



AMENDED

City of Nampa
Regular Council Meeting
Livestreaming at <https://livestream.com/cityofnampa>
March 16, 2020
Regular Council – 6:00 PM
Public Hearings – 7:00 PM*

Call to Order and Pledge to Flag

Invocation – Tony Johnson – Nampa First Church of the Nazarene

Roll Call

Proposed Amendments to Agenda

Amendment Discussion and possible action on restricting mass gatherings and public events, and possible actions to educate the public, all to minimize the risk of COVID-19 exposure

Amendment Authorize Family Justice Center to apply for a \$20,000 grant to temporarily house victims of domestic violence

Amendment Request for consent of the City Council of the City of Nampa to affirm and continue the Mayor's declaration of a Local Disaster Emergency until such date as the Council may deem prudent

(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. Special Council Meeting - February 28, 2020
 - b. Special Council Meeting – March 2, 2020
 - c. Regular Council Meeting – March 2, 2020
 - d. Airport Commission – February 10, 2020
 - e. Planning & Zoning Commission – February 11, 2020
 - f. Nampa Council on Aging – February 11, 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 Meriwether Park Subdivision #4 on the east side of Meriwether Park #2 and approximately 2,500 feet east of Franklin Blvd. on Toussand Dr. in a RS7 (Single Family Residential - 7,000 sq. ft.) zoning district (42 single family residential lots on 10.85 acres, 3.87 dwelling units per gross acre - A portion of the SE 1/4 of the NW 1/4 of Section 2, T3N, R2W, BM) for Kent Brown representing Corey Barton, DBA Challenger Development, Inc. (SPF-00125-2020)



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- Request for a Second 1-Year Extension of Subdivision Plat Final Approval for Modena Subdivision at 17590 N. Franklin Blvd. (A portion of the South 1/2 of the Northwest 1/4, Section 2, T3N, R2W, BM located on the east side of N. Franklin Blvd. 1/2 mile south of Ustick Rd. - 32 Single Family Residential lots on 11.74 acres or 2.73 lots/gross acre) for 1099 LLC (SPF-00046-2018). Request to extend 3/13/19 approval which expires 3/13/20 to 3/13/21

b. Short

- None

c. Preliminary

- None

1-4. Authorize Public Hearings

- a. 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-00166-2020).
- b. 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-00167-2020).
- c. Annexation and Zoning to RS18 (Single Family Residential - 18,000 sq. ft.) at the southwest corner of the intersection of W. Dooley Lane and S. Stanford St., adjacent and north of 3125 S. Stanford St. (A 1.08-acre portion of the E ¼ of the SW ¼ of Section 4, T2N, R2W, BM, Canyon County, ID) for single-family residential lots for Blake Wolf, Wolf Building Co. (ANN-00168-2020).
- d. 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 NE¼ 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-00169-2020).

1-5. Authorize to Proceed with Bidding Process

- a. Authorization to Advertise and Proceed with RFQ Process in Order to Create a New Qualified Professional Hiring Roster for City Projects for Fiscal Years 2021 and 2022, with Option to Renew One Additional Fiscal Year, 2023

1-6. Authorization for Execution of Contracts and Agreements



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- a. Authorize Mayor to Sign, (1) Agreement to Waive First Right of Refusal and Terminate Lease with Gary Bartlow dated April 19, 2016, and (2) Nampa Municipal Airport Land Lease Agreement, and (3) Memorandum of Lease for Recording with John Newland effective April 1, 2020, for Lot 2006 (approved by legal)
 - b. 1) Authorize Mayor to Sign Nampa Municipal Airport Land Lease Agreement (see Attachment A) and Memorandum of Lease for Recording (see Attachment A.1) with Mad River, LLC Effective March 16, 2020, for Lot 2030, and 2) Authorize Mayor to Sign Nampa Municipal Airport Land Lease Agreement (see Attachment B) and Memorandum of Lease for Recording (see Attachment B.1) with Mad River, LLC Effective March 16, 2020, for Lot 2032, and 3) Authorize Mayor to Sign Nampa Municipal Airport Land Lease Agreement (see Attachment C) and Memorandum of Lease for Recording (see Attachment C.1) with Mad River, LLC Effective March 16, 2020, for Lot 2034, and 4) Authorize Mayor to Sign Nampa Municipal Airport Land Lease Agreement (see Attachment D) and Memorandum of Lease for Recording (see Attachment D.1) with Mad River, LLC Effective March 16, 2020, for Lot 2036
- 1-7. Monthly Cash Report
 - a. February 2020
 - 1-8. Resolutions
 - a. None
 - 1-9. Licenses for 2020
 - a. Alcohol Renewal
 - None
 - b. Alcohol New
 - None
 - 1-10. Miscellaneous items
 - a. Correct Irrigation Assessments Pursuant to Idaho Code 50-1807
 - 1-11. Approval of Agenda

Legislative Updates

(2) Proclamations

- 2-1. Idaho Women's Day in Nampa



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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

Mayor & Council Comments

(3) Agency & Commission Reports

- 3-1. None

(4) Staff Communications

- 4-1. Staff Report – Tom Points
- 4-2. Staff Report – Nampa Police Department

(5) New Business – AMENDED

Amendment Action Item: Request for consent of the City Council of the City of Nampa to affirm and continue the Mayor’s declaration of a Local Disaster Emergency until such date as the Council may deem prudent

Amendment Action Item: Discussion and possible action on restricting mass gatherings and public events, and possible actions to educate the public, all to minimize the risk of COVID-19 exposure

Amendment Action Item: Authorize Family Justice Center to apply for a \$20,000 grant to temporarily house victims of domestic violence

- 5-1. **Action Item:** Reappointment of Roger Volkert and Lawrence Manning to the Nampa Arts and Historic Preservation Commission
- 5-2. **Action Item:** Authorize Family Justice Center to apply for a 3-Year grant continuation from the Idaho Council on Domestic Violence and Victim Assistance
- 5-3. **Action Item:** Approve Alcohol Distance Waiver Letter
- 5-4. **Action Item:** Authorize Fleet Services Division Superintendent, on Behalf of Nampa Fire Department, to Sign Three-year Lease Contracts for Nine (9) Various Fiscal Year 2020 Nissan Vehicles for Nampa Fire Department Administrative and Inspector Staff (approved in FY20 budget)



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- 5-5. **Action Item:** Authorize to proceed with the bidding process for Zone F annual pipeline replacement project (approved in FY20 budget)
- 5-6. **Action Item:** Council approve the proposed irrigation plan for DTH Subdivision and grant a deferral of the requested subdivision improvements until later
- 5-7. **Action Item:** 1st reading of ordinance annexing portions of the 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:** Council to authorize Mayor to sign MOU for the Silver Star/Spring Hollow Ranch/Lost River Regional Pressure Irrigation Pump Station (approved in FY20) (approved by legal)
- 5-10. **Action Item:** Request Council award bid and authorize Mayor to sign contract for the Irrigation Water Quality FY20 project with Syblon Reid (approved in FY20 budget)
- 5-11. **Action Item:** Authorize purchase a golf mower for Ridgcrest Golf Course for the amount of \$62,500 (Approved in FY20 Budget)
- 5-12. **Action Item:** Authorize Parks and Recreation to purchase a playground system for Lions Park in the amount of \$69,294.99 (Funded by CDBG and approved in FY20 budget)
- 5-13. **Action Item:** Authorize Mayor and Public Works Director to Sign Task Order with CH2M Hill Engineers, Inc., for the Nampa Water System Risk and Resilience Assessment, and Emergency Response Plan Update (approved in FY20 budget)
- 5-14. **Action Item:** Authorize Mayor to Sign Agreement for Professional Services with J-U-B Engineers, Inc., for Engineering Assistance as Required by the Federal Aviation Administration, for Airport Improvement Program (AIP-32) Grant Funding for Taxiways and Taxilanes Design (approved in FY20 budget) (approved by legal)

(6) Public Hearings

- 6-1. **Action Item:** Variance of Section 10-8-6 (C) requiring a 20' front yard setback in the RS6 (Single Family Residential – 6,000 sq. ft.) Zoning District. The applicant requests a 10' front yard setback to the living area or a side or a side loaded garage and 20' to the front of a garage for Parcel R3207200000 on the west side of S. Middleton Rd. north of W. Greenhurst Rd. in Red Hawk Ridge No. 6 Subdivision (15 single family detached lots on 4.18 acres situated in a portion of the south half of the southeast quarter of Section 31, T3N, R2W, BM) for JUB Engineers representing MD ID RHR Middleton LLC (VAR 081-19)
- 6-2. **Action Item:** Modification of Annexation and Zoning Development Agreement between Hunter's Point Golf Community LLC and the City of Nampa recorded 5/19/2006 as Inst. No. 200638438 amending Exhibit "B" Conceptual Plan changing the use of a previously designated Apartment area to Single Family Residential use; Zoning Map Amendment from RMH (Multiple-Family Residential) and RP (Residential Professional) to RS6 (Single Family Residential – 6,000 sq. ft.) for Red Hawk Ridge Subdivision No. 6 for Parcel R 3207200000 on the west side of S.



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Middleton Rd. north of W. Greenhurst Rd. (15 single family detached lots on 4.18 acres for 3.59 dwelling units per gross acre – A portion of the south half of the southeast quarter of Section 31, T3N, R2W, BM) for JUB Engineers representing MD ID RHR Middleton LLC. The Planning and Zoning Commission recommended approval (DAMO 034-19, ZMA 114-19)

- 6-3. **Action Item:** Vacation of Right-of Way and Utility Easement in a RS6 (Single Family Residential) zoning district at 1400 W. Roosevelt Ave. The right-of-way vacation is for a 5,849 sq. ft. portion of S. Boundary Street and the utility easement vacation is for a 7,362 sq. ft. easement located across Lots 1-3, Block 1 of Town and Country Estates First Subdivision for the development of Meadowlark Place Subdivision for Katie Deal represented by Lance Warnick (VAC 042-20.)
- 6-4. **Action Item:** Variance of Section 10-16-5 (C) requiring a 20' front yard setback next to an arterial roadway in the BC (Community Business) Zoning District at 607 Northside Blvd. The applicant requests a 7' front yard setback from Northside Blvd right-of-way to the edge of the existing building at 607 Northside Blvd. (a .65 acre portion of Lot 1, Block 1 of Broadmore Community Park Subdivision) in order for Idaho Transportation Department to widen Northside Blvd as part of the Northside Blvd/I-84 interchange project for Todd Keizer/Keizer Land Services representing National Retail Properties, LP. (VAR 088-19)
- 6-5. **Action Item:** Zoning Map Amendment from RP (Residential Professional) to BC (Community Business) for a Used Auto Sales Lot at 924 16th Avenue South (A Lot 12 in Block 31 of Waterhouse Addition and a portion of 10th Street South (formerly Ash Street) as shown on the official plat of Waterhouse Addition – Comprising .31 acres or 13,504 sq. ft.) for James Newell. The Planning and Zoning Commission recommended approval (ZMA 115-19)

(7) Unfinished Business

- 7-1. None

(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 RA (Suburban Residential) for 2.30 acres or 100,188 sq. ft. located at 1460 Lake Lowell Ave in a portion of the SW ¼ of the SE ¼ of Section 30, T3N, R2W, BM for Jared and Melissa Lindsay for a 2-parcel split. (ANN 125-19) (PH was 8-19-2019)
- 8-3. Annexation and Zoning to RS6 (Single Family Residential – 6,000 sq. ft.) at 842 W. Greenhurst Rd. for a lot split (A portion of Lots 14 & 15 of Home Acres Subdivision No. 6 lying in a portion



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of the SW ¼ SW ¼ of Section 33, T3N, R2W, BM Canyon County) for David DeMayola (ANN 134-19) (**PH was 01-06-2020**)

- 8-4. 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**)
- 8-5. Annexation and Zoning to RS8.5 (Single Family Residential – 8,500 sq. ft.) at 2413 Sunnyridge Rd. for a new home (A 1.11 acre portion of the NE corner of the NW ¼, Section 3, T2N, R2W, BM, Canyon County, Idaho and Tax 8 in Lot 3 of Asselins Subdivision) for Travis Adams representing Ironwood Homes. The Planning and Zoning Commission recommends approval (ANN 138-19) (**PH was 03-02-2020**)
- 8-6. Annexation and Zoning to IL (Light Industrial) for a Small-Scale Home Occupation Auto Transmission Repair Shop in the freestanding pole building behind and west of the dwelling at 16545 Madison Rd. (A .96-acre or 41,818 sq. ft. portion of the SE ¼ NW ¼, Section 10, T3N, R2W, BM, Canyon County, Idaho) for Glenn and Judith Watts. The Planning and Zoning Commission recommends approval (ANN 137-19) (**PH was 03-02-2020**)
- 8-7. Annexation and Zoning to RS6 (Single Family Residential – 6,000 sq. ft.) at 4100 E. Greenhurst Rd. (A .52-acre or 22,651 sq. ft. portion of the SE ¼, Section 36, T3N, R2W, BM, Canyon County, Idaho also being Tax 58) for David E. Hird for connection to city sewer. The Planning and Zoning Commission recommends approval (ANN 140-19) (**PH was 03-02-2020**)
- 8-8. Annexation and Zoning to IL (Light Industrial) at 2923 Port St. for the northerly approximate 1.46 acres and to RS6 (Single Family Residential – 6,000 sq. ft.) for the southerly approximate 3.56 acres (A 5.02-acre or 218,671 sq. ft. portion of the NE ¼ of the SE ¼ of Section 23, T3N, R2W, B.M., Canyon County, Idaho, Section 36, T3N, R2W, BM, Canyon County, Idaho also being Plat A Tax 97152 in Lot 20) for Hon Contractors, Inc. – Jeff Hon. The Planning and Zoning Commission recommends approval (ANN 142-19) (**PH was 03-02-2020**)

(9) Executive Sessions

- 9-1. None
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Adjourn

Next Meeting

Regular Council at 6:00 PM – Monday, April 6, 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