



City of Nampa  
Regular Council Meeting  
Livestreaming at <https://livestream.com/cityofnampa>  
February 1, 2021  
Regular Council – 5:30 PM  
Public Hearings – 6:30 PM\*

## Call to Order and Pledge to Flag

**Invocation** Dan Mangeac - Good News Community Church

## 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 19, 2021
- b. Planning & Zoning Commission – January 12, 2021
- c. Alcohol License Points Committee – December 15, 2020
- d. Design Review Committee – December 12, 2020

#### 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

- Hardwood Estates Subdivision in an RS7 (Single Family Residential 7,000 sq. ft) zoning district at 0 W Roosevelt Ave - County Parcel #R31996010A for 18 single-family, 4 duplex, and 1 common lot(s) on 6.08 acres for a 4.28 gross lot density and 4.63 net lot (A 6.08 acre parcel, located SW ¼ of Section 28, T3N, R2W, BM) for Water Tower LLC, represented by Penelope Constantikes SPF 150-20
- Subdivision Final Plat Approval of Spring Shores No. 2 on 11.83 acres for 37 single-family residential lots and 2 common lots in an RS8.5 (Single-family Residential 8,500 sq. ft.) zoning district at 0 11th Ave No., also known as parcel R2092700000, with a gross density of 3.12 dwelling units per acre and a net density of 4.23, a portion of tracts 2 and 3 of Cortland Place Subdivision and located in the SE ¼ of the NE ¼ of Section 2, T3N, R2W, BM, Canyon County, Idaho, for Kent Brown representing the applicant - Trilogy Idaho, and the owner - Heartland Townhomes Property Management (SPF 153-20)

##### b. Preliminary

- None



c. Short

- None

1-4. Authorize Public Hearings

- Amendment of Title 10, Chapter 34 Design Review, Sections 1, 2, 3, 5, 6, 7, 8, 9, & 10, stating that design review will be required for any new multi-family development. Three- or four-unit buildings on a single lot are proposed to only require administrative approval, but greater than four units on a single property are proposed to require approval by the Building and Site Design Standards Committee. For the City of Nampa ZTA 017-20
- Annexation and Zoning to RS8.5 (Single-Family Residential 8,500 sf lot) at 4510 Chicago St – Parcel# R2949901300 (A 1.42-acre portion of the NE ¼ Section 11, T2N, R2W, BM) – in order to get access to city utility services and build one single-family home on the property, for Mihai and Stefania Irimia ANN-184-20
- Variance of Section 10-22-5D requiring all areas where vehicles traverse to be paved (via asphalt or concrete); in order to allow for a gravel residential driveway to avoid an unnecessary financial hardship and to be consistent with other properties in the area; for a 2.06 acre parcel at 5355 East Feather Creek Ln (Lot 3 of the Low Angle Subdivision, SE ¼ of Section 06, T3N, R1W, BM) for Brett Griffith VAR 099-20

1-5. Authorize to Proceed with Bidding Process

- a. Authorize Engineering Division to proceed with the formal bidding process of the Purdam Trunk Sewer Extension (approved in FY21 budget)

1-6. Authorization for Execution of Contracts and Agreements

- a. None

1-7. Monthly Cash Report

- a. None

1-8. Planning & Zoning Formal Findings

- Findings of Fact & Conclusions of Law for Denial of Annexation and Zoning to RP (Residential Professional) zoning district and Preliminary Plat approval for Maple Leaf Townhomes, at 0, 4921, & 5009 Stamm Lane (County Parcel #'s R2501100000, R2501101000, R2501000000; a portion of lots 3 and 4 of the Orchalara Heights Subdivision) for ninety-four (94) single-family residential buildable lots, one (1) commercial buildable lot, and one (1) common lot, for 94 townhomes with a gross density of 13.88 and a net density of 14.32, and one lot for future commercial development; (a 7.81 acre portion of the South ½ of the SW ¼ of Section 18, T3N, R1W, BM, for Landmark Pacific Development, Inc. representing William and Linda Larson ANN-183-20 & SPP 62-20

1-9. Licenses for 2020

- a. Alcohol Renewal

- None



City of Nampa  
Regular Council Meeting  
Livestreaming at <https://livestream.com/cityofnampa>  
February 1, 2021  
Regular Council – 5:30 PM  
Public Hearings – 6:30 PM\*

b. Alcohol New

- None

c. Transfer

- Boise Fry Company - 224 12<sup>th</sup> Ave South – Beer, Wine, Liquor (For change of Corporation from BFC Nampa LLC to Boise Fry Company LLC)

1-10. Miscellaneous items

- a. None

1-11. Approval of Agenda

---

**(2) Proclamations**

- 2-1. None

---

**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**

- Diana Hernandez Rivera

---

**Mayor & Council Comments**

- Legislative Update

---

**(3) Agency & Commission Reports**

- 3-1. None

---

**(4) Staff Communications**

- 4-1. Claire Connley - Nampa Public Library  
4-2. Jamie Burns - Alcohol Review Committee  
4-3. Tom Points – Staff Report

---

**(5) New Business**

- 5-1. **Action Item:** Resolution for Appointment of Greg Gamble to Venue Management Commission to fill a currently vacant seat with a term to end 8/30/2023  
5-2. **Action Item:** Resolution for Appointment of Tami Conibear to Venue Management Commission to fill a currently vacant seat with a term to end 8/30/2023



- 5-3. **Action Item:** Discussion regarding appointments to the Fire District Advisory Committee
- 5-4. **Action Item:** 1<sup>st</sup> reading of ordinance for amendment of Title 2 Chapter 9 Golf Commission of Nampa City Code to change the length of terms for two seats from one (1) year to two (2) years
- 5-5. **Action Item:** Authorize Mayor to sign task order amendment for attached scope of work with Keller Associates for Kings Road and Victory Road project design in the amount of \$138,115 Time and Materials Not to Exceed (T&M NTE) (approved in FY21 budget)
- 5-6. **Action Item:** Award bid and authorize Mayor to sign contract for the Annual Miscellaneous Asphalt Patch project with Hess Construction, Inc. for \$175,000.00 (approved in FY21 budget) (approved by legal)
- 5-7. **Action Item:** Authorize Mayor and Public Works Director to sign contract for Irrigation Pump Station Control Systems Upgrades FY21 project with Advanced Control Systems, LLC in the amount of \$197,041.00 (approved in FY21 budget) (approved by legal)
- 5-8. **Action Item:** Authorize immediate piggyback purchase of pavement marking thermo plastics from Flint Trading for Street Division in the amount of \$25,000.00 (approved in FY21 budget) (approved by legal)
- 5-9. **Action Item:** Discussion of Alcohol Review Committee ordinance

---

## (6) Public Hearings

- 6-1. **Action Item:** Variance of Section 10-16-2 to allow accessory storage in front of the principal building and Section 10-34-10A.2.a to allow fencing of merchandise, for outdoor display of swing sets, play equipment, and sheds on an 8.12 acre parcel at 2100 Caldwell Blvd (County Parcel #R244630110, Midway/Shopko Subdivisions, SW ¼ of Section 08, T3N, R2W, BM) for Paul Nielsen representing Well Nampa LLC (VAR 096-20)
- 6-2. **Action Item:** Public Hearing for the creation of voluntary sidewalk LID 170 (approved by legal)
- 6-3. **Action Item:** Public hearing for:
  - a. **Irrigations Rates:** 5.00% increase to 2021 rates, effective March 1, 2021
  - b. **Miscellaneous Fees:** 1.76% increase to domestic and irrigation water fees effective March 1, 2021
  - c. **Hookup Fee:** 4.35% increase to irrigation hookup fees, effective March 1, 2021
  - d. **Domestic Water:** 5.00% increase to domestic water rates and fees, effective March 1, 2021
  - e. **Wastewater:** 8.75% increase to wastewater rates and fees, effective March 1, 2021



1. **Action Item:** Approve Resolution implementing an increase in irrigation water and the pass through of underlying irrigation districts rates to the customers of the City of Nampa (approved by legal)
2. **Action Item:** Approve Resolution implementing an increase in miscellaneous fees charged for domestic water and irrigation (approved by legal)
3. **Action Item:** Approve Resolution implementing an increase in irrigation water hookup fees (approved by legal)
4. **Action Item:** Approve Resolution implementing changes in rates and fees charged for domestic water (approved by legal)
5. **Action Item:** Approve Resolution implementing increases in service fees for wastewater rates and user fees (approved by legal)

---

## **(7) Unfinished Business**

- 7-1. None

---

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

- 8-1. Annexation and zoning to RS22 (Single Family Residential - 22,000 sq. ft.) on the west side of N. Kings Rd. adjacent and north of 39 N. Kings. Rd. at 0 N. Kings Rd. (A 2.43-acre parcel in Plat A Tax 04145 in Lot 37 in the SE ¼, SE ¼, Section 33, T3N, R2W, BM, Nampa, Canyon County, Idaho) for a parcel split for 2 new dwellings for Jay Walker representing Miguel Ballesteros. (ANN 164-20) **(PH was 04-27-2020)**
- 8-2. Annexation and zoning to RML (Limited Multiple-Family Residential) at 1165 S. Powerline Road (A 2.02-acre portion of Block 169, Kurtz Addition, also known as Tax 04696 in the NE ¼ of Section 34, T3N, R2W, BM, Nampa, Canyon County, ID) for multiple-family residential zero lot line buildings and multiple-family residential 4-plex buildings for Zenith Homes (ANN 169-20) **(PH was 04-27-2020)**
- 8-3. Annexation and zoning to RD (Two-Family Residential) at 44 S. Kings Rd. (A 4.1-acre or 178,596 sq. ft. portion of the NW ¼ Section 25, T3N, R2W, BM also identified as Tax 6 in Tracts 15 and 16 of Nampa Heights Addition – for fourplex apartments for Tim Kristovich, Whispering Pines LLC (ANN 170-20) **(PH was 05-04-2020)**
- 8-4. 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)**



- 8-5. Zoning Map Amendment from IL (Light Industrial) to RML (Limited Multiple-Family Residential) at 23 22<sup>nd</sup> Ave S. (A .16-acre or 6,970 sq. ft. portion of the NW ¼ Section 26, T3N, R2W, BM also identified as Lot 11 Block 1 Park Addition for a lot split and additional single-family dwelling for Adam Fleck representing Casey Ames (Gem State Cash Offers LLC) (ZMA-118-20) (**PH was 05-04-2020**)
- 8-6. Resolution for Comprehensive Plan Future Land Use Map Amendment from Medium Density Residential to Community Mixed Use, Annexation and Zoning to BC (Community Business), and Conditional Use Permit for a public storage development at 0 E Locust Lane, southeast of the Southside Blvd and Locust Lane intersection (An 18.92 parcel described as County Parcel R2953001000 in the NW ¼ of the NW ¼, Section 12, T2N, R2W, BM) for BC zoning to allow for public storage units and restaurant for Linda Claiborne (CMA 047-20, ANN 179-20 and CUP 191-20) (PH was 10-05-2020)
- 8-7. Zoning Map Amendment from RS8.5 (Single-family Residential 8,500sf) to RS7 (Single-family Residential 7,000sf) and Development Agreement Modification for Lekeitio Village Subdivision at 0, 0, and 17390 N Can Ada Rd (county parcel #'s R3039201000, R3039201100, & R3039000000 respectively) for 195 single family detached lots on 62.34 acres for 3.13 average dwelling units per gross acre – A portion of land located in the N1/2 of the SW ¼ of Section 6, T3N, R1W, BM) for Tim Mokwa – Hayden Homes representing Domingo Asumendi ZMA 124-2020 and DAMO 037-20 (**PH was 11-16-2020**) (with City Attorney for ordinance and DA)
- 8-8. 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)
- 8-9. 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**)

---

## (9) Executive Sessions

- 9-1. **Action Item:** Motion to adjourn into Executive Session pursuant to Idaho Code 74-206(1)(c) to acquire an interest in real property which is not owned by a public agency



City of Nampa  
Regular Council Meeting  
Livestreaming at <https://livestream.com/cityofnampa>  
February 1, 2021  
Regular Council – 5:30 PM  
Public Hearings – 6:30 PM\*

---

## **Adjourn**

## **Next Meeting**

### **Regular Council at 6:00 PM – Tuesday, February 16, 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 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