



City of Nampa
Regular Council Meeting
Livestreaming at <https://livestream.com/cityofnampa>
August 17, 2020
Regular Council – 6:00 PM
Public Hearings – 7:00 PM*

Call to Order and Pledge to Flag

Invocation – Jordan Hodges - Christian Faith Center

Roll Call

Proposed Amendments to Agenda

(1) Consent Agenda (Action Items)

All 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 – August 3, 2020
- b. Nampa Police Protective Agency – August 6, 2020
- c. Airport Commission – July 13, 2020
- d. Arts and Historic Preservation Commission – July 13, 2020
- e. Bike and Pedestrian Advisory Committee – July 18, 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

- Subdivision Plat Final Approval for Summit Ridge Subdivision No. 4 (A 23.30 acre portion of land, being the easterly portion of county tax ID# R2929101100, also being a portion of N ½ of the NE ¼ of Section 5, T2N, R2W, BM, Canyon County, Nampa; for 57 single-family lots and 5 common lots on for 4.49 dwelling units per gross acre for M3 Companies, LLC – Mark Tate, representing M3 Idaho Greenhurst LLC (SPF-137-20)

b. Preliminary

- None

1-4. Authorize Public Hearings

a. None

1-5. Authorize to Proceed with Bidding Process

a. None

1-6. Authorization for Execution of Contracts and Agreements



- a. None
- 1-7. Monthly Cash Report
 - a. July 2020
- 1-8. Resolutions – The following Resolutions are for passage of the development agreements that are tied to the annexation and zoning for fifteen parcels totaling 346.57 acres in the area located between Cherry Lane on the south, Ustick on the north, Midland Blvd. on the west and Northside Blvd. on the east within Section 4, T3N, R2W, BM, Nampa, Canyon County, Idaho on behalf of seven property owners (**PH was 05-18-2020**)
 - a. Resolution Approving Development Agreement for 38.36 acres for Kinghorn Myrtice Life Estates Annexation and Zoning to IL
 - b. Resolution Approving Development Agreement for 60.2 acres for Johnson Shirley Family Trust Annexation and Zoning to IL
 - c. Resolution Approving Development Agreement for .586, 8.77, 10.38, 18.94 and 36.44 acre parcels for Tuft Wayne LLC Annexation and Zoning to IL
 - d. Resolution Approving Development Agreement for 16.73, 16.89 and 79.64 acre parcels for JAG Investments LTD Annexation and Zoning to IL
 - e. Resolution Approving Development Agreement for 9.77 acres for Corey Barton Annexation and Zoning to IL
 - f. Resolution Approving Development Agreement for 36.86, .72 and 7.28 acre parcels for Adler Industrial Annexation and Zoning to IL
 - g. Resolution Approving Development Agreement for 5.00 acres for JRL Properties LP Annexation and Zoning to IL
- 1-9. Planning & Zoning Formal Findings
- 1-10. None
- 1-11. Licenses for 2020
 - a. Alcohol Renewal
 - None
 - b. Alcohol New
 - None
- 1-12. Miscellaneous items
 - a. None
- 1-13. 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

Mayor & Council Comments

- COVID Updates

(3) Agency & Commission Reports

- 3-1. None

(4) Staff Communications

- 4-1. Tom Points – Staff Report

(5) New Business

5-1. **Action Item:**

- a. First reading of Ordinance No. 4521 adding an additional commissioner position to the Nampa Development Corporation Board of Commissioners.
- b. Consider consenting to mayoral nomination of Wendy Rhodes and Kenton Lee to appointment on the Nampa Development Corporation Board of Commissioners

5-2. **Action Item:** Authorize Mayor to sign contract with the Nampa Police Protective Agency

5-3. **Action Item:** Discussion regarding COVID-19 Funding Request & Process

5-4. **Action Item:** Emergency Daycare funding for Boys & Girls Club & Nampa School District

5-5. **Action Item:** Approve the application and program guidelines for the Small Business Grant (reviewed by legal) (budgeted from 2020 CARES funding)

5-6. **Action Item:** Authorize CDBG staff to allocate \$20,000.00 in CDBG funding from the Housing Affordability project to the Leap Charities Inc. multi-family infill project pursuant to HUD's final approval of the 2nd Amendment to the 2019 Annual Action Plan as approved by Council at the July 20, 2020 regular Council meeting

5-7. **Action Item:** Approve the allocation of \$30,000 in CDBG funding from the Housing Affordability project to Autumn Gold Affordable Housing Project operated by Autumn gold Senior Services Inc.

5-8. **Action Item:** Resolution for Appointments to VRT Board



- 5-9. **Action Item:** Authorize Mayor to sign easement encroachment with Mr. Frederick Harms for his property located at 405 N Horton
- 5-10. **Action Item:** Authorize Mayor to sign Non-Development Agreement for Carriage Hill West Subdivision No. 5 between the City and Toll Southwest, LLC (approved by legal)
- 5-11. **Action Item:** Authorize Mayor to sign Resolution for State-Local Agreement for Construction of Greenhurst Road, Sunnybrook Drive to Canyon Street (approved in FY20 budget)
- 5-12. **Action Item:** Authorize Mayor to sign Resolution for State-Local Agreement (Project Development) for Intersection Holly Street & Northwest Nazarene University Roadway (approved in FY20 budget)
- 5-13. **Action Item:** Authorize Mayor to Sign 2020 Nampa Municipal Airport Disadvantaged Business Enterprise Program Plan (approved by legal)
- 5-14. **Action Item:** Authorize the Mayor to sign a Use Agreement that allows the Vallivue School District to use the Optimist Park parking lot as a pass through to mitigate traffic congestion concerns on Birch Lane (approved by legal)

(6) Public Hearings

- 6-1. **Action Item:** Public comment on fiscal year 2021 proposed budget
- 6-2. **Action Item: Continued Public Hearing from the July 20 Council Meeting:** Variance of Sections 10-8-5 (C) and 10-8-6 (D) In the RS6 (Single-Family Residential, 6,000 SF) Zoning District at 4604 S. Feldspar Ave to reduce the minimum interior yard setback from five feet (5') to four feet six inches (4.5') for an existing storage shed on the property (a .18-acre portion of the NE ¼ of Section 11, T2N, R2W, BM, also known as Lot 38, Block 3 of Lava Springs No. 5 subdivision) for Rodney Roberts (VAR 091-20)
- 6-3. **Action Item:** Amendment of Title 10, Chapter 1 General Provisions, Section 10-1-19, pertaining to zoning regulations applicable to Storage land use, requiring a buffer for locating new storage facilities a minimum of 2,500 ft from existing storage developments for the City of Nampa (ZTA 016-20)

(7) Unfinished Business

- 7-1. **Action Item:** First Reading of Ordinance for Annexation and Zoning to BC (Community Business) for the southerly 7.0 acres and to IL (Light Industrial) for the northerly 26.13 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-00 135-2019) (**PH was 02-18-2020**)
- 7-2. **Action Item:** Decision on the designation of the north entrance/exit to Stiehl Falls Subdivision as emergency only
- 7-3. **Action Item:** Authorize Mayor to sign contract for replacement of the audio system in the Nampa City Council Chambers (contract to be approved by legal) (CARES Act funding)



- 7-4. **Action Item:** 1st reading of Ordinance for FY2021 Budget
- 7-5. **Action Item:** Annexation and Zoning to RS4 (Single Family Residential - 4,000 sq. ft.) at 922 and 946 W. Maryland Avenue (A 1.66 acre parcel of land being a portion of the SW ¼ of Section 33, T3N, R2W, BM) and Subdivision Plat Preliminary Approval for Anchor Point Subdivision – 9 Single Family Residential Lots on 1.66 acres or 5.42 dwelling units/gross acre) for Sawyer Eckhardt-Anchor Homes LLC. The Planning and Zoning Commission recommended approval (ANN 161-19 and SPP 052-19) (**PH was 04-27-2020**)
- 7-6. **Action Item:** Annexation with Zoning to IL (Light Industrial) for fifteen parcels totaling 346.57 acres in the area located between Cherry Lane on the south, Ustick on the north, Midland Blvd. on the west and Northside Blvd. on the east within Section 4, T3N, R2W, BM, Nampa, Canyon County, Idaho for the City of Nampa on behalf of seven property owners (**PH was 05-18-2020**)

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

- 8-1. 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**)
- 8-2. 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. The Planning and Zoning Commission recommended approval (ANN 164-20) (**PH was 04-27-2020**)
- 8-3. Annexation and Zoning to IL (Light Industrial) at 16658 Northside Blvd. for future industrial use (A 1.52-acre parcel situated in the SW ¼ of the NW ¼ of Section 10 T3N, R2W, BM, Nampa, Canyon County, Idaho) for Kent Brown representing Adler Revocable Family Trust (ANN 166-20) (**PH was 04-27-2020**)
- 8-4. Annexation and Zoning to RMH (Multiple-Family Residential) at 1002 N. Happy Valley Rd. and 4719 Stamm Lane for multiple family residential use (A 3.53-acre portion of the SW ¼ of Section 18, T3N, R1W, BM, Nampa, Canyon County, Idaho also recognized as Tax 7 and Tax 16272 in Lots 1 and 2 of Orchalara Heights) for Blake Wolf – Wolf Building Co. (ANN 167-20) (**PH was 04-27-2020**)
- 8-5. 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**)



- 8-6. Development Agreement Zoning Map Amendment from RS6 (Single Family Residential – 6,000 sq. ft.) to RMH (Multiple-Family Residential) at 916 E. Colorado Ave., 915 E. Bird Ave. and 908 and 912 S. Elder St. (Parcels R11455011, R11455010, R11451012, R11451013 totally an approximate 2.53 acre portion of the NE ¼ of Section 34, T3N, R2W, BM, Nampa, Canyon County, Idaho) for Randy Haverfield, Architecture Northwest P.A. representing Ron Kennedy for Colorado Avenue Apartments. The Planning and Zoning Commission recommended approval with DA for 2 story only (ZMA 116-19) (**PH was 04-27-2020**)
- 8-7. 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**)
- 8-8. 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**)
- 8-9. Zoning Map Amendment from IL (Light Industrial) to RML (Limited Multiple-Family Residential) at 23 22nd 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**)
- 8-10. Annexation and Zoning at 30 N. Kings Rd and 3126 E Victory Rd (A 20.06 portion of the W ½ of the SW ¼ of the SW ¼ of Section 24, T3N, R2W, BM) to BC (Community Business) for 4 acres at the corner of Victory Rd and Kings Rd for potential retail, and RMH (High Density Multiple-Family Residential) for the remaining 16.06 acres for a multi-family residential development for Mason & Associates, Inc. (ANN 171-2020) (**PH was 05-18-2020**)
- 8-11. Zoning Map Amendment from RA (Suburban Residential) to RP (Residential Professional) for Construction Trade/Sales Office structure at 512 N 39th Street (A .48 acres portion of the NE ¼ of Section 24, T3N, R2W, BM) for Nick Barnes representing WFS LLC (ZMA 119-20) (**PH was 05-18-2020**)
- 8-12. Modification of Development Agreement - Ordinance No. 3884, from a 48-unit senior housing development to a 22-lot duplex Roosevelt Village Subdivision, at 1910 W Roosevelt, on the north side of Roosevelt Ave and approximately .4 miles east of Middleton Rd. (a 6.2 acre portion of the SE ¼ of the NW ¼ of Section 29, T3N, R2W, BM) for Blake Wolf, Wolf Building Co. (DAMO 036-20) (**PH was 07-06-2020**)
- 8-13. Annexation and Zoning to RD for fourplex multi-family development at 2000 S. Midland Blvd, located on the southeast corner of S Midland Blvd and W Maryland Ave (lots 6 and 7 of Home Acres Subdivision #6, located in the SE ¼ of Section 33, T3N, R2W, BM, Nampa, Canyon County, Idaho) for Kurt Smith (ANN 174-20) (**PH was 07-06-2020**)



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- 8-14. Annexation and Zoning to RS6 (Single-Family Residential 6,000 sf lot) at 0 & 406 W. Dooley Lane – Parcels 29241 and 29241011 (A 2.76-acre or 120,226 sq. ft. portion of the SW ¼ of the NE ¼ Section 4, T2N, R2W, BM – for a small single-family home development for Mason & Associates Inc. (ANN 173-20) (**PH was 08-03-2020**)

(9) Executive Sessions

- 9-1. None
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Adjourn

Next Meeting

Regular Council at 6:00 PM – Tuesday, September 8, 2020 - 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