



Nampa Planning and Zoning Commission

March 22, 2016

Staff Report – Public Hearing # 1

To: Planning and Zoning Commission

File Number: CMP 2155-16

Prepared By: Karla Nelson, Community Planner

Date: March 14, 2016

Subject: Nampa Area of City Impact Boundary Expansion

Proposed Action: Recommendation to City Council regarding Nampa's proposed Area of City Impact boundary expansions and swap areas

HISTORY

The City of Nampa and Canyon County originally agreed upon an Area of City Impact and governing ordinances in 1979. At that time the boundary was based on state standards of a rough one-mile zone around city limits. The map boundary was adjusted in 1995, updated in 2000 and then to its present location in 2005.

The proposed expansion areas identified as Area 5 and 6 on the attached map have been contemplated for several years. The City of Nampa and Caldwell began to negotiate an appropriate division of the open land between the cities in 2005. Both Nampa and Caldwell City Councils subsequently accepted the division as shown and held initial public hearings in 2008 and 2009. While the cities of Nampa and Caldwell approved the proposed changes, the expansion request never completed the full public hearing process and consequently was not adopted.

Starting in the summer of 2015 staff from the Cities of Nampa and Caldwell along with Canyon County met again to reconfirm the boundary expansion areas. During these meetings several areas were identified in the existing Area of Impact boundary that either split parcels or could be better served by the opposite city. Nampa and Caldwell City Councils and Canyon County Board of Commissioners all voted to proceed with the public hearing process for the expansion and swap areas identified in the attached map.

Area of City Impact Definition

The Area of City Impact is designed to address planning concerns associated with growth and overlapping local governmental jurisdiction on the fringes of incorporated cities. Areas of City

Impact are intended to be a safeguard to ensure protection of land through planning and zoning for land uses in developing areas.

It is important that Nampa plans for growth outside of its current corporate boundaries. The aim of the Area of City Impact is to avoid difficulties that can result from lack of coordination and resulting inappropriate development in areas that in the future will become part of Nampa.

Nampa's current proposal is to update its Area of Impact boundary at locations around the community where growth is likely and where public utilities can efficiently provide service.

APPLICABLE REGULATION

Idaho State legislators mandated that cities and counties create Areas of City Impact in 1975 as a planning tool to help provide for orderly growth on the urban fringe. Area of City Impact regulations are outlined in Idaho Statute 67-6526. The Area of City Impact is established by negotiations between city and county officials. These negotiations result in two ordinances, one establishing the area of city impact map and one setting forth the comprehensive plan, zoning and subdivision regulations that will apply to the area and is referred to as the agreement ordinance. The current proposal before the Planning and Zoning Commission is to amend the map boundary ordinance.

Map Boundary Ordinance

Cities and counties are to adopt by ordinance, a map, identifying an Area of City Impact within the unincorporated area of the county. Boundaries are to be defined through consideration of various factors, including trade areas, geographic factors; and areas that can reasonably be expected to become a part of the city in the future.

Trade considerations include residents' patterns of shopping, employment, schools attendance, transportation facilities, and the location of new housing and business.

Geographic factors might include topographic features like hills, roads, waterways, soil suitability, and existing and future land use considerations.

Development potential (and possible annexation) includes areas where the city can provide urban services within a reasonable time (these include services such as police, fire, water, sewer, parks, and road maintenance, etc.)

Agreement Ordinance

Once an Impact Area boundary is agreed upon, the city and county are required by law to apply to the Impact Area either the city comprehensive plan and zoning ordinances, or the county comprehensive plan and zoning ordinances or a combination of the two. The authority to make planning and zoning and other decisions may rest with either jurisdiction or both.

The agreement ordinance between Nampa and Canyon County currently set forth in Ordinance # 05-014 is not proposed to change at this time.

PROPOSED BOUNDARY AMENDMENTS

The **Nampa Area of City Impact boundary expansion** areas to be considered includes:

AREA 5

Proposed expansion Area 6 has also been considered for many years. The boundary was negotiated with Canyon County starting in 2005. In some locations annexation has already occurred.

BEGINNING at the intersection of Karcher Road and Midway Road thence heading south to West Greenhurst Road;
Thence west along the northerly boundary of the Deer Flat National Wildlife Refuge, to a point;
Thence north along the boundary of said Refuge to Iowa Avenue;
Thence westerly along the boundary of said Refuge to a point;
Thence continuing along the boundary of said Refuge in a northwesterly direction to Lake Avenue;
Thence north on Lake Avenue to Roosevelt Avenue;
Thence west on Roosevelt Avenue and following the northerly boundary of said Refuge, to a point approximately ¼ mile west of South Indiana Avenue;
Thence north along the boundary of said Refuge to the westerly projected alignment of Lone Star Road;
Thence east to Lake Avenue;
Thence north to Orchard Avenue;
Thence east to the intersection of Orchard Avenue and the Upper Embankment Drain;
Thence northerly along the Upper Embankment Drain to the southeast corner of Canyon View Estates;
Thence east to the Stone Lateral;
Thence northerly along the Stone Lateral to Karcher Road;
Thence east along Karcher Road to the **POINT OF BEGINNING**.
Containing 3.62 square miles more or less.

AREA 6

Proposed expansion Area 5 has been considered for many years and was planned for in our current comprehensive plan and various city master plans. The Comprehensive Plan designates this area as agricultural. Population density increases are not envisioned for this area. However, the current boundary at the edge of Area 5 splits parcels and for continuity it makes sense to expand the boundary to Deer Flat Wildlife Refuge.

BEGINNING at the intersection of Greenhurst Road and South Middleton Road thence heading south along South Middleton Road to the Thacker Lateral;
Thence in a southeast direction along the Thacker Lateral to South Midland Boulevard;
Thence south along South Midland Boulevard to the intersection of West Locust Lane;
Thence in a southeast direction to a point where Tio Lane and the projected alignment of Ruth Lane intersect;
Thence east approximately ½ mile to a point on the projected alignment of South Canyon Street;
Thence south to the northeast corner of the Deer Flat National Wildlife Refuge;
Thence meandering in a northwesterly direction along the northerly boundary of said Refuge to Coyote Cove Road;

Thence north along Coyote Cove Road to Greenhurst Road;
Thence east along Greenhurst Road to the **POINT OF BEGINNING**.
Containing 1.24 square miles more or less.

The **Nampa Area of City Impact swap** locations for consideration includes:

AREA 1

Area 1 is proposed to swap from Caldwell's Area of City Impact to Nampa's Area of City Impact. The current boundary splits a parcel. The parcel is in Nampa's industrial Urban Renewal area.

Northern part of Parcel R3436100000 addressed 9792 Ustick Road.
Containing 36 acres more or less.

AREA 2A

Area 2A is proposed to swap from Caldwell's Area of City Impact to Nampa's Area of City Impact. The existing boundary splits parcels and places some of Nampa's Urban Renewal Area in Caldwell's Impact Area.

BEGINNING at the intersection of Middleton Road and Laster Lane thence heading south along Middleton Road to Interstate 84;
Thence northwest along I84 Right of Way to the southwest corner of Parcel R3088401000;
Thence north and east along the boundary of Parcel R3088401000 to the **POINT OF BEGINNING**.
Containing 26 acres more or less.

AREA 2B

Area 2B is proposed to swap from Nampa's Area of City Impact to Caldwell's Area of City Impact. The existing boundary splits parcels.

(BEGINNING at the intersection of I84 and N. Middleton Road thence heading south along N. Middleton Road to the intersection N. Middleton Road and Chacartegui Lane;
Thence west along the southern boundary of parcel R3089000000;
Thence continuing west along the southern boundary of parcel R2034400000;
Thence northwest along the southwest boundary of parcels R2034400000 and R2034300000 to Hoffman Lane;
Thence north along Hoffman Lane to the northern boundary of railroad Right of Way;
Thence in a northeast direction to the northern boundary of I84 right of way;
Thence east to the **POINT OF BEGINNING**.
Containing 64 acres more or less.

AREA 3

Area 3 is proposed to swap from Nampa's Area of City Impact to Caldwell's. The area can be served by Caldwell and helps to balance acreage between the cities.

Parcel R30970000 located at the southeast corner of Midway Road and E. Homedale Road.
Containing 39 acres more or less.

AREA 4

Area 4 is proposed to swap from Caldwell's Area of City Impact to Nampa's Area of City Impact. The area has already been annexed into the city of Nampa. This action will correct the Area of Impact map.

Parcels R3279600000, R3279701000, R3279700000 on the southwest corner of Karcher Road and Midway Road.

Containing 33.5 acres more or less.

(See Map for Reference)

FINDINGS:

The national housing boom and in-migration that began in the late 1990s and continued through 2006 had a dramatic effect on Nampa. In 2005 the Area of Impact boundary was extended to deal with this growth. In 2008 the housing market slowed substantially. Despite the slower growth, city boundaries have still expanded to reach the Impact Area boundary in several locations. Since 2005, when the Area of Impact was last adjusted, city population increased 19% from 72,211 to 89,210 in 2015. The proposed Impact Area expansions will allow Nampa to thoroughly plan for areas that reasonably can be expected to become a part of the city in the future.

The expansion may concern property owners in the proposed impact area who do not want to be annexed. However, the expansion does not mean the city plans to annex properties in the near future. In fact, it remains city policy to not use forced annexation. Annexation has been and will most likely continue to be requested by the property owner. Likewise, being in the Impact Area does not effect property taxation. Taxation is only affected if annexation occurs. The expansion does provide property owners reassurance that utilities and other city services will likely be accessible to them in the future.

State planning law requires that three factors be considered when defining an impact area. Nampa has considered each factor.

Trade considerations

Residents living within the proposed expansion of the impact area have very few alternatives for accessing goods and services. The rural nature of the area forces residents to travel significant distances for necessities. For many residents in this expanded area, Nampa provides employment and is the closest option for business and residential commerce.

Geographic factors

Geography of the proposed area has played a major role in determining the appropriateness of an impact area expansion. Nampa has conducted extensive analysis of the area through our Sewer Master Plan, Water and Irrigation Master Plan, Transportation Plan, and a Demographics Forecast and Land Use Analysis for the proposed impact area. Each study has indicated Nampa as the most suitable service provider for this area.

Development potential

The population and jobs forecast for the expansion areas is detailed in a memo from COMPASS dated March 8, 2016. The 2015 household estimate is 240 and is expected to be 1,375 by 2040. Jobs are also expected to increase dramatically from 258 to 1,795. Over the same time total population for the existing impact area is expected to increase from 104,990 in 2015 to 160,886 in 2040.

Forecasted population growth will increase density in the expansion areas. Utilities will be needed and private development will continue to seek annexation in order to obtain those services. No other municipality will likely be able to provide the services demanded by this population growth. It is reasonable to conclude that the expansion area will be a part of Nampa in the future.

Nampa Planning and Zoning Commission should decide whether to recommend to Nampa City Council the proposed Area of City Impact boundary expansion.

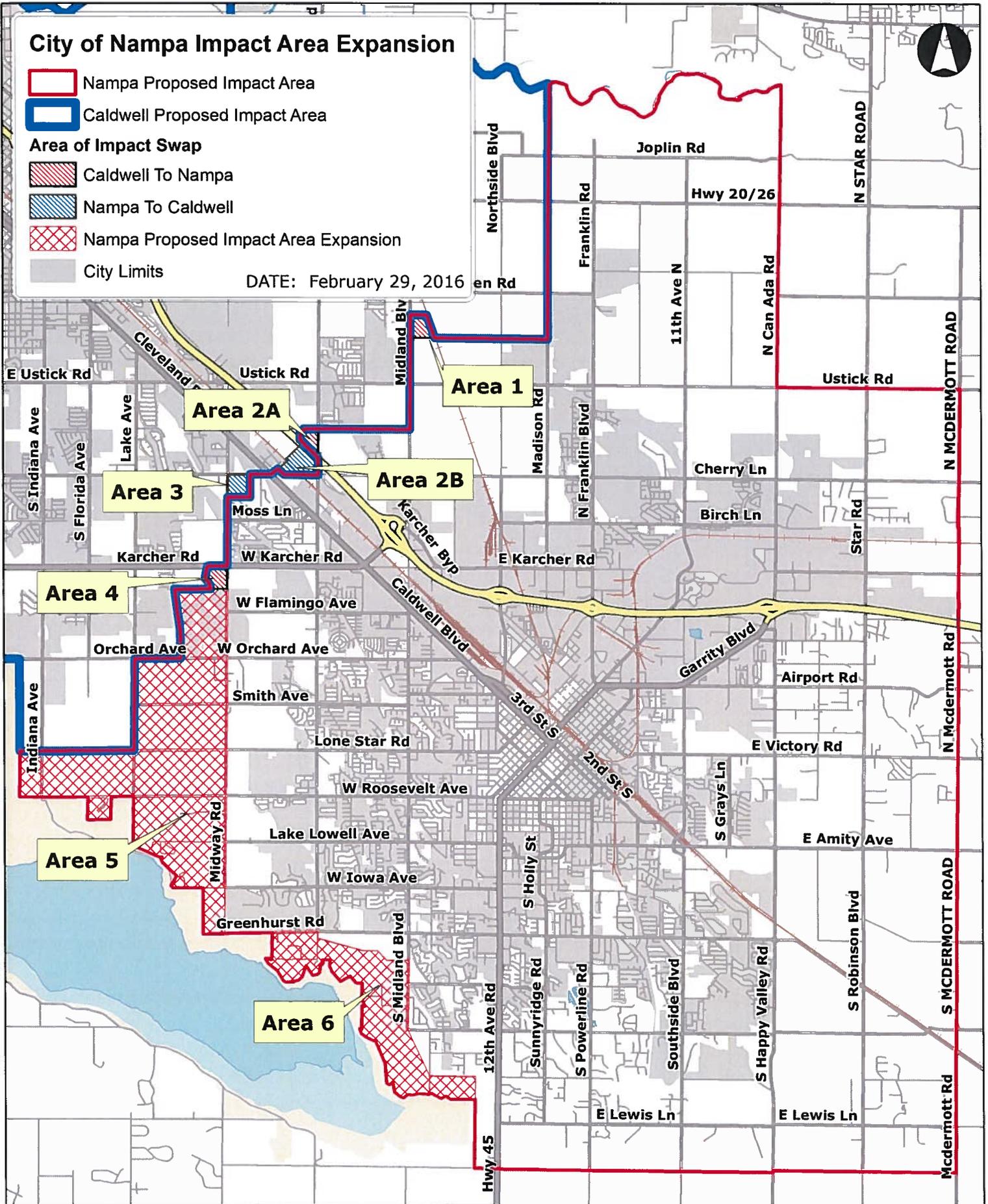
ATTACHMENTS

- Impact Area Expansion and Swap Area Map
- COMPASS Jobs and Population Forecast Memo

City of Nampa Impact Area Expansion

- Nampa Proposed Impact Area
- Caldwell Proposed Impact Area
- Area of Impact Swap**
- Caldwell To Nampa
- Nampa To Caldwell
- Nampa Proposed Impact Area Expansion
- City Limits

DATE: February 29, 2016





Working together to plan for the future

March 8, 2016

Norm Holm, Director
Nampa Planning & Zoning Department
411 3rd Street South
Nampa, ID 83651

Re: Nampa Area of City Impact (CMP 2155-16)

Dear Mr. Holm,

The Community Planning Association of Southwest Idaho (COMPASS) received transmittal of notice of public hearing for the Nampa area of city impact boundary realignment (CMP 2155-16). COMPASS evaluates proposed land use and transportation decisions for consistency with the goals of *Communities in Motion 2040*, the regional long-range transportation plan, as a member service.

One purpose of this analysis is to identify a logical urban fringe area to be developed and planned for in an orderly manner. COMPASS has enclosed the requested information about changes in current and forecasted households and employment that Nampa and Caldwell could anticipate from the proposed area of impact revision.

For clarification, the household and employment estimates are provided for 2015 and forecasted for 2040. As the information is conducted at the Traffic Analysis Zone (TAZ) level, some of the areas of proposed expansion only consume a portion of the TAZ. In the attached table, these TAZs indicate the approximate percentage of area that would be consumed in the boundary revision. For these TAZs, Nampa may choose to use a portion of the estimate and forecast to predict a more refined change. The map also includes a table of the same demographics for the three TAZs being transferred to Caldwell.

If you have any questions or would like additional information or analysis, please contact Carl Miller at cmiller@compassidaho.org or (208) 475-2239.

Sincerely,

Sabrina C. Minshall, AICP
Director of Planning

Enclosure: Nampa Proposed Area of City Impact Expansion Demographics

pc: Brian Billingsley, City of Caldwell
Tricia Nilsson, Canyon County Development Services
Jeff Barnes, City of Nampa
Clair Bowman, City of Nampa

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Nampa Proposed Area Of City Impact Expansion Demographics

Nampa to Caldwell Transfer					
TAZ	% of TAZ	2015 HH	2015 Jobs	2040 HH	2040 Jobs
*2207	37%	6	24	6	232
*2485	33%	93	14	245	14
*2529	18%	1	83	1	305
Total		100	121	252	551

*indicates partial TAZ coverage

Area Of City Impact Expansion Traffic Analysis Zones (TAZs)					
TAZ	% of TAZ	2015 HH	2015 Jobs	2040 HH	2040 Jobs
*2193	11%	10	58	11	1,413
*2245	11%	7	3	11	4
*2259	7%	53	2	517	2
*2299	7%	17	67	301	91
2540	100%	10	8	144	8
*2541	75%	5	2	230	2
2665	100%	11	8	11	8
2667	100%	11	32	12	32
2668	100%	63	33	81	33
2735	100%	11	19	11	19
2736	100%	15	14	15	17
2743	100%	8	10	10	164
2744	100%	19	2	21	2
Total		240	258	1,375	1,795

*indicates partial TAZ coverage

These areas are within this Traffic Analysis Zone includes all of lake Lowell. These estimates reflect the demographics captured expansion area only. These estimates are not included in the above table.

2015 House Holds: 54
 2015 Jobs: 22
 2040 House Holds: 54
 2040 Jobs: 22

- Nampa *AOCI Expansion
 - AOCI Swap Caldwell to Nampa
 - AOCI Swap Nampa to Caldwell
 - **TAZs for AOCI Expansion
 - TAZs to Caldwell via swap
 - Caldwell City Limits
 - Nampa City Limits
- *Area Of City Impact
 **Traffic Analysis Zone



March 8, 2016



City of Nampa

ENGINEERING DIVISION

OFFICE (208) 468-5444

CITY HALL 411 THIRD STREET SO. NAMPA, IDAHO 83651 FAX (208) 465-2261

DATE: March 15, 2016
TO: Planning and Zoning Commission
FROM: Daniel Badger, P.E.
SUBJECT: Nampa Area of City Impact Boundary Extensions

The Engineering Division has reviewed the proposed changes to the City's impact area boundary along with our ability to serve these areas with City utilities, and do not oppose approval of the changes.



Public Service Announcement

Date: March 10, 2016

For: Immediate Release

Attached: Map of proposed changes

Nampa, Caldwell schedule area of impact public hearings

The planning and zoning commissions for the city of Nampa, city of Caldwell and Canyon County will all hold separate public hearings on proposed boundary changes to Nampa and Caldwell's areas of city impact.

The city of Nampa will hold the first public hearing March 22 at 7 p.m. in City Hall Council Chambers, 411 3rd St. S. Nampa. The city of Caldwell will hold its public hearing April 12 at 7 p.m. at in the Community Room at the Caldwell Police Station, 455 110 S. 5th Ave. Canyon County's hearing will be April 21 at 6:30 p.m. at County Administration Building public hearing room, 111 N. 11th Avenue, Caldwell.

Nampa and Caldwell have been in agreement on the proposed Area of City Impact boundary expansions for several years. During the last year Nampa and Caldwell identified small areas where the existing boundary splits parcels or could be better served if it were in the opposite city's impact area. Public hearings will consider long standing expansion areas and recent small adjustment areas.

Areas of city impact provide a way for cities, counties and special districts to anticipate future public service needs and coordinate those services effectively. As Nampa and Caldwell continue to grow, it is critical that long term plans for transportation, water, sewer and other services account for growth outside city boundaries.

After scheduled planning and zoning commission hearings there will be public hearings at each city council and at the Canyon County Board of Commissioners. If approved, the new boundary ordinance will be enacted by Canyon County.

A map detailing the proposed boundary changes is attached.

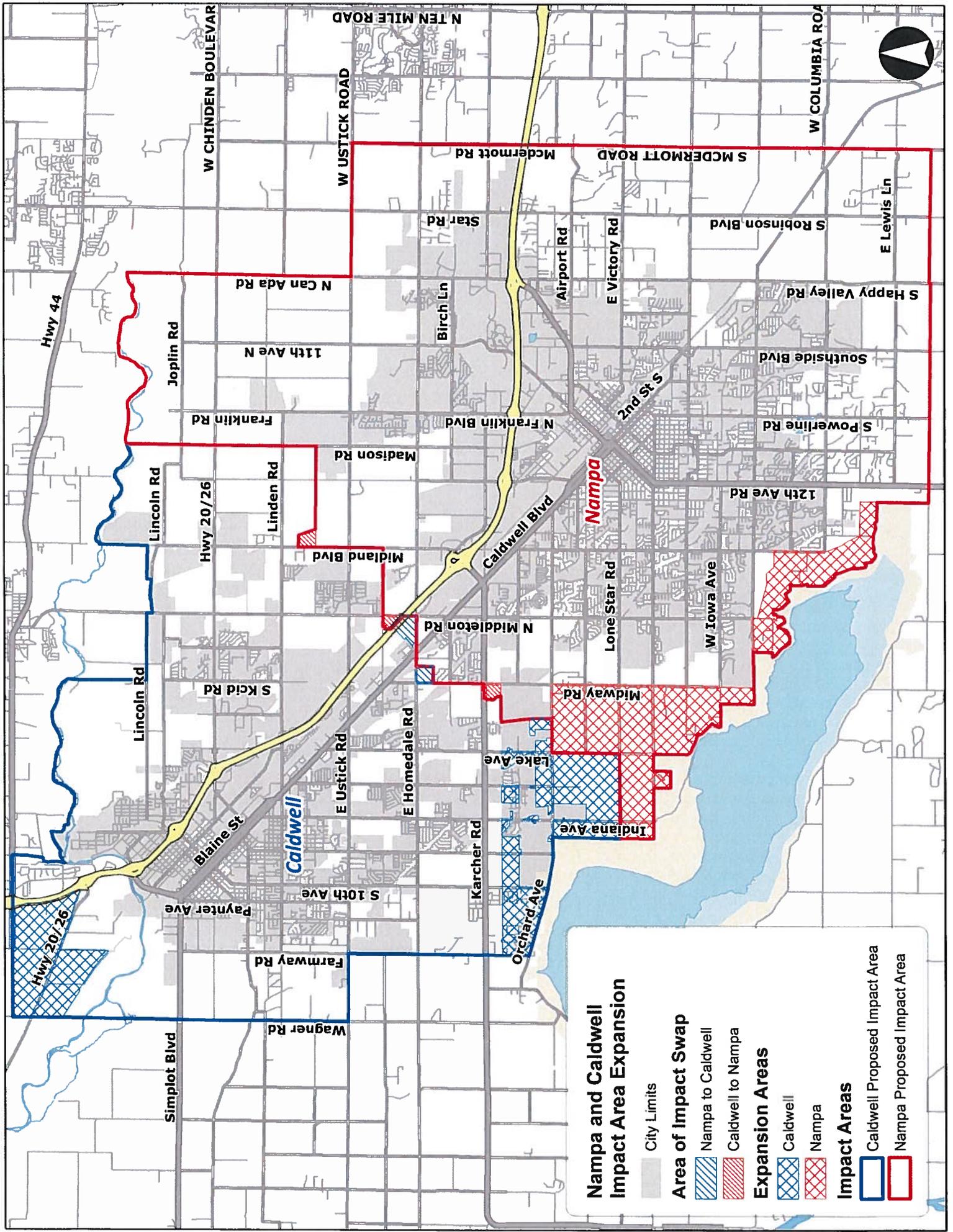
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Media Contacts:

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Patricia Nilsson
Canyon County
Development Services
454-7458
pnilsson@canyonco.org





Planning & Zoning Department

Nampa, Idaho... Today's Vision is Tomorrow's Reality

December 31, 2015

Ms. Tricia Nilsson, AICP
Development Services Director
Canyon County Development Services
111 N. 11th Avenue, Suite #140
Caldwell, ID 83605

RE: Nampa Area of City Impact Expansion

Dear Ms. Nilsson,

The City of Nampa requests that Canyon County begin formal proceedings on amending the City of Nampa's impact area to the boundaries shown on the attached map. The areas proposed within the boundary can be reasonably annexed and served by Nampa in the future based upon forecasted growth, geographic factors and trade. Nampa City Council formally authorized planning and zoning staff to pursue the area of impact adjustments on October 19, 2015 with a unanimous motion.

Nampa and Caldwell are in agreement on the proposed changes. For this reason, Nampa wishes to waive the formal negotiation meeting and directly proceed with public hearings. Nampa and Caldwell have agreed on the boundary expansion areas for several years and have met many times this year to work out issues with the current boundary. We propose that you consider our requests concurrently.

The City of Nampa respectfully request that the County move forward with Nampa's proposed area of city impact expansion. Should you need more information, please contact me at 468-5446.

Sincerely,



Norman L. Holm
Planning & Zoning Director

Attachments:

- Nampa City Council meeting minutes from October 19, 2015
- Map of proposed Area of Impact Expansion

cc: Mayor Robert Henry
Members of the Nampa City Council
Michael Fuss, Public Works Director
Brian Billingsley, Caldwell Planning Director

Excerpt from Nampa City Council Minutes - October 19, 2015

Proposed Nampa Area of City Impact Boundary Amendment (see red lined paragraphs)

Regular Council
October 19, 2015

On September 30, 2015, Airport Staff received a letter from Steve Swann (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 Phillip Nelson.

On October 2, 2015, Phillip Nelson submitted a lease application and paid associated processing fees.

- o Criminal and financial background checks have been completed and approved

On October 8, 2015, Lessee signed and returned the notarized termination agreement.

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

On October 12, 2015, Phillip Nelson signed and returned the notarized Land Lease Agreement.

On October 12, 2015, the Nampa Airport Commission moved to recommend that City Council authorize the Mayor to sign the Agreement to Waive First Right of Refusal and Terminate Lease with Steve Swann (see Attachment A) dated August 1, 2001, and sign new Nampa Municipal Airport Land Lease Agreement (see Attachment B) with Phillip Nelson effective October 20, 2015, for Lot 0410.

MOVED by Haverfield and **SECONDED** by Kren to **authorize the Mayor to sign an agreement to *Waive First Right of Refusal and Terminate Lease* with Steve Swann dated August 1, 2001, and authorize the Mayor to sign a Nampa Municipal Airport Land Lease Agreement with Phillip Nelson, effective October 20, 2015, for Lot 0410.** The Mayor asked for a roll call vote with all Councilmembers voting **YES**. The Mayor declared the

MOTION CARRIED

Mayor Henry presented a request to **authorize Planning Staff** to pursue the **Area of Impact Adjustment and Parcel Swap** Shown in Exhibit D with the Area of Impact Expansion for Area 1 and 2 Described in Exhibit A.

Long Range Planner Karla Nelson presented a staff report explaining that the City of Nampa is working on an Area of Impact Boundary Expansion for Area 1 and Area 2 as described in Norm Holm's Staff Report from May 4, 2015.

Resulting Area of Impact discussions with the City of Caldwell has included a longstanding boundary line adjustment near Homedale road. The recorded Impact Area near Homedale Road splits parcels creating confusion for property owners and a gap between Nampa and Caldwell's Impact Areas.

Regular Council
October 19, 2015

In 2012 Caldwell and Nampa staff made an effort to correct the boundary line issue described above with an adjustment that follows parcel boundaries, however this adjustment was never recorded with Canyon County.

In revisiting the needed adjustment during the summer and fall of 2015 it was discovered that a portion of Nampa's Urban Renewal Area would end up in Caldwell's Area of Impact if the 2012 agreement were followed.

In order to keep all of Nampa's Urban Renewal Area in Nampa's Area of Impact a second adjustment has been proposed that would still follow parcel boundaries.

It was discovered that the Area of Impact boundary also splits a parcel on Midland Boulevard; to correct this issue a parcel swap is recommended.

The proposed adjustment and parcel swap would add 97.14 acres to Nampa's Area of Impact and 103.47 acres to Caldwell's Area of Impact.

History: Since 2005, several engineering and demographic studies have been conducted by consultants to determine growth trends and viable options for servicing the area south of Nampa. Unanimously, these studies concluded that growth would move this direction and that the city of Nampa would be the most appropriate municipality to serve the area- since service lines could be gravity fed to a variety of treatment alternatives. As Nampa city limits have approached or crossed over the existing impact boundary, we have felt an expansion of that boundary is necessary. Since studies have shown that the city can service south of Nampa to the Mora Canal, it is an appropriate boundary.

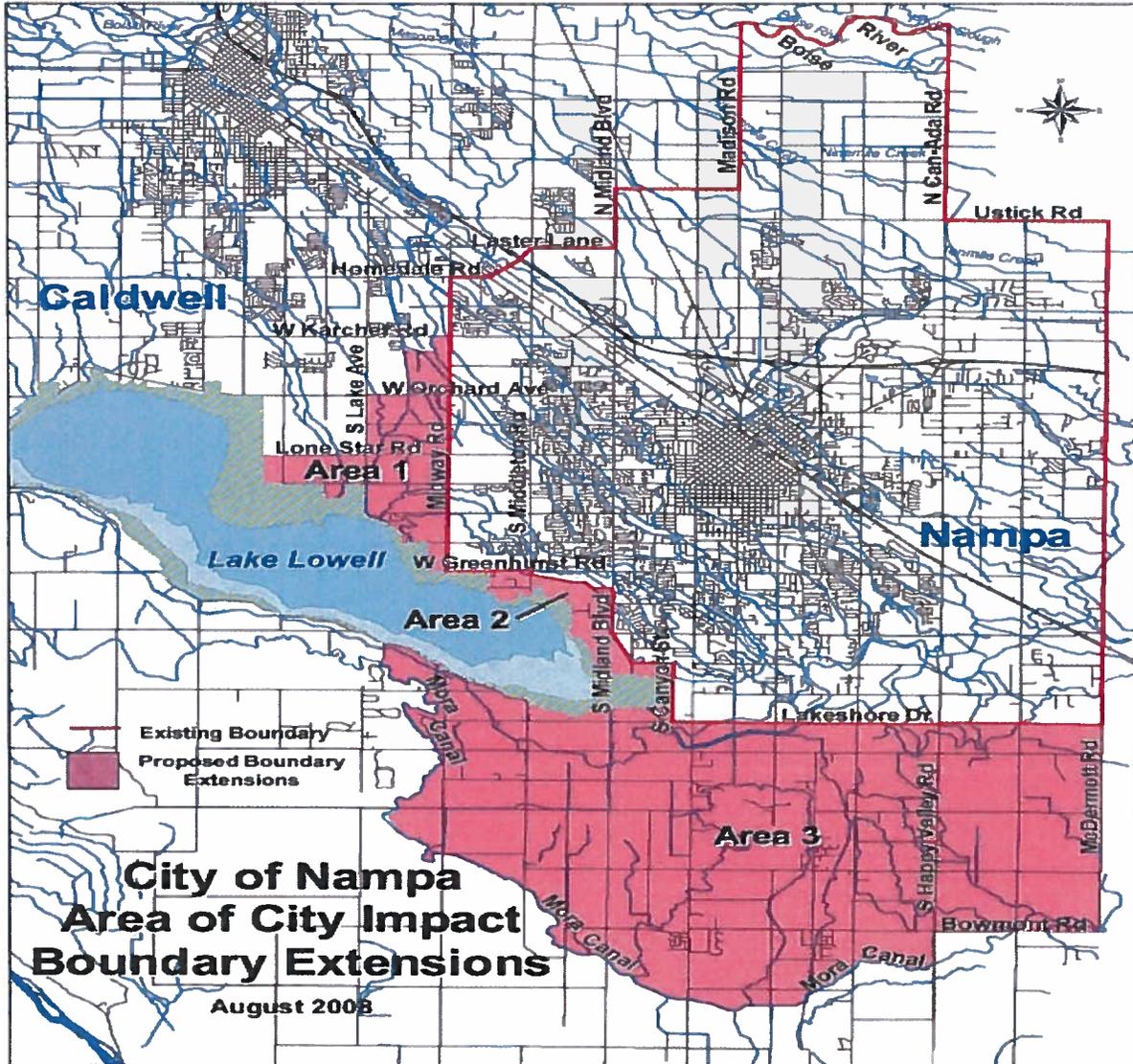
Additional areas to the west have also been included in the proposal because of our ability to service the areas. Nampa Mayor and Planning staff met with Caldwell in 2005 to negotiate an appropriate division of the open land between the two cities' Impact Areas. Both Nampa and Caldwell City Councils subsequently accepted the division as shown on the attached map. The Nampa Planning & Zoning Commission following public hearing on September 9, 2009 voted to recommend approval of the Impact Area Extension to the Nampa City Council. The Nampa City Council held public hearing on the proposal on October 20, 2008 and voted to approve the extension and asked that the proposal be presented and recommended to Canyon County for adoption.

On November 10, 2008 the Planning Department sent a letter to then Canyon County Director of Development Services Leon Jensen officially requesting the extension and requesting the County to schedule a public hearing for consideration. No response or hearing process was initiated by the Canyon County during 2008. On November 23, 2009 the City request for County public hearing consideration was again submitted to Dan Hunter, Interim Director. The County

Regular Council
October 19, 2015

requested additional information and it was provided. Again, no hearing process was initiated by the County in response to the 2009 request.

Recently it was realized that the proposed Midway Park situated at the southwest corner of Smith Avenue and Midway Road is located just outside of the currently established impact area and just inside the proposed Area 1 Impact Area extension as shown on the attached map. This has elevated a renewed interest in getting the impact area extension finalized with Canyon County. Recent communications with Caldwell has established that they are still onboard with concurrently pursuing the agreed upon Area 1 extension with the County.



Regular Council
October 19, 2015

Councilmembers had questions on the request.

MOVED by Raymond and **SECONDED** by Bills to **authorize the planning and zoning staff** to pursue the area of impact adjustment and parcel swap as shown in Exhibit D along with the area of impact expansion of area 1 and 2 described in exhibit A. The Mayor asked all in favor say aye with all councilmembers voting **AYE**. The Mayor declared the

MOTION CARRIED

The following Ordinance was read by title:

Michael Fuss presented a staff report explaining that the Local Improvement District (LID) 148 was created to acquire the roadways in the Nampa Gateway Development and the assessment roll was adopted via ordinance 3912.

With the recording of the Nampa Gateway Center plat assessment P1 was segregated into 9 lots via ordinance 4096.

Nampa Gateway Center plat lot 3 of assessment P1 has been split into two parcels and therefore we need to segregate the assessment for that lot.

The current principle balance of lot 3's assessment is \$97,644.30.

The segregation is based on the percentage or area for each of the new lots (exhibit A):

<u>Assessment Number</u>	<u>Percentage</u>	<u>Assessment</u>
o P1-3-A	45%	\$44,240.41
o P1-3-B	55%	\$53,403.89

AN ORDINANCE OF THE CITY OF NAMPA, IDAHO, SEGREGATING ASSESSMENT NUMBER P1-3 INTO TWO ASSESSMENTS FOR LOCAL IMPROVEMENT DISTRICT NO. 148.

The Mayor declared this the first reading.

MOVED by Kren and **SECONDED** by White to **pass the preceding Ordinance** under **suspension of rules**. The Mayor asked for a roll call vote with all councilmembers present voting **YES**. The Mayor declared the ordinance duly passed and numbered it **4206** and directed the clerk to record it as required.

Mayor Henry presented a request to **authorize the Mayor to sign a Development Agreement for Saint Alphonsus Medical Center-Nampa Garrity-Flamingo Campus.**