



City of Nampa
Regular Council Meeting
Livestreaming at <https://livestream.com/cityofnampa>
November 15, 2021
Regular Council – 5:30 PM
Public Hearings – 6:30 PM*

Call to Order and Pledge to Flag

Invocation Reverend Bill Roscoe

Roll Call

Proposed Amendments to Agenda

(1) Consent Agenda (Action Items)

All matters listed within the Consent Agenda are considered to be routine by the Council and will be enacted by one motion. There will be no separate discussion on these items unless a Councilmember or citizen so requests in which case the item will be removed from the Consent Agenda and placed on the Regular Agenda.

- 1-1. Minutes
 - a. Regular Council Meeting – October 18, 2021
 - b. Airport Commission – September 13, 2021
 - c. Airport Commission – October 11, 2021
 - d. Golf Commission – October 19, 2021
 - e. Library Board – August 10, 2021
 - f. Library Board - September 8, 2021
 - g. Nampa Council on Aging – October 12, 2021
 - h. Venue Management Advisory Commission – October 21, 2021
 - i. Board of Appraisers – October 28, 2021
 - j. Planning & Zoning Commission – October 26, 2021
 - k. Design Review Committee – October 18, 2021
- 1-2. The City Council dispenses with the three (3) reading rule of Idaho code § 50-902 for all ordinances
- 1-3. Plat Approvals
 - a. Final
 - None
 - b. Preliminary
 - None



1-4. Authorize Public Hearings

- a. Comprehensive Plan Map Amendment from Commercial and Medium Density Residential to Residential Mixed Use designation, Zoning Map Amendment to adjust the boundaries of the BC (Community Business), RMH (High Density Residential), and RS6 (Single Family Residential 6,000 sq. ft.) zoning districts, Development Agreement Modification to remove requirements related to: design guidelines, minimum home sizes, Article VI. Use and Building Restrictions; and Subdivision, Preliminary Plat for a mixed use development - Franklin Village North subdivision at 0, 7354, & 7882 Cherry Ln. (parcel #s R2093901000, R2094000000, & R2093900000, located in the SW 1/4 of Section 2, T3N, R2W, BM) for Providence Properties (Patrick Connor) representing Donald Brandt (CMA 049-21, ZMA 150-21, DAMO 049-21, SPP 092-21). Revised Concept: 98 single-family lots averaging 6,162 sf, 55 averaging 7,040 sf, 68 averaging 7,867 sf, 82 averaging 9,865 sf; 17 multi-family lots with a fourplex on each - totaling 68 units; 15 common lots (including 3.5 cres, or 15% of usable open space); and 6 shared driveway lots; for a 4.14 gross density and a 6.36 net density.
- b. Zoning Map Amendment from BC (Community Business) to RP (Residential Professional) zoning district, potential Development Agreement, and Subdivision Preliminary Plat for Diamond Peak Townhouses at 7 6th St N - Parcel #R126500000; and Zoning of the abutting right-of-way totaling 1.08 acres (located in the SW 1/4 of Section 15, T3N, R2W, BM) for Jake Woodward representing Mark Engstrom and Mountain Star Partners, LLC. (ZMA 153-21 and SPP 084-21). Original Concept: for 16 single-family attached dwellings in 3 three-story buildings for a gross and net density of 22.
- c. Annexation and Zoning to RD (Two-Family Residential - Duplex) zoning district, potential development agreement, and Subdivision Preliminary Plat for Magnolia Estates Subdivision at 0 and 18189 Northside Blvd. (Parcels #R3435700000 and #R343570100 totalling 23.6 acres in SE ¼ of Section 33, T4N, R2W, BM, Nampa, Canyon County), for Trilogy Development, representing Corey Barton and Melodee Barrus (ANN 215-21 & SPP 091-21). - Original Concept: 38 single family lots, 14 fourplex lots (56 units), 13 common lots (totaling 6.2 acres), and ROW (totaling 2.17 acres); for a gross density of 4.24 and a net density of 8.44.
- d. Annexation and Zoning to RS7 (Single-Family Residential 7,000 sq. ft) zoning district, potential development agreement, and Subdivision Preliminary Plat for Fenway Subdivision at 0 Alma Ln (Parcel #R2952901200, a 28.25 acre parcel in NE ¼ of the SW ¼ of Section 12, T2N, R2W, BM, Nampa, Canyon County), for Trilogy Idaho (Shawn Brownlee) representing Endurance Holdings LLC (ANN 208-21 & SPP 085-21). - Original Concept: 85 single family lots (totaling 16.08 acres), 18 common lots (totaling 5.68 acres), and 6.49 in ROW and other; for a gross density of 3.01 and a net density of 5.28.
- e. Annexation and Zoning to RS6 (Single-Family Residential 6,000 sf) zoning district, potential, development agreement, and Subdivision Preliminary Plat for Locust Grove Subdivision at 0, 0, 2306, 2414, & 2418 E Locust Ln (Parcels #R2911900, R2911600, R2911700, R2912000, & R29121010) totaling 25.06 acres in the SE ¼ of Section 2, T2N, R2W, BM, Canyon County), for Sawtooth Land Acquisition LLC (ANN 213-21 & SPP 090-21). Original Concept:



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90 single family lots (totaling 16.3 acres), 9 common lots (totaling 2.77 acres), and ROW (totaling 6 acres); for a gross density of 3.59 and a net density of 5.52.

- 1-5. Resolutions
 - a. Disposal of Surplus Fleet/Fire Property
- 1-6. Authorize to Proceed with Bidding Process
 - a. Authorize the Engineering Division to proceed with formal bidding process for the Western Regional Lift Station (Approved by Legal) (Approved in FY22 Budget)
- 1-7. Authorization for Execution of Contracts and Agreements
 - a. Authorize Mayor to sign, (1) Agreement to Waive First Right of Refusal and Terminate Lease with Andy Dodson dated June 22, 2021, and (2) Nampa Municipal Airport Land Lease Agreement with Goode Crane Properties, LLC effective November 15, 2021, for Lot 2312 (Approved by Legal)
 - b. Authorize Mayor to sign Nampa Municipal Airport Land Lease Agreement with Mission Aviation Fellowship, effective November 15, 2021, for Lot 2445 (Approved by Legal)
 - c. Authorize Mayor to sign Consent to Sublease Agreement with Skyline Aircraft Maintenance, Inc., and Phoenix Aviation, LLC. (Approved by Legal)
- 1-8. Monthly Cash Report
 - a. October 2021
- 1-9. Planning & Zoning Formal Findings
 - a. None
- 1-10. Licenses for 2021
 - a. Alcohol Renewal
 - None
 - b. Alcohol New
 - None
- 1-11. Miscellaneous items
 - a. None
- 1-12. Approval of Agenda



(2) Proclamations

- 2-1. VFW Buddy Poppy Days
 - 2-2. Small Business Saturday
 - 2-3. National Apprenticeship Week
-

Nampa Residents Wishing to Speak on an Agenda (5 persons limit) or Non-Agenda Item (5 persons limit) (3-minute limit). Comments Related to Zoning and Land Use Matters May Only be Made During Properly Noticed Public Hearings

- Recognition of Luis Granados
-

(3) Agency & Commission Reports

- 3-1. None
-

(4) Staff Communications

- 4-1. Public Works – Jeff Barnes
-

(5) New Business

- 5-1. **Action Item:** Authorize Mayor to sign a Resolution for the re-appointment of Rich Williams to a five (5) year term (1/1/2022 – 12/31/2026) on the Nampa Library Board of Trustees
- 5-2. **Action Item:** Authorize Mayor to sign a Resolution approving updates to the City of Nampa Employee Handbook
- 5-3. **Action Item:** Authorize Mayor to sign the contract with Thyssenkrupp Elevator Corporation for the Nampa Development Services Center Elevator Modernization, not to exceed the amount of \$80,000.00 (Approved by legal) (Approved in the FY21 Capital Budget)
- 5-4. **Action Item:** Authorize advertisement to proceed with Request for Qualifications for Airport Business Planning consultant services (Approved by Legal) (Approved in FY22 Budget)
- 5-5. **Action Item:** Authorize staff to submit applications for fiscal year 2022 federal grant funding for City transportation projects including City match dollars (typically 7.34%)
- 5-6. **Action Item:** Canvas of Votes from the November 2, 2021 Election



(6) Public Hearings

- 6-1. **Action Item:** Annexation and Zoning to RD (Two-Family Residential - Duplex) zoning district, potential development agreement, and Subdivision Preliminary Plat for Wood Poppy Subdivision at 0 Northside Blvd. (Parcel #R34373011, a 9.51 acre parcel in SW ¼ of the SW ¼ of Section 34, T4N, R2W, BM, Nampa, Canyon County), for Jarom Wagoner & Trilogy Development, representing Corey Barton Endurance Holdings LLC (ANN 204-21 & SPP 083-21). - Original Concept 72 multi-family units on 18 buildable lots (totaling 6.94 acres) and 7 common lots ROW (totaling 2.57 acres); for a gross density of 7.57 **PUBLIC HEARING CONTINUED FROM NOVEMBER 1, 2021 COUNCIL MEETING**
- 6-2. **Action Item:** Annexation and Zoning to RD (Two-Family Residential - Duplex) zoning district, potential development agreement, and Subdivision Preliminary Plat for Valente Subdivision at 0 Ustick Rd. (Parcel #R3083300000, a 37.72 acre parcel in SW ¼ of the NW ¼ of Section 3, T3N, R2W, BM, Nampa, Canyon County), for Jarom Wagoner & Trilogy Development, representing Corey Barton/Endurance Holdings LLC (ANN 205-21 & SPP 083-21). Original Concept: 115 single family lots (totaling 19.44 acres), 18 common lots (totaling 6.25 acres), and ROW (totaling 9.02 acres); for a gross density of 3.05 and a net density of 5.9
- 6-3. **Action Item:** Annexation and Zoning to BC (4.5 acres), IL (3.66 acres), RMH (16.15 acres), & RS6 (22.09 acres) - all located within four parcels numbered: #R3078101100, R3078100000, R3078301100, & R3078300000 (addressed as 7755, 0, 0, & 0 Ustick Rd), and potential development agreement, for Trestle Creek Subdivision (to be subdivided at a future date), a mixed-use development including commercial, industrial, multi-family, single-family attached and detached, and open space land uses (located in the NW 1/4 of Section 2, T3N, R2W, BM, Canyon County) for Jane Suggs/Gem State Planning representing Endurance Holdings LLC (ANN 212-21)
- 6-4. **Action Item:** Annexation and Zoning to RS6 (Single-Family Residential 6,000 sq. ft.) zoning district to connect to city utilities for an existing single family home and future lot split at 907 W Greenhurst Rd (a .98 acre parcel #R2928500000 in the NW ¼ of Section 4, T2N, R2W, BM) for Jose L and Martha Diaz (ANN 214-21)

(7) Unfinished Business

- 7-1. **Action Item:** 1st reading of ordinance for the Amendment of Title 6: Police Regulations, Chapter 5: Bicycles and Title 9: Public Ways and Property, Chapter 5: Public Parks, Section 2.E.: Prohibited Acts, pertaining to eBikes and eScooters; revising the bicycle definition and adding eBike definition, adding eBikes and eScooters to the regulations defining the locations bicycles can be ridden, stating a maximum speed, and requiring eBikes and eScooter providers to enter into a contractual agreement with the city before beginning operation, for the City of Nampa (ZTA 022-21) (**PH was 10-18-2021**)
- 7-2. **Action Item:** Approve summary of publication for preceding ordinance



- 7-3. **Action Item:** 1st reading of ordinance for the Vacation of a 2' x 36' portion of the 5' public utility easement along the west property line and 2' x 25' portion of the 5' public utility easement along the southern property (both originating from the southwest corner of the property and totaling 126 sf); and variance of Nampa City Code 10-1-7.F.5 requiring a minimum 5' setback from the property line for any permanent swimming pool, and in order to construct a swimming pool within 3' of the rear and side property lines and 3' from the existing home at 2711 E Rhyolite Ct. (a 0.17 acre Parcel #R2945419600) in an RS6PUD (Single Family Residential 6,000 sq. ft.) zoning district (located in the SE 1/4 of Section 28, T3N, R2W, BM, Nampa, Canyon County) for Diana and Chris Carswell (VAC 054-21 & VAR 111-21) (**PH was 11-01-2021**)
- 7-4. **Action Item:** 1st reading of ordinance for a Zoning Map Amendment from GB1 (Gateway Business) to IL (Light Industrial) zoning district and Development Agreement; in order to build a Ditch Witch of the Rockies equipment dealership and rental location with garage for the "Equipment or implement sales, large or heavy equipment" land use category at 0 E Hunt Ave - Parcel #R3106712800 (a 5.04 acre parcel located in the SE ¼ of Section 12, T3N, R2W, BM, Nampa, Canyon, Idaho) for Dru Bridwell representing Orange Power Group LLC (ZMA 146-2021) (**PH was 10-04-2021**)

(8) Pending Ordinances (Postponed Due to Lack of Supporting Documentation)

- 8-1. Zoning Map Amendment from IP/RS (Industrial Park/Single-Family Residential) to RMH (Multiple-Family Residential) at 335 N. Gateway St. (A 1.25-acre or 54,450 sq. ft. portion of the SW ¼ Section 15, T3N, R2W, BM also identified as Lots 23 and 24, Block 13, Nampa City Acres Addition No. 1 – for a 100 unit multiple-family apartment project for Tim Kristovich, Whispering Pines LLC (ZMA 117-20) (**PH was 05-04-2020**)
- 8-2. Zoning Map Amendment from BC (Community Business) to RS6 (Single Family Residential 6,000 sq. ft.) and Modification of Development Agreement Ordinance #3561 rescinding the conditions for a commercial building to match nearby architectural facades, building orientation, limiting impact of commercial lighting and fencing to the neighborhood, specifying commercial signage, landscaping, etc. for a commercial building at 904 7th Ave N (a .58 acre portion of land in the Sylvan Heights Subdivision in the NE 1/4 of Section 22, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County, Idaho) for James K. Hagen representing Zechariah P. Dean (ZMA 125-20, DAMO 038-20) (**PH was 12-07-2020**) (with City Attorney for ordinance and DA)
- 8-3. Annexation and Zoning to RD (Two-Family/Duplex Residential) zoning district at 216 N. Middleton Rd – Parcel#R1602200000 (A 2.59-acre portion of the NW ¼ Section 20, T3N, R2W, B) for an existing single-family home and barn to connect to city water service, for Cecilia Shields (ANN 181-20) (**PH was 12-07-2020**)
- 8-4. Vacation of an approximately 322' by 5.45' (approximately 1,754 sq. ft) water main easement, a portion of 0 S Rising Sun Dr., county parcel #R3210338400 (located in the NW 1/4 of Section 32, T3N, R2W, BM) for Epic Development Idaho, LLC (VAC-049-21) (**PH was 04-19-2021**)



- 8-5. Zoning Map Amendment from DH (Downtown Historic) to DV (Downtown Village); in order to build the Old Towne Nampa concept plan under the streetscape requirements of the DV zoning district, at 1015 3rd St S., 311 11th Ave S., 315 11th Ave S., 323 11th Ave S., 304 10th Ave S., and 316 10th Ave. S. - parcel #'s R1360700000, R1360800000, R1361000000, R1361300000, R1361100000, and R1361101000 (a total of 1.94 acres located in the SW ¼ of Section 22, T3N, R2W, BM, Nampa, Canyon, Idaho) for Mussell Construction Inc., representing self, Latimer Investments LLC, and International Church of the Foursquare Gospel (ZMA 147-2021) (**PH was 9-7-2021**)
- 8-6. Annexation and Zoning to RS6 (Single-family Residential 6,000 sq. ft.) zoning district and development agreement, at 0 E Locust Ln., a small portion of 0 Robinson Rd., 0 & 4417 S Happy Valley Rd (Parcel #'s: R2891801000, R2891700000, R29512010A0, R2951401000) for Harvest Creek Subdivision including two hundred fourteen (214) detached single-family lots on approximately 39 acres and thirty-five (35) common lots on 14.88 acres; for a gross density of 3.05 and a net density of 5.5; a 70.28 acre portion of the proposed 76.2 annexation area, located on the east side of S Happy Valley Rd (NW ¼ of Section 7, T2N, R1W, BM), for Hayden Homes Idaho LLC/Tim Mokwa representing multiple property owners (ANN-199-21) (**PH was 9-7-2021**)
- 8-7. Development Agreement Modification to modify the concept plan (Exhibit B) and conditions of approval (Exhibit C) of Ordinance No. 3631, changing the use from commercial buildings and associated parking to a concept plan for 3 multiple-family residential buildings; and, Conditional Use Permit for Multi-Family Residential in a BC (Community Business) zoning district, for 60 residential units on 3.09 acres for 19.41 gross lot density; located at 3211, 3217, 3225, and 3255 E Greenhurst Rd - County Parcel #'s - R2113800000, R2113900000, R2114001000, & R2114000000 (located in NW 1/4 of Section 1, T2N, R2W, BM) for Vertical Equity, LLC representing Jones Development, LLC (DAMO 044-21 & CUP 232-21) (**PH was 9-20-2021**)
- 8-8. Annexation and Zoning to RS6 (Single-Family Residential 6,000 sq. ft) zoning district, at 1427 Southside Blvd, in order to connect to sewer utility services; (a .62 acre parcel in the NE ¼ of Section 35, T3N, R2W, BM), for Brian and Sharon Depue (ANN 207-21) (**PH was 10-18-2021**)
- 8-9. Vacation of an approximately 7,834 sq. ft. portion of right-of-way abutting the north and east property line of 1204 11th Ave. (parcel #R1428564400) along 11th Ave. N and Stampede Dr. and abutting the east and south property line of 0 11th Ave N. (parcel #R14285644A0) along Stampede Dr. (located in the NW 1/4 of Section 23, T3N, R2W, BM) for Austin Whiting (VAC 053-21) (**PH was 10-25-2021**)
- 8-10. Annexation and Zoning to RS7 (Single-Family Residential 7,000 sq. ft) zoning district and potential development agreement, at 2307 Lonestar Rd (Parcel #R3203300000), in order to connect to city water utility services; (a .26 acre parcel in the NW ¼ of Section 29, T3N, R2W, BM), for Lee Robinson (ANN 210-21) (**PH was 10-25-2021**)
- 8-11. Zoning Map Amendment from RS8.5 (Single-Family Residential 8,500 sq. ft.) to RS7 (Single-Family Residential 7,000) zoning district, Development Agreement Modification Ordinance No. 3564, and Subdivision Preliminary Plat to allow for 226 residentially zoned parcels totaling 41.7 acres, 32 common lots totaling 17.2 acres (9.91 of open space), and 5 common drive lots



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totaling 17 acres (parcel #'s R343710100 and R343710000 - addressed as 0 and 8620 Ustick Rd.) a sum total of 75.9 acres (located in the SW 1/4 of Section 34, T4N, R2W, BM) Sweetwater Glen Subdivision for Toll Bros, Inc. representing Louie M. Asumendi (ZMA 148-21, DAMO 047-21, & SPP 086-21) (**PH was 11-01-2021**)

- 8-12. Annexation and Zoning to RS7 (Single-Family Residential 7,000 sq. ft) zoning district, potential development agreement, and Subdivision Preliminary Plat for Cayuse Meadows Subdivision at 826 W Dooley Ln (Parcel #R2927900000, a 6.46 acre parcel in SW ¼ of the NW ¼ of Section 4, T2N, R2W, BM, Nampa, Canyon County), for Jon Pascoe (ANN 209-21 & SPP 088-21). - Original Concept: 18 residential lots (totaling 3.44 acres), common lots totaling 2.81 acres, and open space totaling .21 acres; for a gross density of 2.80 and a net density of 5.23 (**PH was 10-25-2021**)
- 8-13. Zoning Map Amendment from RSPUD to RS6 (Single-Family Residential 6,000 sf minimum), for Middlebury Subdivision in an RS6 zoning district **AND** Development Agreement Modification originally recorded for Lakebrook Subdivision - Ordinance No. 3610, modifying the site plan, eliminating the proposed church to be replaced with additional single-family residential, removal of narrow private streets and gated neighborhoods, and revising the dimensional standards, for Middlebury Subdivision in an RS6 zoning district (334 buildable lots, 1 existing home, and 36 common lots on 105.78 acres); located at 12246 Orchard Ave - County Parcel #s - R3280300000, R328001100, & R3279901000b (located in S 1/2 of Section 13, T3N, R3W, BM) for Jane Suggs - Gem State Planning representing Clinton R. Wissel (ZMA 129-20) (DAMO 040-20) (**PH was 03-15-2021**) & (**PH was 8-16-2021**)

(9) Executive Sessions

- 9-1. **Action Item:** None

Adjourn

Next Meeting

Regular Council at 5:30 PM – Monday December 6, 2021 - City Council Chambers

- ◆ Individuals, who require language interpretation or special assistance to accommodate physical, vision, hearing impairments, please contact the City Clerk's Office at Nampa City Hall, (208) 468-5426. Requests should be made at least three (3) days prior to the meeting to allow time to arrange accommodations
- ◆ Any invocation that may be offered before the official start of the Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council and do not necessarily represent the religious beliefs or views of the Council in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to participate actively in the business of the Council. Copies of the policy governing invocations and setting forth the procedure to have a volunteer deliver an invocation are available upon written request submitted to the City Clerk