



City of Nampa  
Regular Council Meeting  
Livestreaming at <https://livestream.com/cityofnampa>  
September 8, 2020  
Regular Council – 6:00 PM  
Public Hearings – 7:00 PM\*

## Call to Order and Pledge to Flag

**Invocation** Phil Bence - Southside Blvd United Methodist

## 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 – August 17, 2020
- b. Special Council Meeting – August 17, 2020
- c. Planning & Zoning Commission – August 25, 2020
- d. Building & Design Review – July 20, 2020
- e. Building & Design Review – August 17, 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 Lost River Townhomes No. 2 (A 1.99 parcel of land located in the SE ¼ of the SW ¼ of Section 6, T3N, R1W, Nampa; a portion of Tax ID# R30387010A0); for 24 single-family lots and 2 common lots for 12.1 dwelling units per gross acre for Nampa North, LLC (SPF-138-20)
- Subdivision Plat Final Approval for Anchor Point Subdivision in a RS4 (Single Family Residential – 4,000 sq. ft.) zoning district at 946 W Maryland Ave. to be developed into 9 single family detached lots on 1.587 acres for 5.66 dwelling units per gross acre located in a portion of the SW ¼ Section 33, T3N, R2W, BM) for Kurt Smith representing Anchor Homes, LLC (SPF 139-20)
- Subdivision Plat Final Approval for Mossy Creek Subdivision in a RS7 (Single Family Residential – 7,000 sq. ft.) zoning district at 2726 and 2878 Southside Boulevard (52 single family detached lots and 4 common area lots on 16.53 acres for 3.14 average dwelling units per gross acre – A portion of Section 1, T2N, R2W, BM) for IAG Mossy Creek LLC, represented by Leavitt and Associates Engineers, Inc. (SPF 140-20)



b. Preliminary

- None

1-4. Authorize Public Hearings

- a. Zoning Map Amendment from “unzoned” to BC (Community Business) at 0 N Broadmore Way (R13034011A0), 0 Northside Blvd (R13034013A0), and the adjacent, unzoned right-of-way (A 3.52-acre portion of the SE ¼ Section 16, T3N, R2W, BM in the Noble Tracts subdivision Blocks 1 & 2) – to zone a piece of land that should have been zoned at time of annexation for City of Nampa on behalf of the owner Idaho Arts Charter School (ZMA 122-20) **(PH to be scheduled on 10-05-2020)**

1-5. Authorize to Proceed with Bidding Process

- a. None

1-6. Authorization for Execution of Contracts and Agreements

- a. 1) Accept Evaluation Committee recommendation that Six Mile Engineering, PA be placed on first choice roster, and 2) Authorize Mayor and Public Works Director and/or City Engineer to formalize negotiations and contract with Six Mile Engineering, PA for consultant services as outlined in the City of Nampa’s Request for Qualifications Miscellaneous Professional Services Term Agreement for fiscal years 2021 and 2022, with an option to renew for one additional year (approved by legal)

1-7. Monthly Cash Report

- a. None

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
  - a. None
- 1-10. Licenses for 2020
  - a. Alcohol Renewal
    - None
  - b. Alcohol New
    - None
- 1-11. Miscellaneous items
  - a. None
- 1-12. Approval of Agenda

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## **(2) Proclamations**

- 2-1. Constitution Week
- 2-2. Take 10 minutes to Take the 2020 Census on September 10th

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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**

- COVID Update

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

- 3-1. None

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## **(4) Staff Communications**

- 4-1. Public Works - Tom Points



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## (5) New Business

- 5-1. **Action Item:** Appointment of Christina Jenkins to the Nampa Arts and Historic Preservation Commission
- 5-2. **Action Item:** Appointment of Karina Martinez to the Nampa Housing Authority Board
- 5-3. **Action Item:** Resolution calling for a Public Hearing to amend the FY20 Budget (approved by legal)
- 5-4. **Action Item:** Approve participation in the Governors Public Safety Initiative / Property Tax Relief Proposal
- 5-5. **Action Item:** Authorize Mayor to sign resolution authorizing an increase in rates for Republic Services
- 5-6. **Action Item:** Authorize Nampa Parks and Recreation to purchase a CXT bathroom structure, using Park Impact Fees for Brandt Park in the amount of \$170,129.00. (Approved in Park Impact Fees FY20 budget)
- 5-7. **Action Item:** 1<sup>st</sup> reading of Ordinance annexing portions of Underlying irrigation district into the municipal irrigation district of the city of Nampa
- 5-8. **Action Item:** Authorize summary of publication for preceding ordinance
- 5-9. **Action Item:** Authorize Public Works Director to sign Sidewalk deferral requested by Robert Schopke and David Staker for the property located at 5005 Feather Creek Lane
- 5-10. **Action Item:** Authorize Public Works Director to sign Sidewalk deferral requested by David Thomasson property located at 1318 Lone Star Rd
- 5-11. **Action Item:** Authorize Mayor to sign resolution for State-Local Agreement for Project Development for Cherry Lane: Franklin Blvd to 11<sup>th</sup> Ave N Project (approved in FY20 budget)
- 5-12. **Action Item:** Authorize Mayor to sign renewal of janitorial services contract with American Cleaning Services for the Nampa Public Library and Nampa Development Services Center (approved in FY21 budget) (approved by legal)
- 5-13. **Action Item:** Approve and authorize Mayor to sign Local Professional Services Agreement No. 95678 with Idaho Department of Transportation and Parametrix for Franklin Boulevard and Karcher Road Intersection Improvements, Key No. 22102 (approved by legal) (approved in FY20 budget)
- 5-14. **Action Item:** Authorize Mayor and/or Public Works Director to sign purchase order on October 1, 2020, for additional meter transmission units/parts with Aclara Technologies, LLC, at contract unit pricing, not to exceed the approved fiscal year 2021 Water Division budget (approved by legal) (approved in FY21 budget)



- 5-15. **Action Item:** Authorize Mayor and/or Public Works Director to sign purchase order on October 1, 2020, for 7,000 additional water meters units with Hydro Specialties Company, at contract unit pricing, not to exceed the approved fiscal year 2021 Water Division budget (approved by legal) (approved in FY21 budget)

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## (6) Public Hearings

- 6-1. **Action Item:** Variance of Sections 10-22-6 (B) In the BC (Community Business) Zoning District at 4104 Garrity Blvd & 1010 N 39th St to reduce the required number of parking spaces from 168 (including 6 ADA spaces) to 152 for the Canyon Terrace Apartments – an affordable housing project totaling 81 dwelling units (a 4.01 acre portion of the S ½ of the SE ¼ of Section 13, T3N, R2W, BM) for The Housing Company representing Thomas A. Hagood Living Trust. (VAR-093-20)
- 6-2. **Action Item:** Conditional Use Permit for Multi Story Conditioned Storage at District 208 with 924 storage units on two floors in an existing building in the BC (Community Business) zoning district at 1509 Caldwell Blvd (A 34.86 acre portion of Lot 4, in Block 1 of Karcher Mall Subdivision situated in the NE ¼, Section 17, T3N, R2W, BM) for CSHQA – Mandie Brozo representing Rhino Holdings Nampa, LLC. (CUP-193-20)
- 6-3. **Action Item:** Variance of Sections 10-10-6 (A) In the RD (Two Family {Duplex} Residential) Zoning District at 220 High St and 0 High Street (Tax Parcel #'s R1673701000 and R1673700000 respectively) to allow for a lot line adjustment creating two substandard sized lots – an approximate 4,268 sq. ft. lot fronting High St. and including an existing single family home, and a 4,614 sq. ft. buildable lot for a new single-family home to be constructed north of the existing home (Tax #1 & #01149, Block 78, of the Yale Park Addition Subdivision, within the SE ¼ of Section 21, T3N, R2W) for Wesley L Waldorf representing Diana Cervantes. (VAR-094-20)

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## (7) Unfinished Business

- 7-1. **Action Item:** 1<sup>st</sup> reading of ordinance for the annexation and Zoning to BC (Community Business) for construction of a church and future commercial development at 0 and 0 Cherry Ln (County parcel #'s R3097300000 and R3097400000) a 26.21 acre portion of Lots 1 and 13 of Block 1, Midway Subdivision, located in the NW ¼ of Section 8, T3N, R2W, BM, Nampa, Canyon County, Idaho) for Rennison Design; Brian Liquin (ANN 176-20) (PH was 07-20-2020)
- 7-2. **Action Item:** 1<sup>st</sup> reading of ordinance for the 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) (PH was 08-17-2020)
- 7-3. **Action Item:** 1<sup>st</sup> reading of ordinance for the 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)



- 7-4. **Action Item:** 1<sup>st</sup> reading of ordinance for the 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**)
- 7-5. **Action Item:** 1<sup>st</sup> reading of ordinance for 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**)
- 7-6. **Action Item:** 1<sup>st</sup> reading of ordinance for 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**)

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#### **(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. The Planning and Zoning Commission recommended approval (ANN 164-20) (**PH was 04-27-2020**)
- 8-2. 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**)
- 8-3. 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**)
- 8-4. 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**)





- 8-5. 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**)
- 8-6. 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**)
- 8-7. 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**)
- 8-8. 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**)
- 8-9. 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**)
- 8-10. 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**)
- 8-11. 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. **Action Item:** Motion to Adjourn into Executive Session Pursuant to Idaho Code 74-206 (1)  
(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general;

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## **Adjourn**

## **Next Meeting**

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## **Regular Council at 6:00 PM – Monday, September 21, 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