

NAMPA CITY COUNCIL REGULAR MEETING MINUTES

April 7, 2025

Call to Order/Roll Call

Present: Mayor Debbie Kling, Councilmember Victor Rodriguez, Councilmember Natalie Jangula, Councilmember David Bills, Council President Dale Reynolds, Councilmember Randy Haverfield, Councilmember Sebastian Griffin (remote; arrived in-person at 5:11 PM)

Absent: None

Staff Present: Chief Financial Officer Doug Racine, City Attorney Preston Rutter, City Clerk Char Tim

Mayor Kling called the meeting to order at 5:00 PM.

Invocation/Pledge of Allegiance

Pastor Dan Mangeac – Good News Community Church led Council in the Invocation and Pledge of Allegiance.

Proposed Amendments to Agenda

Councilmember Haverfield requested that Items 1-5.c, 1-5.i, and 1-6.a be pulled from the Consent Agenda for discussion.

Adoption of Agenda (Action Item)

MOVED by Reynolds and **SECONDED** by Jangula to Adopt the agenda as amended.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

(1) Consent Agenda (Action Items)

MOVED by Reynolds and **SECONDED** by Bills to Approve the Consent Agenda as amended.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

1-1. Minutes

Other than City Council minutes, Boards and Commission minutes are included on the agenda to acknowledge receipt.

a. City Council – Regular Meeting – March 17, 2025

MOVED by Reynolds and **SECONDED** by Bills to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

b. City Council – Special Meeting (Workshop) – March 19, 2025

MOVED by Reynolds and **SECONDED** by Bills to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

c. Planning & Zoning Commission – Regular Meeting – March 11, 2025

MOVED by Reynolds and **SECONDED** by Bills to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

d. Housing Authority – Regular Meeting – February 12, 2025

MOVED by Reynolds and **SECONDED** by Bills to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- e. Airport Commission - Regular Meeting - February 10, 2025

MOVED by Reynolds and **SECONDED** by Bills to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- f. Golf Commission – Regular Meeting – February 18, 2025

MOVED by Reynolds and **SECONDED** by Bills to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- g. Nampa Development Corporation - Regular Meeting - February 18, 2025

MOVED by Reynolds and **SECONDED** by Bills to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- 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. Action Item: Final Plat Approval for Wagers Dairy No 2 Subdivision in a RS-7 (Single Family Residential) zoning district, a total of 13.7 acres parcels #R205290000, R2554100000 addressed as 16645 Portner Road, (S 1/2 of the NW 1/4 Section 7 T3N, R2W, BM) for Shawn Brownlee (SPF-00277-2024, SPP-00107-2022). Original Concept: Subdivision development including 43 single family detached units on 7.43 acres, 5 common area lots on 4.33 acres.

MOVED by Reynolds and **SECONDED** by Bills to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- b. Action Item: Final Plat Approval for Cayuse Ridge Subdivision in a RS-6 (Single Family Residential) zoning district, a total of 10.37 acres parcels #R292730000, R292700000 addressed as 914 S Midland Blvd & 0 W Dooley Ln, (SW 1/4 of the NW 1/4 of Section 4 T2N, R2W, BM) for Becky Yzaguirre representing Ardurra (SPF-00279-2024, SPP-00147-2024). Original Concept: Subdivision development including 33 single family detached units on 4.81 acres, 4 common area lots & 1 open space on 2.51 acres.

MOVED by Reynolds and **SECONDED** by Bills to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

1-4. Authorize Public Hearings

- a. Action Item: Authorize Public Hearing for Variance of NCC 10-33-2 (landscape) and 10-22-9 (drive thru) for the adjustment of a landscape buffer on a DB (Downtown Business) zoning on a .52 acre parcel #R1449800000 at 95 2nd Street (SW1/4 of the NW 1/4 of Section 22, T3N, R2W, BM) for, Jeff Likes representing Greenstar Foods LIC (VAR-00176-2025). Original Concept: Requesting a reduction of width of the landscaping buffer along Northside Blvd. To be considered by City Council on April 21, 2025.

MOVED by Reynolds and **SECONDED** by Bills to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- b. Action Item: Authorize Public Hearing for Vacation of an unused portion of existing public utility easement on a 6.98 acre parcel in the BC (Community Business) zoning district located at 11110 W Karcher Rd, 0, 0, 0 Hailey Avenue, Parcels #R2317000000, R2316500000, R231640100, R231640000 (in the SE 1/4 of the SE 1/4 Section 7, T3N, R2W, BM) for Ben Millick representing Karcher Middleton LLC (VAC-00071-2024). Original Concept: Removal of an unused portion of an existing public utility easement (utilities for new development have been installed elsewhere). To be considered by City Council on April 21, 2025.

MOVED by Reynolds and **SECONDED** by Bills to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- c. Action Item: Authorize Public Hearing for Zoning Map Amendment from IP (Industrial Park) to BC (Community Business) zoning district and potential development agreement for parcel #R312280000, 1.18 acres at 1405 W Industrial Rd, located in the NE 1/4 of Section 15, T3N, R2W, BM, for Calvin Berg (ZMA-00199-2024). Original concept: Rezone property to allow storage of manufactured homes awaiting delivery to customers location. To be considered by City Council on April 21, 2025.

MOVED by Reynolds and **SECONDED** by Bills to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- d. Action Item: Authorize Public Hearing for Vacation of an unused portion of existing City of Nampa utility easement on a 3.34 acre parcel in the BC (Community Business) zoning district located at 383 & 395 Caldwell Blvd, Parcels #R0966400000 & R0966300000 (SE 1/4 of S16, T3N, R2W, BM) for Paul Hilbig representing Cobblestone Idaho Propco (VAC-00073-2025). Original Concept: Removal of an unused portion of an existing City Of Nampa utility easement. To be considered by City Council on April 21, 2025.

MOVED by Reynolds and **SECONDED** by Bills to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

1-5. Authorization for Execution of Contracts and Agreements

- a. Action Item: Authorize I.T. department to proceed with purchasing Avigilon Network Recorders (NVRs) and Avigilon software to replace obsolete video software and equipment for the Family Justice Center, Water Renewal, and City Hall in the amount of \$70,196.98. (Approved in FY25 Budget; #25-4510-005)

MOVED by Reynolds and **SECONDED** by Bills to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- b. Action Item: Authorize Nampa Family Justice Center (NFJC) to accept Idaho's Statewide STOP Violence Against Women Program 2024 grant funds from Idaho State Police (ISP). The grant will be used to support software, supplies, nurse training, and SAFE nurses to complete sexual assault exams. The amount of the grant award is \$134,723 and the award period is from January 1, 2025 - December 31, 2025. ISP was delayed in sending the award agreement. Match includes annual support from St. Alphonsus Nampa, St. Luke's Nampa, and West Valley Medical Center Caldwell and administrative staff time. There is no City match. (Approved by Legal) (Pending Approval in FY25 Budget Amendment)

MOVED by Reynolds and **SECONDED** by Bills to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- c. Action Item: Authorize Mayor and Public Works Director to sign a Task Order with Ardurra for the Public Works Site Development Concept in the amount of \$101,522.00. (Approved in FY25 Operations Budget)

Councilmember Haverfield pulled the item from the Consent Agenda for discussion.

Jeff Barnes, Water (remote) responded to Council's questions on funding and the identified contractor.

MOVED by Reynolds and **SECONDED** by Bills to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- d. Action Item: Authorize Mayor and Public Works Director to sign task order with Ardurra Group for the Annual Waterline Replacement FY26 in an amount not to exceed \$138,920.00. (Standard Template) (Approved FY25 Budget; #25-8060-010)

MOVED by Reynolds and **SECONDED** by Bills to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- e. Action Item: Authorize Mayor and Public Works Director to sign a Task Order with Ardurra Group for the Annual Pipe Replacement FY26 Canyon-12th St S project in the amount of \$104,940.00. (Standard Template) (Approved in FY25 Budget; #25-8070-010)

MOVED by Reynolds and **SECONDED** by Bills to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- f. Action Item: Authorize Mayor to sign Change Order #1 with Idaho Site Works for the 16th Ave S to 19th Ave S Waterline Replacement in an amount \$62,493.00. (Pending Approval in FY25 Budget Amendment)

MOVED by Reynolds and **SECONDED** by Bills to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- g. Action Item: Authorize Mayor and Public Works Director to sign a Task Order with Keller Associates for the Irrigation Pump Station Supervisory Control and Data Acquisition (SCADA) Upgrades in the amount of \$149,854.00. (Standard Template) (Approved in FY25 Budget; #24-8070-008)

MOVED by Reynolds and **SECONDED** by Bills to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- h. Action Item: Authorize Police to sign a Subscription Agreement with 2357 Solutions LLC to replace the current NetTrans contract with a 12-month contract with Policereports.ai software in the amount of \$73,200.00. (Approved by City Attorney Preston Rutter) (Approved in FY25 Budget)

MOVED by Reynolds and **SECONDED** by Bills to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- i. Action Item: Award bid and authorize Mayor to sign contract with Excelsior Construction for the construction of the Airport Automated Weather Observation System (AWOS) Hangar in the amount of \$271,900.00. (Approved by City Attorney Preston Rutter) (Pending Approval in FY25 Budget Amendment; #24-8050-003)

Clerk's Note: Councilmember Griffin, who had been remote, arrived in-person at 5:11 PM.

Councilmember Haverfield pulled the item from the Consent Agenda for discussion.

Crystal Craig, Transportation responded to Council's questions on funding. Doug Racine, Finance responded to Council's questions on the timing for the needed budget amendment.

MOVED by Reynolds and **SECONDED** by Jangula to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

1-6. Licenses

- a. Action Item: New-Alcohol License (restaurant) – Birreria El Semaforo – 5830 E Franklin Rd- Off-Premise Beer, On-Premise Beer, Wine & Liquor by the Drink

Councilmember Haverfield pulled the item from the Consent Agenda for discussion.

Char Tim, Clerk's Office responded to Council's questions on the request for off-premise beer.

MOVED by Reynolds and **SECONDED** by Jangula to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

(2) Items Moved From Consent Agenda (Action Items)

Items 1-5.c, 1-5.i, and 1-6.a were pulled from the Consent Agenda by Councilmember Haverfield for discussion. The resulting discussions and votes can be found under each agenda item.

(3) Agency & Commission Reports

None

(4) Staff Communications

4-1. Public Works Staff Communications

Crystal Craig, Transportation introduced Steve Overweg, Streets, who invited Council to the upcoming 3rd Annual Street Equipment Rodeo being held in May.

4-2. Planning & Zoning Staff Communications

Rodney Ashby, Planning & Zoning reported out on recent Planning & Zoning Commission actions.

(5) New Business

- 5-1. Action Item: Request for Reconsideration of Annexation and Zoning to RS6 (Single Family Residential), potential development agreement, and Preliminary Plat for Swainson's Hawk Arbor subdivision at 0 W Greenhurst Rd, a 39.42 acre parcel #R3209701300 located in the SW 1/4 of Section 32, T3N, R2W, BM, for Trilogy Development representing Corey Barton. (ANN-00310-2024, SPP-00150-2024) Original Concept: 146 single family detached dwelling lots and 15 common lots.

Preston Rutter, Legal and Rodney Ashby, Planning & Zoning reminded Council that the only item to consider was the written reconsideration request that was provided in the agenda packet. Significant discussion ensued on what the applicant stated in the written reconsideration request vs the various issues that had been brought up during the public hearing. There was also discussion on the scheduling timeframe for the new public hearing.

MOVED by Haverfield and **SECONDED** by Griffin to Approve the Request for Reconsideration for ANN-00310-2024/SPP-00150-2024/Swainson's Hawk Arbor Subdivision.

RESULT: Passed [4 TO 3]

AYES: Kling, Bills, Haverfield, Griffin

NOES: Rodriguez, Jangula, Reynolds

ABSTAIN: None

RECUSE: None

- 5-2. Action Item: Authorize Mayor and Public Works Director to sign Phase 2 Early Works and Procurement Price Amendment Construction Manager/General Contractor contract with IMCO Construction for the Wastewater Treatment Plant Group G Headworks Replacement Project in the amount of \$15,355,404.17. (Approved by Legal-Mark Hilty) (Approved in FY25 Budget; #24-8080-012)

Jeff Barnes, Water (remote) responded to Council's questions on funding.

MOVED by Reynolds and **SECONDED** by Jangula to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- 5-3. Action Item: Award bid and authorize Mayor to sign contract with Knife River Corporation for the Ustick Road Widening, Phyllis Canal to Owyhee Storm project in the amount of \$19,881,194.00 (multi-year project). (Standard Template) (\$2,500,000 Approved in FY25 Budget; #25-8040-010)

MOVED by Reynolds and **SECONDED** by Jangula to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- 5-4. Action Item: Authorize Mayor to sign a Utility Relocation Cost Agreement Contract with Idaho Power Company for the Ustick Road Widening, Phyllis Canal to Owyhee Storm project in the amount of \$79,200.00. (Approved by City Attorney Preston Rutter) (Approved in FY25 Budget; #25-8040-010)

Preston Rutter, Legal spoke on some minor edits that still needed to be finalized between the two parties.

MOVED by Bills and **SECONDED** by Jangula to Approve the item, subject to documents being finalized by Legal.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- 5-5. Action Item: 1st reading of Street Naming Ordinance for Nay Dr. (Standard Template)

Mayor presented the ordinance under suspension of rules.

Clerk read the following ordinance:

AN ORDINANCE OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO
CHANGING A SECTION OF E LOCUST LN TO NAY DR.

Daniel Badger, Engineering responded to Council's questions on the exact location and reason for the renaming request.

MOVED by Jangula and **SECONDED** by Reynolds to Pass the Ordinance under suspension of rules and number it **4849**.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- 5-6. Action Item: Authorize funding for an independent contract investigator not to exceed \$50,000.00 for FY25; and authorize Police to sign an Independent Contractor Agreement. (Approved by City Attorney Preston Rutter) (Approved in FY25 Budget)

Mayor spoke on the need and funding for the request and confirmed that the portion that would overlap into FY26 would be included in the proposed FY26 Budget.

MOVED by Griffin and **SECONDED** by Rodriguez to Approve the item.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

(6) Proclamations

- 6-1. Arbor Day

Adam Mancini, Parks accepted the Proclamation.

- 6-2. 2C Kids Week

Ella Bowman accepted the Proclamation and Mayor commended Jean Mutchie for all of her work in the community.

6-3. Sexual Assault Awareness Month

Adria Jurhs, Family Justice Center accepted the Proclamation and spoke on the services they provide.

(7) Public Forum

Nampa residents wishing to speak on a non-agenda item (5 person limit); 3-minute limit per speaker. **Comments related to Zoning and Land Use matters may only be made during properly noticed Public Hearings.**

Presentation of St. Luke's Swab Event (April 14-15, 2025) by Marie Johnson of St. Luke's.

(8) Public Hearings

- 8-1. Action Item: Annexation and zoning to IL (Light Industrial) zoning district and potential development agreement for a 1.01 acre parcel # R2436701000 at 0 Landon Ln, located in the SW 1/4 of Section 08, T3N, R2W, BM, for Steel National representing Viktor Onofreychuk (ANN-00319-2024). Original concept: Connection to city water for future construction of metal building as flex space for commercial uses yet to be determined.

Mayor opened the public hearing.

Lucas Hansen, Applicant Representative, 32501 Highway 95, Parma presented the request.

Rodney Ashby, Planning & Zoning presented the item to Council and responded to Council's questions on fire turnaround.

No one spoke in support of or in opposition to the item.

Applicant Representative provided closing remarks and responded to Council's questions on potential locations for a fire turnaround.

MOVED by Reynolds and **SECONDED** by Griffin to close the public hearing. Mayor asked for a voice vote with all Councilmembers present voting **YES**. MOTION CARRIED

MOVED by Reynolds and **SECONDED** by Jangula to Approve the Annexation and Zoning to IL (Light Industrial) zoning district for parcel #R2436701000 at 0 Landon Ln, for Steel National representing Viktor Onofreychuk (ANN-00319- 2024) with all conditions listed in the staff report and to adopt the proposed findings of approval as stated in the staff report.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- 8-2. Action Item: Annexation and zoning to RS6 (Single Family Residential) zoning district and potential development agreement for 7.0 acres in two parcels #R3096000000 and R30960013000 at 11281 Moss Ln, located in the SE 1/4 of Section 07, T3N, R2W, BM, for Craig Kulchak of RCK Consultants representing Lyle and Sharon Johnson (ANN-00323-2024). Original concept: Connection to city services

Mayor opened the public hearing.

Craig Kulchak, Applicant Representative, 4839 Mountain View Dr, Boise presented the request and responded to Council's questions on zoning and access.

Damion Snodgrass, Planning & Zoning presented the item to Council.

No one spoke in support of or in opposition to the item.

Applicant Representative provided closing remarks and thanked staff for their assistance during the process.

MOVED by Reynolds and **SECONDED** by Jangula to close the public hearing. Mayor asked for a voice vote with all Councilmembers present voting **YES**. MOTION CARRIED

MOVED by Rodriguez and **SECONDED** by Haverfield to Approve the Annexation and Zoning to RS6 zoning district and potential development agreement for 7.0 acres at 11281 Moss Ln, for Craig Kulchak of RCK Consultants representing Lyle and Sharon Johnson (ANN-00323-2024) ...with all conditions listed in the staff report and to adopt the proposed findings of approval as stated in the staff report.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- 8-3. Action Item: Annexation and Zoning to RS6 (Single Family Residential) for a 0.70 acre parcel #R3180001000 addressed as 0 S. Grays Ln, Zoning Map Amendment from RS18 (Single Family Residential) to RS6 (Single Family Residential) for a 0.52 acre parcel #R2786352300 addressed as 507 S Grays Ln, and potential development agreement, both parcels in the SW 1/4 of Section 25, T3N, R2W, BM for Steven A. & E. Joceee Vreeland (ANN-00321-2024, ZMA-00197-2024). Original Concept: Annexation of one parcel into the city, rezone second parcel to align the zoning of both parcels for future lot line adjustment followed by lot split to create a total of 3 parcels, one for the existing dwelling to remain and two lots for future development.

Mayor opened the public hearing.

Steve Vreeland, Applicant, 507 S Grays Ln, Nampa was available for questions.

Kristi Watkins, Planning & Zoning presented the item to Council and responded to Council's questions on sewer availability and clarification of request.

No one spoke in support of or in opposition to the item.

Applicant provided closing remarks and responded to Council's questions on neighborhood meeting.

MOVED by Reynolds and **SECONDED** by Griffin to close the public hearing. Mayor asked for a voice vote with all Councilmembers present voting **YES**. MOTION CARRIED

MOVED by Griffin and **SECONDED** by Jangula to Approve the Annexation and Zoning to RS6 for a 0.70 acre parcel addressed as 0 S. Grays Ln, Zoning Map Amendment from RS18 to RS6 for a 0.52 acre parcel addressed as 507 S Grays Ln, for Steven A. & E. Jocee Vreeland (ANN-00321-2024, ZMA00197-2024), with all conditions listed in the staff report and to adopt the proposed findings of approval as stated in the staff report.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

- 8-4. Action Item: Annexation and zoning to RS4 (Single Family Residential) zoning district, potential development agreement, and Subdivision Preliminary Plat for Grand Central subdivision on a 6.54 acre parcel #R32392010 at 4314 E Railroad St, located in the SE 1/4 of Section 36, T3N, R2W, BM, for Jarron Langston representing Theodore & Nancy Waugh (ANN-00322-2024, SPP-00153-2024). Original Concept: (30) lots for single-family detached dwelling units and 5 common lots.

Mayor opened the public hearing.

Todd Lakey, Applicant Representative, 141 E Carlton Ave, Meridian presented the request and responded to Council's questions on any Traffic Impact Studies.

Kristi Watkins, Planning & Zoning presented the item to Council. Daniel Badger, Engineering spoke on surrounding areas that had been required to provide a Traffic Impact Study, Railroad St and commercial traffic, and groundwater.

Jill Hallows, 603 W Crimson Lp, Nampa spoke on current traffic back-up at Amity roundabout and objected to development without logistics of travel movement identified.

Applicant Representative provided closing remarks and stated that the project's design exceeds the criteria. He responded to Council's questions on frontage improvements, and connectivity to Indian Creek Pathway.

Mr. Badger responded to Council's questions on sidewalk requirements.

MOVED by Bills and **SECONDED** by Reynolds to close the public hearing. Mayor asked for a voice vote with all Councilmembers present voting **YES**. MOTION CARRIED

MOVED by Bills and **SECONDED** by Griffin to Approve the Annexation and zoning to RS4 zoning district, and Subdivision Preliminary Plat for Grand Central subdivision on a 6.54 acre parcel at 4314 E Railroad St, for Jarron Langston representing Theodore & Nancy Waugh (ANN-00322-2024, SPP00153-2024) with all conditions listed in the staff report and to adopt the proposed findings of approval as stated in the staff report.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

(9) Unfinished Business

- 9-1. Action Item: Authorize Mayor to sign resolution adopting the Southwest Nampa Specific Area Plan amending Chapter 15 of the Nampa 2040 Comprehensive Plan for the City of Nampa regarding the definition of the Southwest Nampa Specific Area Plan, amending the City of Nampa future land use map to include the boundaries and land uses of the Southwest Nampa Specific Area Plan, and providing for an effective date (CTA-00061-2024, CMA-00061-2024). (Approved by City Attorney Preston Rutter)
(continued from March 17, 2025 meeting; Item to be continued to April 21, 2025 meeting)

Item was continued to the April 21, 2025 meeting during the adoption of the agenda.

- 9-2. Action Item: 1st reading of Ordinance for Zoning Map Amendment from RA (Suburban Residential) to RD (Two-family Residential) zoning district and potential development agreement for parcel #R32219014A0, 0.28 acres at 0 S Garland St, located in the SE 1/4 of Section 34, T3N, R2W, BM, for Bobbi Phipps (ZMA-00193-2024). Original concept: rezone to match area zoning and for future development and potential lot split/plat. (Approved by City Attorney Preston Rutter)

Mayor presented the ordinance under suspension of rules.

Clerk read the following ordinance:

AN ORDINANCE OF THE CITY OF NAMPA, IDAHO DETERMINING THAT CERTAIN LANDS COMMONLY KNOWN AS 0 S GARLAND ST.; PARCEL #R32219014A0 LOCATED IN THE SE 1/4 OF SECTION 34, T3N, R2W, BM, TOTALING 0.28 ACRES, MORE OR LESS, IS CURRENTLY ZONED RA (SUBURBAN RESIDENTIAL) IN THE LIMITS OF THE CITY OF NAMPA, CANYON COUNTY, STATE OF IDAHO, AND THAT SAID LAND SHOULD BE RE-ZONED RD (TWO-FAMILY RESIDENTIAL) ON 0.28 ACRES, MORE OR LESS; DECLARING SAID LAND BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF NAMPA; DETERMINING THAT SAID RE-ZONING IS IN THE BEST INTEREST OF THE PUBLIC AND CONSISTENT WITH THE COMPREHENSIVE PLAN; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL ZONING MAPS OF THE CITY OF NAMPA, AND TO DESIGNATE SAID PROPERTY AS RD (TWO-FAMILY RESIDENTIAL) ON THE OFFICIAL ZONING MAP AND OTHER AREA MAPS OF THE CITY; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR RECORDATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; AND, DIRECTING THE CITY CLERK TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE RE-ZONED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215.

MOVED by Reynolds and **SECONDED** by Jangula to Pass the Ordinance under suspension of rules and number it **4850**.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

(10) Executive Sessions

Action Item: Motion to Adjourn into Executive Session Pursuant to Idaho Code 74-206 (1):

(c) To acquire an interest in real property not owned by a public agency.

(d) To consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code.

(e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.

(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

MOVED by Bills and **SECONDED** by Jangula to Adjourn into Executive Session at 7:11 PM.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

MOVED by Griffin and **SECONDED** by Rodriguez to Adjourn out of Executive Session at 10:06 PM.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

Adjournment

MOVED by Griffin and **SECONDED** by Rodriguez to Adjourn the meeting at 10:06 PM.

RESULT: Passed [6 TO 0]

AYES: Rodriguez, Jangula, Bills, Reynolds, Haverfield, Griffin

NOES: None

ABSTAIN: None

RECUSE: None

Passed this 21st day of April 2025.

MAYOR

ATTEST:

NAMPA CITY CLERK