



City of Nampa  
Regular Council Meeting  
Livestreaming at <https://livestream.com/cityofnampa>  
January 21, 2020  
Regular Council – 6:00 PM  
Public Hearings – 7:00 PM\*

## **Call to Order and Pledge to Flag**

**Invocation** – Henry Medel – The Latter Day Saints, Nampa 1<sup>st</sup> Ward

## **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 - January 6, 2020
- b. Special Council Meeting – January 6, 2020
- c. Airport Commission – December 9, 2019
- d. Planning and Zoning Commission – December 10, 2019
- e. Council on Aging – December 10, 2019
- f. Library Commission – December 12, 2019
- g. Bike and Pedestrian Advisory Committee – December 12, 2019
- h. Board of Appraisers – December 19, 2019

#### 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

- Subdivision Plat Final Approval for Calvary Springs Subdivision at 1713 E. Iowa Ave. (64 single family detached lots on 16.79 acres for 3.81 average dwelling units per gross acre - a 16.79-acre or 731,372 sq. ft. portion of the NW ¼ SW ¼ Section 35, T3N, R2W, BM) for Kent Brown representing Trilogy Idaho (SPF-00115-2019)
- Subdivision Plat Final Approval for Spring Hollow Ranch Subdivision No. 1 in an RS 8.5 (Single Family Residential – 8,500 sq. ft.) zoning district between Ustick Rd. and Cherry Lane on the west side of Star Road at 17535 and 17547 Star Rd. (78 single family detached lots on 25.70 acres for 3.04 average dwelling units per gross acre - a portion of the E ½ of Section 6, T3N, R1W, BM) for Kent Brown representing Trilogy Idaho. (SPF-00111-2019)



- Subdivision Plat Final Approval for Feather Cove Subdivision No. 2 on the east side of N Franklin Blvd north of Cherry Lane (A portion of Lots 5-8 Cortland Place Subdivision located in SW 1/4, Section 2, T3N, R2W, BM – 73 single family dwellings on 20.58 acres for 3.55 average dwelling units per gross acre) for Kent Brown representing Heartland Townhomes Property Management LLC (SPF-00112-2019)
- Subdivision Plat Final Approval for Springbrook Subdivision No. 1 and No. 2 at 1104, 1210, 1306, and 1318 Lone Star Rd. (A portion of the SE ¼ SE ¼ of Section 20, T3N,R2W, BM – 59 single family dwellings on 13.52 acres for 4.36 average dwelling units per gross acre) for Lanco, Inc. (SPF-00110-2019)

b. Short

- None

c. Preliminary

- None

1-4. Authorize Public Hearings

- a. Annexation and Zoning to BC (Community Business) for the southerly 10 acres and to IL (Light Industrial) for the northerly 23.13 acres at 0 Midland Blvd. and 9778 E Cherry Lane (A 33.13 acre portion of the East ½ of the SW ¼ SW ¼ and a portion of the South ½ of the NW ¼ SW ¼, Section 4, T3N, R2W, BM) for Hatch Design Architecture representing Kiwi Enterprises, LLC (ANN-00135-2019)
- b. Modification of Annexation and Zoning Development Agreement between Hunter's Point Golf Community LLC and the City of Nampa recorded 5/19/2006 as Inst. No. 200638438, amending Exhibit "B" Conceptual Plan, changing the use of a previously designated Apartment area to Single Family Residential use; Zoning Map Amendment from RMH (Multiple-Family Residential) and RP (Residential Professional) to RS6 (Single Family Residential – 6,000 sq. ft.) for Red Hawk Ridge Subdivision No. 6 (15 single family detached lots on 4.18 acres), all for Parcel R3207200000 on the west side of S. Middleton Rd. north of W. Greenhurst Rd. – A portion of the south half of the southeast quarter of Section 31, T3N, R2W, BM) for JUB Engineers representing MD ID RHR Middleton LLC (DAMO 034-19, ZMA 114-19)
- c. Amendment of Title 10, Chapter 21 Animal Zoning Regulations, Sections 10-21-01 through 20-21-05, inclusive, pertaining to zoning regulations applicable to the keeping of animals; and Amendment of Title 10, Chapter 24 Variance, Sections 10-24-01 through 20-24-05, inclusive, pertaining to the scope and procedure for obtaining a Variance. Zoning Text Edits are for the purpose of adding additional clarity and increasing the readability of Title 10, Chapters 21 and 24 for the City of Nampa (ZTA 014-19 and ZTA-00 015-2019)



- 1-5. Authorize to Proceed with Bidding Process
  - a. Authorize Engineering Division to proceed with formal bidding process for the Orchard Avenue & Elijah Drain Culvert Replacement project (approved in FY20 budget)
- 1-6. Authorization for Execution of Contracts and Agreements
  - a. None
- 1-7. Monthly Cash Report
  - a. December 2019
- 1-8. Resolutions
  - a. None
- 1-9. Licenses for 2020
  - a. Alcohol Renewal
    - None
  - b. Alcohol New
    - None
- 1-10. Miscellaneous items
  - a. None
- 1-11. Approval of Agenda

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## **(2) Proclamations**

- 2-1. None

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**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**

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## **Mayor & Council Comments**

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## **(3) Agency & Commission Reports**

- 3-1. Kenny Wroten – Auditorium District



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#### (4) Staff Communications

- 4-1. Staff Report - Tom Points - Public Works
- 4-2. Staff Report – Doug Racine – Finance Director
- 4-3. Staff Report – Joe Huff – Police Chief

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#### (5) New Business

- 5-1. **Action Item:** 1<sup>st</sup> reading of Ordinance amending the appointment of Department Heads
- 5-2. **Action Item:** Reappointment of Department Heads as follows:
  - City Clerk Deborah Rosin
  - Finance Director/City Treasurer Doug Racine
  - Fire Chief Kirk Carpenter
  - Police Chief Joe Huff
  - Public Works Director Tom Points
  - Workforce Development Director Jamie Chapman
- 5-3. **Action Item:** Appointment of City Attorney:
  - City Attorney Hamilton, Michaelson & Hilty
- 5-4. **Action Item:** Request for council to consider signing a letter to Idaho State legislators regarding changes to the Fireworks Act of 1997
- 5-5. **Action Item:** Authorize the Mayor and Parks and Recreation Director to sign a Parks Uniform Agreement with Cintas (approved in FY20 Budget) (approved by legal)
- 5-6. **Action Item:** Authorize Fleet Services Division Superintendent to Sign Three-year Lease Contracts for Seventeen (17) Various MY2020 Nissan Vehicles for Nampa Police Department Detectives
- 5-7. **Action Item:** Authorize Mayor to sign an Agreement for Hookup of Jack's Place Subdivision to the City of Nampa Water and Sewer System and Agreement to be Annexed into the City of Nampa (Approved by Legal)
- 5-8. **Action Item:** Resolution authorizing a Public Hearing to be held on February 18th, 2020 at 7:00 PM for the creation of Sidewalk LID 168
- 5-9. **Action Item:** 1<sup>st</sup> reading of Ordinance annexing portions of the underlying irrigation districts into the Municipal Irrigation District of the City of Nampa
- 5-10. **Action Item:** Authorize summary of publication for preceding ordinance



- 5-11. **Action Item:** Request authorization to proceed with the Request for Proposal (RFP) for updating the Water, Irrigation and Wastewater Collection System Masterplans (approved in FY20 budget)
- 5-12. **Action Item:** Resolution amending "Section 1102 – Street Lighting" of the City of Nampa Standard Construction Specifications and associated standard drawings
- 5-13. **Action Item:** Authorize the installation of a No Parking zone along the North side of 1st Street North between 19th Avenue North and the East entrance of Creekbridge Court
- 5-14. **Action Item:** Award bid and authorize Mayor to sign contract for the Pump Maintenance FY20 project with Riverside, Inc. (approved in FY20 budget)
- 5-15. **Action Item:** Resolution Implementing Increase of 4.53% for 2020 Irrigation Rates, effective March 1, 2020, and Direct Pass Through of Underlying Irrigation Districts' Rates (As Recommended by Board of Appraisers) (approved by legal)
- 5-16. **Action Item:** Resolution Implementing Increase of 4.53% for 2020 Domestic Water and Irrigation Miscellaneous Fees, Effective March 1, 2020 (As Recommended by Board of Appraisers) (approved by legal)
- 5-17. **Action Item:** Resolution Implementing Increase of 4.53% for 2020 Irrigation Water Hookup Fees, Effective March 1, 2020 (As Recommended by Board of Appraisers) (approved by legal)
- 5-18. **Action Item:** Authorize Mayor and Public Works Director to Sign, (1) Professional Services Term Agreement, and (2) Task Order for Scope of Work with Financial Consultant Solutions Group for a Utility Impact Fee Study (approved by legal) (approved in FY20 budget)
- 5-19. **Action Item:** Authorize Mayor to Sign Memorandum of Understanding between Canyon County Highway Jurisdictions for Proposed Canyon County \$25 Vehicle Registration Fee (approved by legal)
- 5-20. **Action Item:** Authorize Mayor to Sign Asset Purchase and Transfer of Title Agreement with Idaho Power Company to Purchase Primary Power System at Nampa Wastewater Treatment Plant
- 5-21. **Action Item:** Authorize Mayor to Sign Idaho Transportation Department Letter Requesting Recommended Projects be Constructed with In-lieu Dollars from Amazon to Mitigate Development Traffic Impacts
- 5-22. **Action Item:** Authorize Mayor and Council to Sign Letter to Canyon County Legislators to Support Advancement of Idaho 16 and if Phased, the First Phase of Construction Should be at the Idaho 16/I-84 Interchange
- 5-23. **Action Item:** Council Authorize Engineering Division to proceed with the formal bidding process for the Flamingo Avenue Waterline Replacement project (funded from money reallocated from other projects)



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## (6) Public Hearings

- 6-1. **Action Item:** Repeal of the Nampa 2035 Comprehensive Plan (Text and Proposed Future Land Use Map), and all amendments thereto, and approval of an updated Comprehensive Plan Text and Proposed Future Land Use Map, to be referred to as the Nampa 2040 Comprehensive Plan for the City of Nampa (CTA 008-19)
- 6-2. **Action Item:** Variance of Section 10-18-6 C. requiring a 25' front yard setback for structures in the IP (Industrial Park) Zoning District. The applicant is seeking to construct a new well and booster station building with a 15' front yard setback from the right-of-way line of 11th Ave. No. at 1590 11th Ave. No. (Lot 6 of Block 7 in the Nampa Industrial Corporation Second Addition Subdivision) for Daniel Badger representing the City of Nampa (VAR 082-19)
- 6-3. **Action Item:** Amendment of Title 10, Chapter 3, Section 10-3-2 containing the Schedule of District Land Use Controls by removing the requirement stated in Note 1 for Residential Land Use/Building Occupancy Type that there be no 220-volt power source for Accessory Dwelling Units (attached or detached) for the City of Nampa (ZTA 013-19)
- 6-4. **Action Item:** Annexation and Zoning to IL (Light Industrial) at 8626 Birch Lane for Warehouses (A 3.02 acre or 131,602 sq. ft. portion of the NW ¼ of Section 10, T3N, R2W, BM for Phil Horton (ANN 136-19)
- 6-5. **Action Item:** Variance of Section 10-11-4 C. for the RML zoning district which states "Where land rises steeply and where there is a marked topographic division between the land and adjoining property, a building may be two (2) stories but shall not exceed the height (elevation) of an existing building on the adjoining property." The applicant seeks to eliminate the requirement because for topographic reasons he cannot match the height of his proposed new dwelling at 512 16th Ave. No. to the lower height of the adjoining home to the south at 1602 5th St. So. (Lots 8-10, Block 123 Griffith and Kings Addition) for Cavin and Jade Duffin (VAR 083-19)
- 6-6. **Action Item:** Variance of Section 10-1-9 C.3. General Provisions stating that "No flammable or combustible liquids or gas shall be stored in above ground tanks which exceed five hundred (500) gallons' capacity" in the GB 1 (Gateway Business 1) zoning district". Edmark Toyota seeks to install a 2,500 gallon above ground fuel tank near the SW corner of the property at 15933 N. Idaho Center Blvd. (A 6.39-acre portion of the NE ¼ of the NE ¼ of Section 13, T3N, R2W, BM, Nampa, Canyon County, ID also being Tax 05207) for Edmark Toyota (VAR 084-19)
- 6-7. **Action Item:** Opportunity for utility companies to comment concerning the Greenhurst Rd - Sunnybrook to Canyon project

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## (7) Unfinished Business

- 7-1. **Action Item:** 1<sup>st</sup> reading of Ordinance for Annexation and Zoning to RMH (Multiple-Family Residential) for Townhomes at 622 N. 44<sup>th</sup> Street (A 2.02-acre parcel located in the NE ¼ NE ¼ of Section 24, T3N, R2W, BM, Canyon County, Idaho) for Mason and Associates representing Sun Peak Development LLC. (ANN 133-19) (**PH was 12-16-2019**)



- 7-2. **Action Item:** Rescission of Development Agreement between Caribou Mountain Ventures, LLC and the City of Nampa recorded 12/30/2013 as Inst. No. 2013-057711 for Lava Falls Subdivision at 0 and 2718 E. Locust Lane (39 single family dwellings on 11.595 acres for 2.36 average dwelling units per gross acre – A portion of the SEW ¼ of the SE ¼ of Section 2, T2N, R2W, BM) all for Caribou Mountain Ventures LLC – Ed Priddy (DAMO 035-19) (**PH was 01-06-2020**)

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

- 8-1. 1<sup>st</sup> reading of Ordinances for Annexation and Zoning to RML (Limited Multiple-Family Residential) at 1111 E. Iowa Ave. (A .34 acre or 14,938 sq. ft. portion of NE ½, SE ¼ Section 34, T3N, R2W, BM) for Anthony Sparks for construction of a Fourplex. (ANN 121-19) (**PH was 7-15-2019**)
- 8-2. 1<sup>st</sup> reading of Ordinances for Annexation and Zoning to BC (Community Business) for .525 acres or 22,866 sq. ft. located in the SE ¼ Section 10, T3N, R2W, BM, Franklin Tracts Plot C at 0 N. Franklin Blvd.; Zoning Map Amendment from AG (Agricultural) to BC (Community Business) for 2.24 acres or 97,574 sq. ft. located in the SE ¼ Section 10, T3N, R2W, BM, Franklin Tracts Plot B at 1414 E. Karcher Rd. for Dean Anderson. (ANN 122-19, ZMA 107-19) (**PH was 8-5-2019**)
- 8-3. 1<sup>st</sup> reading of Ordinances for Annexation and Zoning to RA (Suburban Residential) for 2.30 acres or 100,188 sq. ft. located at 1460 Lake Lowell Ave in a portion of the SW ¼ of the SE ¼ of Section 30, T3N, R2W, BM for Jared and Melissa Lindsay for a 2-parcel split. (ANN 125-19) (**PH was 8-19-2019**)
- 8-4. 1<sup>st</sup> reading of Ordinances for Modification of First Amendment to a Development Agreement between Nampa North, LLC and the City of Nampa recorded 12/29/2017 as Inst. No. 2017-056540 amending Exhibit "B" Conceptual Plan to: 1) allow a revised subdivision allowing for a mix of 4-plexes and single-family attached townhomes in place of the original mix of 4-plexes and commercial lots on the GB2 (Gateway Business 2) zoned parcel(s), and 2) amending Exhibit "C" Conditions of Approval as necessary for Lost River Townhomes on the north side of E. Cherry Lane east of Can-Ada Road (81 Single-Family Attached Townhome lots and 5 Four-plex lots - A 7.96 acre parcel of land being a portion of Government Lot 7 and a portion of the SE ¼ of the SW ¼ of Section 6, T3N, R1W, BM) for KM Engineering, LLP representing Nampa North LLC. (**PH was 11-18-2019**)
- 8-5. Annexation and Zoning to RS6 (Single Family Residential – 6,000 sq. ft.) at 842 W. Greenhurst Rd. for a lot split (A portion of Lots 14 & 15 of Home Acres Subdivision No. 6 lying in a portion of the SW ¼ SW ¼ of Section 33, T3N, R2W, BM Canyon County) for David DeMayola (ANN 134-19) (**PH was 01-06-2020**)



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## **(9) Executive Sessions**

9-1. None

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## **Adjourn**

## **Next Meeting**

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## **Regular Council at 6:00 PM – Monday, February 3, 2020 - City Council Chambers**

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- ◆ 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 five (5) 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