is reviewed for its compliance with Nampa’s design standards. Design review also helps ensure preservation and enhancement of special design or aesthetics of an area within which a project is proposed."

[Ord. 3657, 1-2-2007; NCC 2-16.5]
"The committee shall review projects forwarded by staff, requested by the applicant, greater than five thousand (5,000) square feet or complicated in nature. The committee shall review projects for compliance with design review standards within title 10, chapters 4, ‘GB (GB1, GB2 And GBE) Gateway Business Districts/Zones’, and 16, ‘BC Community Business District/Zone’, of this code. (Ord. 4159, 1-20-2015; and, Ord. 4281, 9-19-2016)"

The BDS Committee shall review projects and either approve, approve with conditions, or deny such application. Staff decisions may be appealed to the BDS committee, and conversely BDS committee decisions may be appealed to the planning commission for review and decision.
• New land use category: “Conditioned Multi-Level Building”

Charlotte NC
This new land use is intended to encourage going up instead of out.

These would only apply to conditioned multi-level buildings.

The bottom floor would be required to have a minimum of 50% of the sf be used for retail, office, or restaurant.

Glazing and lighting would be a critical component and design review would be responsible for ensuring compliance with standards.
Responsibilities/Authorities of Boards

As noted in the purpose for the governing boards, the City Council has the greatest number of responsibilities and authorities given to it through State Code and local laws. Other boards, commissions and committees are primarily created to “assist the mayor and council in better carrying out the responsibilities of their office.” However, when a Planning & Zoning Commission is created to assist City Council, that Commission must follow the land use planning act outlined in state code, providing the Commission some specific duties and responsibilities. As such, the City Council has the greatest number of responsibilities, the Planning and Zoning Commission has less, but still a significant amount, and the Building & Site Design Review Committee has limited and specific responsibilities for review building and site designs, but nothing beyond that. The attached exhibit “Responsibilities/Authorities of Boards” highlights each of the boards’ responsibilities related to development and land use processes. Staff has confirmed with the City’s Legal Counsel that the Council has the authority to require Conditional Use Permit review by the City Council where they desire. Staff notes a concern that taking on Conditional Use Permits may lead to significantly lengthening the required time commitment for City Council members at regularly scheduled meetings.

As a note to City Council, the following is a sample list of Conditional Use Permits that are approved or denied by the Planning & Zoning Commission and which are not considered by City Council unless the decision by the Commission is appealed to City Council for consideration.

- Multi-family residential development in a BC (Community Business) zoning district
- Drug/Alcohol Addiction Treatment Centers in some high-density residential and commercial districts
- Shelter/Temporary Housing in the DH (Downtown Historic) district and some residential districts
- Public Self-Storage unit developments
- Bars as a standalone business not associated with a restaurant
  - City of Nampa’s Economic Development Director – Beth Ineck, will be presenting ideas of how other communities have regulated bars in their downtown for your consideration and direction to staff.

### Responsibilities/Authorities of Boards

<table>
<thead>
<tr>
<th></th>
<th>Design Review</th>
<th>P&amp;Z Commission</th>
<th>City Council</th>
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<tbody>
<tr>
<td>Design Review Applications</td>
<td>Blngs&gt;5k sf &amp; complicated ✓</td>
<td>()</td>
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<tr>
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<tr>
<td>RV/Mobile Home Parks</td>
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</table>

This graphic shows visually the Responsibilities & Authorities of each of the boards here today. On the bottom of the screen is a legend. Basically, this shows all the areas that have been delegated down to P&Z and DR from City Council.

A couple notable areas are Plats and Conditional Use Permits. Plats are recommended from P&Z, but they are approved by City Council on their consent agenda. If P&Z denies a plat, it does not automatically go to City Council. It must be appealed to City Council.

There are many land uses permitted through CUP approval. Conditional Use Permits typically are for land uses that are expected to be approved with conditions or are a use that public involvement is necessary to ensure the use fits within the neighborhood.

### Conditional Use Permit examples

- Multi-family Residential in BC District
- Drug/Alcohol Addiction Treatment Center
These are just a few examples of Conditional Use Permits that are approved or denied by P&Z Commission and would not continue to Nampa City Council unless the decision is appealed. Legal Council has confirmed that CC has the authority to require certain CUPs come before them if that is their wish. P&Z Commission would act as a recommending body in those specific cases.

**Proposed Code Amendments to Title X Chapters 1 & 3 for Self-Service Storage Units**

Purpose of Proposed Changes:
Nampa City Council adopted a moratorium on storage units on June 3, 2019. The moratorium stated several reasons for placing a hold on storage unit applications. First, the City of Nampa needed additional time to evaluate how to better regulate storage unit proposals after a dramatic increase in applications for entitlements. The City of Nampa wished to manage visual conflict with surrounding land uses. In addition, the City of Nampa wished to maintain continuity within zoning districts, a pleasant appearance on major roadways, and regulate an overabundance of storage units leading to impacts on surrounding properties’ marketability and value. Finally, the City of Nampa wished to evaluate the preservation of industrially zoned properties for more intense land uses that bring greater numbers of jobs, require more utility services, and improve economic vitality of the community.

Yardi Systems Inc. a market research company produced a market analysis report this year for a local developer interested in storage unit development in Nampa. The report indicated that the “national average square/footage of self-storage per capita = 5.4 SQFT. Current square footage per capita based on completed facilities in Nampa = 15.7 SQFT (based on population of 102,000).” Conflicting reports have been given by storage unit developers & owners about vacancy rates in Nampa over the past three months, some claiming low and some moderate vacancy rates. This Yardi report appears to be the most objective analysis done about storage unit saturation. Since 2017, we have confirmed 18 storage unit entitlements or building permits. This proliferation of units has been a cause of concern for city leadership. Some have expressed concern of a future downturn in the economy that will potentially leave storage units vacant and lead to deterioration and blight. Another concern is that the abundance of storage units may lead to an economic hardship for existing businesses and upset the local market.

Attached, as an exhibit, is a table showing multiple local and some non-local communities’ approach to regulating self-storage units as compared to Nampa.

**Summary of Proposed Changes:**
Proposed changes to the zoning code chapters are attached as exhibits. The following is a summary of the most critical changes being proposed.

1. Currently, Storage Facilities are permitted uses in the BC (Community Business), BF (Freeway Business), IP (Industrial Park), IL (Light Industrial), and IH (Heavy Industrial Zones). The proposed changes eliminate the possibility of developing new storage unit facilities in the IH (Heavy Industrial) zoning district and require developers to obtain a
CUP (Conditional Use Permit) for all other zones that previously permitted storage unit facilities.

1. Any Self Storage Unit shall be required to meet the architectural, landscaping, location, setback, lighting, and safety standards identified in 10-1-19 of the Nampa City Code.

2. An additional land use category: Storage – Conditioned Multi-Level Building, is proposed on the “Schedule of District/Zone Land Use Controls” in 10-3-2 of the Nampa City Code. This use is proposed to require a CUP in the following districts: DB (Downtown Business), DV (Downtown Village), BC (Community Business), GB1&2 (Gateway Business). This land use will also require design review and shall ensure a minimum of 50% of the ground floor square footage to be used for retail, office, or restaurant. (please see the following article for reference: https://www.thejaxsonmag.com/article/packed-murray-hill-house-debates-self-storage-proposal/)

3. Nampa City Code 10-1-19 proposed changes include the following:
   a. Projects along the following roadways shall place storage unit buildings a minimum of one-hundred-fifty feet (150’) from the primary roadway corridor right-of-way: Caldwell Blvd, Garrity Blvd, Idaho Center Blvd, Cherry Ln, Franklin Blvd, Ustick Rd, State Highway 20/26 (Chinden Blvd), Midland Blvd, State Highway 55 (Karcher Rd), Midland Blvd, Middleton Rd, Roosevelt Ave, State Highway 45 (12th Ave Rd), Southside Blvd, Northside Blvd, Amity Ave, and Lake Lowell Ave. Exception for Interstate/Freeway: Public storage facility buildings shall be placed a minimum of two-hundred-fifty feet (250’) from the interstate freeway.
   b. New public storage facilities shall be located a minimum distance of two thousand five hundred feet (2,500’) from an existing or permitted storage facility’s property lines; expansion of storage facilities shall be limited to the property boundaries existing at date of securing planning & zoning entitlement; storage facilities having obtained a building permit for construction of a storage facility as of DATE of ADOPTION, shall be permitted to expand within the boundaries of the property/properties as those property boundaries existed on DATE of ADOPTION;  
   i. Exception: Storage facilities solely for RV and/or boat storage, shall be allowed within two thousand five hundred feet (2,500’) of a “walk-up” or traditional enclosed storage facility; and shall be located a minimum distance of two thousand five hundred feet (2,500’) from another RV and/or boat storage facility; and
   ii. Exception: Storage facilities which include “walk-up” or traditional enclosed storage units, shall be allowed within two thousand five hundred feet (2,500’) of a solely RV and/or boat storage facility; and
   c. Public storage facility buildings shall be located a minimum distance of one hundred feet (100’) from any RS (Single Family Residential) or RD (Residential Duplex) zoning district, from any low or medium density designation on the Comprehensive Plan Future Land Use Map not annexed into the city, and one hundred feet (100’) from any existing residential building.
   d. Public storage facility properties that are contiguous to RS (Residential Single Family) or RD (Residential Duplex) zoning districts, or that are located in a BN (Neighborhood Business) or RP (Residential Professional) zoning district shall limit the height of storage buildings to ten feet (10’) at the edge of eaves.
e. Landscape buffer: The fifteen-foot (15’) landscape buffer as described in 10-33-4 A.1 shall be expanded to twenty-five feet (25’) and apply to any portion of the project property/properties that are contiguous to street, pathway, or sidewalk right-of-way, and along any property line shared by a residentially zoned property or a property designated as low or medium density residential in the Comprehensive Plan Future Land Use Map.

Questions were asked and statements made on the storage units by the Mayor, Nampa City Council, Planning and Zoning Commission and the Building and Site Design Committee.

MOVED by Rodriguez and SECONDED by Haverfield to adjourn the meeting at 6:37 p.m. The Mayor declared the

MOTION CARRIED

Passed this 3rd day of September 2019.

____________________________________
MAYOR

ATTEST:

____________________________________
NAMPA CITY CLERK