



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

Call to Order and Pledge to Flag

Invocation Kelli Sears - Christian Faith Center

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 – February 16, 2021
- b. Planning & Zoning Commission – February 9, 2021
- c. Design Review – January 19, 2021

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
- c. Short
 - Banner Park Subdivision in a RD (Two-Family Residential) zoning district, at 516 20th Ave N. (parcel #R1428561900) for division into 2 fourplex lots, 1 duplex lot, and 1 common lot for a total of 10 dwelling units (a .958 acre portion situated in the SE ¼ of the SW ¼, Section 23, T3N, R2W, BM) for Jadon Schneider representing Bronze Bow Inc. (SPS-036-21)

1-4. Authorize Public Hearings

- a. Development Agreement Modification originally recorded for Lakebrook Subdivision - Ordinance No. 3610, modifying the site plan, eliminating the proposed church to be replaced with additional single-family residential, removal of narrow private streets and gated neighborhoods, and revising the dimensional standards; Zoning Map Amendment from RSPUD to RS6 (Single-Family Residential 6,000 sf minimum), for Middlebury Subdivision in an RS6 zoning district (334 buildable lots, 1 existing home, and 36 common lots on 105.78



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acres); located at 12246 Orchard Ave - County Parcel #s - R3280300000, R328001100, & R3279901000b(located in S 1/2 of Section 13, T3N, R3W, BM) for Jane Suggs - Gem State Planning representing Clinton R. Wissel (DAMO-040-20, ZMA-129-20).

- b. Zoning Map Amendment from RS6 (Single Family Residential – 6,000 sq. ft.) to RMH (Multiple-Family Residential), and Variance of Section 10-22-6B requiring 2 parking stalls per dwelling unit (plus ADA spaces), instead proposing 1.52 parking spaces per unit; both at 916 E. Colorado Ave., 915 E. Bird Ave. and 908 and 912 S. Elder St. (Parcels R11455011, R11455010, R11451012, R11451013 totally an approximate 3.936 acre portion of the NE ¼ of Section 34, T3N, R2W, BM, Nampa, Canyon County, Idaho) for 3-story multi-family apartments, for Brandon Whallon representing Kennedy Family Ventures, LLC for Broadstone Apartments (ZMA-130-20, VAR-097-20).
- c. Zoning Map Amendment from RD (Two-Family Duplex Residential) to RP (Residential Professional) for a portion of Parcel # R1177900000; for Multi-Family Residential apartments at 411 and 515 E Hawaii and 0 Constitution Way - county parcels R11767600000, R1177900000, & R1681700000, for a gross and net density of 20.37 on 18.65 acres (located on a portion of Lots 1 through 5 and all of Lots 6 through 10 of Block 187 of the Amended Plat of Kurtz Addition to Nampa Idaho as on file in Book 2 of Plats at Page 37 in the Office of the Recorder for Canyon County, Idaho, situated in the NW 1/4 of Section 34, T3N, R2W, BM) for Patrick Stoffregen - Pedcor representing Saint Alphonsus/Trinity Health (ZMA-131-20). Planning & Zoning Commission approved CUP-206-20 on February 9, 2021.
- d. Variance of Section 10-1-19.A.2 requiring any public storage facility building to be located a minimum distance of 100' from any RS or RD zoning district; for a 19.93 acre parcel (R2953001000) at 0 Locust Ln (Located in the NW ¼ of Section 12, T2N, R2W, BM) for Linda Claiborne (VAR-100-21).
- e. Annexation and Zoning to RS6 (Single-family Residential 6,000 sf) Approval for Chase Subdivision (113 single family lots and 13 common lots) at 0 Middleton Rd - Parcel #R3145601200 (A 32.92 acre portion of land located in the NE ¼ of Section 19, T3N, R2W, BM, Canyon County, Idaho, for Schultz Development (ANN-190-20 & SPP-066-20).

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. Disposal of Ridgecrest Golf Course Property



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- 1-9. Planning & Zoning Formal Findings
 - a. None
- 1-10. Licenses for 2020
 - a. Alcohol Renewal
 - None
 - b. Alcohol New
 - Family Dollar - Off Premise Beer & Wine – 204 11th Ave
 - Labyrinth Escape Games – On Premise Beer & Wine - 1213 ½ 1st St South
- 1-11. Miscellaneous items
 - a. None
- 1-12. 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

- Legislative Update
 - Potential Annexation Impacts due to Proposed Tax Changes

(3) Agency & Commission Reports

- 3-1. None

(4) Staff Communications

- 4-1. None

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*Or as soon after 6:30 PM as each matter may be heard



(5) New Business

- 5-1. **Action Item:** Resolution for appointment of Larry Olmsted to Fire District Advisory Committee to replace Rick Hogaboam
- 5-2. **Action Item:** Authorize piggyback purchase of chip seal oils from Idaho Asphalt Supply, at an estimated cost of \$560,000.00, for Street Division (approved in FY21 budget)
- 5-3. **Action Item:** Authorize Mayor to sign an agreement with Streetscan, Inc., for pavement management software in the amount of \$72,800.00 for Street Division (approved in FY21 budget) (approved by legal)
- 5-4. **Action Item:** Approve the Purchase and Sales Agreement and authorize the Mayor to sign the Nampa School District Property located at 920 Lake Lowell Avenue, Nampa, Idaho for \$415,000 (approved by legal) (Park Impact Fees)
- 5-5. **Action Item:** FY22 Budget Factor Calculation for Nampa Fire Protection District
- 5-6. **Action Item:** Authorize Mayor to sign the following agreements associated with the Osprey Estates Subdivision:
 - Agreement for Hookup of Osprey Estates Subdivision to the City of Nampa Domestic Water System and Agreement to be Annexed into the City of Nampa between Developer and the City (Exhibit D); and
 - Development Agreement between Developer, Nampa Highway District No. 1, and the City (Exhibit E)(approved by legal)
- 5-7. **Action Item:** Authorize Mayor and Public Works Director to sign Task Order for Professional Services between the City of Nampa and J-U-B for Zones G and A Sewer Rehab (Design) in the amount \$193,609.00, Time and Materials Not to Exceed (approved in FY21 budget)
- 5-8. **Action Item:** Authorize Nampa Police Department to Apply for an Idaho Transportation Department Grant in the amount of \$135,220.00
- 5-9. **Action Item:** Authorize Mayor to sign a Master Facility Lease Agreement with Crown Castle Fiber (approved by legal)
- 5-10. **Action Item:** 1st Reading of ordinance for creation of voluntary sidewalk LID 170
- 5-11. **Action Item:** Request Council authorization to proceed with bid process for LID 170 (approved by legal)

(6) Public Hearings



- 6-1. **Action Item:** Annexation and Zoning to IL (Light Industrial) zoning district at 245 N Happy Valley Rd and 4513 Airport Rd, lots P, Q, & Z of the Home Acres #2 Subdivision (4.45 acres portion of the NE ¼ of Section 24, T3N, R2W, BM, for Petersen Holdings LLC (ANN-189-20)
- 6-2. **Action Item:** Zoning Map Amendment from RA (Suburban Residential) to RD (Two-Family/Duplex Residential) for a future development at 1110 S. Elder St. (parcel #R11579010; a .18 acre portion of Block 145, Amended Plat of Kurtz Addition (Vacated) located in the SW 1/4 of the NE 1/4 of Section 34, T3N, R2W, BM, Nampa, Canyon County, Idaho) for David Nugent (ZMA-128-20)
- 6-3. **Action Item:** Annexation and Zoning to BC (Community Business) zoning district at 11043 Moss Ln., and Conditional Use Permit for a Vehicle Repair and Used Vehicle Dealership; (a .42 acre portion of the SE ¼ of Section 07, T3N, R2W, BM, for Dwaine Steve Lee (ANN-188-20 & CUP-203-20)

(7) Unfinished Business

- 7-1. **Action Item:** 1st reading of ordinance for 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)
- 7-2. **Action Item:** 1st reading of ordinance for 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
- 7-3. **Action Item:** Authorize Summary of Publication for Precedence Ordinance
- 7-4. **Action Item:** 1st reading of ordinance for 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 (PH was 02-16-2021)

(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 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)
- 8-6. 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 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)



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- 8-8. 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) (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement;

Adjourn

Next Meeting

Regular Council at 5:30 PM – Monday, March 15, 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