



City of Nampa  
Regular Council Meeting  
Livestreaming at <https://livestream.com/cityofnampa>  
January 4, 2021  
Regular Council – 6:00 PM  
Public Hearings – 7:00 PM\*

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

**Invocation** – Chris Evenson - Nampa Seventh-day Adventist 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 City Council Meeting – December 21, 2020
  - b. Board of Appraisers Meeting Minutes - December 9, 2020
  - c. Nampa Golf Commission – December 15, 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
    - None
  - b. Preliminary
    - None
- 1-4. Authorize Public Hearings
  - a. Authorize advertisement of Monday, February 1, 2021, public hearing to present recommended 5% increase to 2021 irrigation rates, effective March 1, 2021
  - b. Authorize advertisement of Monday, February 1, 2021, public hearing to present recommended fiscal year 2021 increase to domestic and irrigation water miscellaneous fees of 1.76%, effective March 1, 2021
  - c. Authorize advertisement of Monday, February 1, 2021, public hearing to present recommended fiscal year 2021 increase to irrigation hookup fees of 4.35%, effective March 1, 2021
  - d. Authorize advertisement of Monday, February 1, 2021, public hearing to present recommended 5% increase to fiscal year 2021 domestic water rates and fees, effective March 1, 2021



- e. Authorize advertisement of Monday, February 1, 2021, public hearing to present recommended 8.75% increase to fiscal year 2021 wastewater rates and fees, effective March 1, 2021

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. None

1-8. Resolutions

- a. None

1-9. Planning & Zoning Formal Findings

- a. None

1-10. Licenses for 2020

a. Alcohol Renewal

- None

b. Alcohol New

- None

1-11. Licenses for 2021

Pawn Brokers

- Vista Pawn - 130 Caldwell Boulevard
- Idaho Pawn & Gold - 615 Caldwell Boulevard
- Max Cash Pawn – 319 12<sup>th</sup> Avenue South
- Ken’s Loan and Jewelry – 608 12<sup>th</sup> Avenue South
- Pawn1 – 724 12<sup>th</sup> Avenue South

Precious Metals

- Mutiny Metals - 319 12<sup>th</sup> Avenue South
- Security Gold and Silver Exchange - 1218 North Jacob Alcott Way
- Canyon County Coin LLC - 1200 1<sup>st</sup> Street South



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- 1-12. Miscellaneous items
  - a. None
- 1-13. 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. Sandy Moser - ICRMP

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## **(4) Staff Communications**

- 4-1. Kirk Carpenter – Emergency Manager COVID Update

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## **(5) New Business**

- 5-1. **Action Item:** Authorize Mayor to sign contract with Thyssenkrupp Elevator Corporation in the amount of \$68,800 for Phase II Upgrade and Modernization of the elevator at City Hall (approved FY21 budget) (reviewed by legal)
- 5-2. **Action Item:** Authorize Mayor to sign contract with Thyssenkrupp Elevator Corporation in the amount of \$80,000 for Upgrade and Modernization of the original 1978 construction elevator at the Nampa Development Services Center (approved FY21 budget) (reviewed by legal)
- 5-3. **Action Item:** Authorize Mayor to sign contract in the amount of \$76,995.00 with Great Floors for with Nampa Development Services Center Flooring Replacement Project (approved FY21 budget) (reviewed by legal)
- 5-4. **Action Item:** Approve the 1st non-substantial amendment to the Community Development Block Grant 2020 Annual Action Plan as presented and authorize CDBG staff to submit to HUD for for approval (approved in FY21 budget)
- 5-5. **Action Item:** Authorize Finance Director to sign FY20 audit engagement letter with Edie Bailly in the amount of \$56,850.00



- 5-6. **Action Item:** Authorize staff to submit fiscal year 2021 transportation grant projects for funding including City match dollars (typically 7.34%)
- 5-7. **Action Item:** Authorize Mayor to sign Resolution authorizing a Public Hearing to be held on February 1st, 2020 at 7:00 PM for the creation of Sidewalk LID 170 – Voluntary participation by property owners (approved in FY21 budget) (approved by legal)
- 5-8. **Action Item:** 1<sup>st</sup> reading of ordinance naming street North Trixie Avenue
- 5-9. **Action Item:** Authorize Mayor and Public Works Director to sign Task Order with Paragon Consulting, Inc. to provide design services for the Middleton Road Rebuild - Flamingo to Karcher project in the amount of \$185,538.00 (T&M NTE) (approved in FY21 budget)
- 5-10. **Action Item:** Authorize Mayor and Public Works Director to sign Task Order with Murraysmith to provide design, survey and engineer of record services for the Annual Waterline Replacement FY21 project in the amount of \$ 90,750.00 (T&M NTE) (approved in FY21 budget)
- 5-11. **Action Item:** Authorize Mayor and Public Works Director to sign Task Order with Stantec to provide design, survey and engineer of record services for the Annual Waterline Replacement FY22 project in the amount of \$135,598.00 (T&M NTE) (approved in FY21 budget)

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## (6) Public Hearings

- 6-1. **Action Item:** Fee increases for Parks and Recreation Services. Increases may include services that include cemetery, golf, park reservations and recreation programming
  - **Action Item:** Resolution for Fee increases for Parks and Recreation Services. Increases may include services that include cemetery, golf, park reservations and recreation programming
- 6-2. **Action Item:** Zoning Map Amendment from RA (Suburban Residential) to RD (Two-Family/Duplex Residential) for a multi-family development at 1204 11th Ave N (a .53 acre portion of land in the Plat A Subdivision in the NW 1/4 of Section 23, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County, Idaho) for Austin Whiting ZMA-127-20
- 6-3. **Action Item:** 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 62-2

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## (7) Unfinished Business

- 7-1. **Action Item:** Approve the annual City Council meeting schedule and publication of public notice



- 7-2. **Action Item:** 1st reading of ordinance Annexation and Zoning to RMH (High Density Multi-Family Residential) at 600 N. 44th Street – Parcel#R3171401000 (A .98-acre portion of the NE ¼ Section 24, T3N, R2W, B – for an existing single-family home to connect to city water service, for Elizabeth J. Dreyer (ANN 180-20) (**PH was 12-07-2020**) (with City Attorney for ordinance)
- 7-3. **Action Item:** 1st reading of ordinance Zoning Map Amendment from RA (Suburban Residential) to RP (Residential Professional) for a construction trade/sales Office structure at 512 N 39th Street (A .48 acre 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**)
- 7-4. **Action Item:** 1st reading of ordinance De-annexation from RA (Suburban Residential) to County zoning to be determined by Canyon County for 18040, 18090, and 18138 Celestia Dr (County parcel #'s R3436610000, R3436610100, & R3436610200) a total of 5.66 acres portion of Lots 1, 2, and 3 of Block 1, Birch Creek Estates Subdivision, located in the SE ¼ of Section 34, T4N, R2W, BM, Nampa, Canyon County, Idaho) for Justin Koff, David Snow, Brian Niblett, and Christy Niblett (DANX 013-20) (**PH was 12-07-2020**)
- 7-5. **Action Item:** 1st reading of ordinance 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**)
- 7-6. **Action Item:** Authorize Mayor to sign resolution for Comprehensive Plan Text Amendment of Chapter 11, section 11.8 to incorporate the adopted Nampa Historic Preservation Plan 2020 into the 2040 Comprehensive Plan by reference and includes a new description of the plan (CTA-010-20)

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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. (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) (**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 RS8.5 (Single-Family Residential 8,500 sf lot) at 3919 E. Locust Lane – Parcel# R29530113 (A 3.06-acre portion of the SW ¼ of the NE ¼ Section 4, T2N, R2W, BM; also known as Lot 2, Block 1 of Happy Trails Subdivision) – in order to split the property into two single family residential lots (one of which has an existing home) for Rocky Mountain Roofing/Zach Puffe (ANN 182-20) (**PH was 12-07-2020**)
- 8-10. 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,



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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**)

- 8-11. Vacation of an approximately fifty-nine-foot (59') by two-hundred-sixty-nine-foot (269') triangular portion of Karcher Rd. right-of-way, north of 2245 N Samantha Ct and 0 N Samantha Ct in the Cortland Business Park #2 subdivision, in order to allow an extended and gated business driveway into the business at 2245 N Samantha Ct. (A .222 acre, or 9,649 sq. ft, portion of the SE ¼ of the SW ¼ of Section 9, T3N, R2W, BM) for Robert Coleman (VAC 046-20) (**PH was 12-21-2020**)

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## **(9) Executive Sessions**

- 9-1. None
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## **Adjourn**

## **Next Meeting**

**Regular Council at 5:30 PM – Tuesday, January 19, 2021 - City Council Chambers**

**Public Hearings at 6:30 PM**

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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