



City of Nampa  
Regular Council Meeting  
Livestreaming at <https://livestream.com/cityofnampa>  
May 4, 2020  
Regular Council – 6:00 PM  
Public Hearings – 7:00 PM\*

## Call to Order and Pledge to Flag

**Invocation** – Nampa City Councilmember

## 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 – April 20, 2020
- b. Special Council Meeting – April 24, 2020
- c. Special Council Meeting – April 27, 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

- Copper River Basin No. 9 near the southwest corner of W. Roosevelt Ave. and So. Middleton Rd. (A portion of the SE 1/4 of Section 30, T3N, R2W, BM – 72 single family dwellings on 10.06 acres for 3.7 lots/acre) for Kent Brown/Challenger Development, Inc. (SPF 127-20)
- Lost River Subdivision No. 2 east of the Canada Rd on the north side of East Cherry Lane (66 Single Family Residential lots on 17.37 acres or 3.8 dwelling units per gross acre – A 17.37 acre portion of the SE ¼ of Section 6, T3N, R1W, BM, Nampa, Canyon County, Idaho) for KM Engineering, LLP representing Nampa North LLC (SPF 131-20)
- Sonata Pointe West Subdivision No. 1 west of Middleton Rd. on the south side of Lone Star Rd. (70 Single Family Residential lots on 20.56 acres or 3.4 dwelling units per gross acre - A 20.56 acre portion of the E ½ of the NE ¼ of Section 30, T3N, R2W, BM, Nampa, Canyon County, Idaho) for Kent Brown representing Trilogy Idaho (SPF 130-20)

##### b. Short

- Subdivision Plat Short Approval for Mesa Ridge Estates at 2720 Sunny Ridge Rd. (A 10.68-acre portion of the North ½ of the SW ¼ of the NE ¼ of Section 3, T2N, R2W, BM, Canyon County, Nampa, ID also known as Tax 16013 – 2 Single Family Residential Lots on 10.68 acres for an average of .188 dwelling units/gross acre) for Kurt Smith-Intermountain Engineering for Jaron G. Dowalter and Valerie Lightfoot (SPS 029-20)



City of Nampa  
Regular Council Meeting  
Livestreaming at <https://livestream.com/cityofnampa>  
May 4, 2020  
Regular Council – 6:00 PM  
Public Hearings – 7:00 PM\*

- Subdivision Plat Short Approval for Charlotte Meadows Subdivision at 76 S. Grays Lane (A part of the SW ¼ of the NE ¼ of Section 25, T3N, R2W, BM, Nampa, Canyon County, Idaho - 4 Single Family Residential Lots on 1.5 acres for average of .375 dwelling units/gross acre) for John and Mary Ostyn (SPS 028-19)
- Subdivision Plat Short Approval for West Greenhurst Subdivision at 904 W. Greenhurst Rd. (A .46-acre or 20,007 sq. ft. portion of Lot 13 of Home Acres Subdivision No. 6 – 2 Single Family Residential Lots on .46 acres for an average of .23 dwelling units/gross acre) for Blake Wolf-Wolf Building Co. (SPS 030-20)

c. Preliminary

- None

1-4. Authorize Public Hearings

- a. 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)
- b. 2. 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)

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. Destruction of Records for Engineering Department
- b. Disposal of Surplus Property for Water Department

1-9. Licenses for 2020

- a. Alcohol Renewal
  - Idaho Pizza Company - 16151 Idaho Center Blvd - On Premise Beer & Wine
  - Idaho Pizza Company - 104 W. Iowa Ave - On Premise Beer & Wine



- Sushi Sushi - 16734 N Market Place Blvd - On Prem. Beer & Wine
- b. Alcohol New
  - None
- 1-10. Miscellaneous items
  - a. None
- 1-11. Approval of Agenda

---

## **(2) Proclamations**

- 2-1. Recognition 2020 Graduating Classes
- 2-2. Building Safety Month - Safer Buildings, Safer Communities, Safer World

---

## **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**

- Brent Flamm

---

## **Mayor & Council Comments**

---

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

- 3-1. Valley Regional Transit (VRT) Freedom to Move On-Demand Transit Pilot Project (PowerPoint) Presentation

---

## **(4) Staff Communications**

- 4-1. Chief of Staff Rick Hogaboam – Council Liaisons
- 4-2. IT Director Butch Schierman - Storage and Backup Purchase
- 4-3. Building & Safety Director Patrick Sullivan – Capital Projects

---

## **(5) New Business**

- 5-1. **Action Item:** Appointment of One Member of the City Council to Serve on the M.A.P. Fund Committee
- 5-2. **Action Item:** Appointment of a Councilmember as to serve as a liaison to the Nampa Public Library Board
- 5-3. **Action Item:** Authorize purchase of Emergency Fuel Tanks



- 5-4. **Action Item:** Award bid and authorize Mayor to sign a contract with Consurco, Inc for the Phase 3 Deck Coating at Hugh Nichols Public Safety Building
- 5-5. **Action Item:** Authorize Mayor to sign a contract with HCD Inc. for the Exterior Siding Replacement project at Fire Station 5
- 5-6. **Action Item:** Request Council award bid and authorize Mayor to sign contract for the Zone F Annual Pipeline Replacement FY20 project (approved in FY20 budget)
- 5-7. **Action Item:** Award Bid and Authorize Mayor to Sign Contract, Upon Receipt of Idaho Department of Environmental Quality Bid Acceptance Letter, for Construction of Nampa Wastewater Treatment Plant Phase II Upgrades Project Group E – Administration and Laboratory Building Renovation with Petra, Inc. (approved in FY20 budget) (with remaining budget request in FY2021)
- 5-8. **Action Item:** Authorize Mayor and Public Works Director to Sign Task Order with CTA Architects Engineers dba Cushing Terrell for Nampa Wastewater Treatment Plant Phase II Upgrades Project Group E - Administration and Laboratory Building Renovation Services During Construction (approved in FY20 budget) (with remaining budget request in FY2021)
- 5-9. **Action Item:** Approve the proposed allocation of 2018 program year CDBG grant funding to the 2019 program year Lions Park Shelter activity
- 5-10. **Action Item:** Approve the proposed allocation for CDBG-CV funding and authorize staff to proceed with an action plan amendment and the solicitation of non-profit partners to implement the proposed allocation
- 5-11. **Action Item:** Authorize staff to proceed with the creation of standard operating procedures and required documentation in accordance with the initial outline for the creation of a Microenterprise Loan Program and a Micro Loan Program funded through CDBG-CV grant funds

---

## (6) Public Hearings

- 6-1. **Action Item:** 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)
- 6-2. **Action Item:** 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)



- 6-3. **Action Item:** 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)
- 6-4. **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. The Planning and Zoning Commission recommended approval (ANN 143-19):

Owner	Parcel #	Address	Acres	Comp Plan	Zoning Request	Short Legal Description
Kinghorn Myrtice Life Estate	R30835010	0 W Ustick Road	38.36	Heavy Industrial	Heavy Industrial	04-3N-2W NE LT 2 E OF RR LS E 1.82 ACRES, LT 3 E OF RR
Johnson Shirley Family Trust	R30836011	0 Northside Blvd	60.2	Heavy Industrial	Heavy Industrial	04-3N-2W NE TX 96099 LS TX 11313 IN N1/2 SE1/4
Tuft Wayne LLC	R3083601	0 Northside Blvd	0.586	Heavy Industrial	Heavy Industrial	04-3N-2W SE TX 04770 & TX 04771 IN NESE
Tuft Wayne LLC	R30837011	0 Northside Blvd	8.77	Heavy Industrial	Heavy Industrial	04-3N-2W NE TX 04256 LS TX 07719 IN SENE
Tuft Wayne LLC	R30836012A	0 Northside Blvd	10.38	Heavy Industrial	Heavy Industrial	04-3N-2W NE N1/2 SE LYING E OF RR & W OF TX 96101
Tuft Wayne LLC	R30837	0 Northside Blvd	18.94	Heavy Industrial	Heavy Industrial	04-3N-2W NE TX 096101 IN S1/2 NE & N1/2 SE
Tuft Wayne LLC	R30836012	0 Northside Blvd	36.44	Heavy Industrial	Heavy Industrial	04-3N-2W NE S1/2 NE & N1/2 SE LYING W OF RR
JAG Investments LTD	R30855	0 Midland Blvd	16.73	Light Industrial	Light Industrial	04-3N-2W SW N 1/2 NESW LYING E OF CENTERLINE OF NOBLE SLOUGH DRAIN
JAG Investments LTD	R30862	17400 Midland Blvd	16.89	Light Industrial	Light Industrial	04-3N-2W SW N 1/2 NWSW LS TX 96729
JAG Investments LTD	R30863	17540 Midland Blvd	79.64	Light Industrial	Light Industrial	04-3N-2W NW S1/2 NW LESS TX 26
Corey Barton	R30837011A	0 Northside Blvd	9.77	Heavy Industrial	Heavy Industrial	04-3N-2W NE TX 07719 IN SENE
Adler Industrial	R30864	9641 Ustick Road	36.86	Heavy Industrial	Heavy Industrial	04-3N-2W NE LTS 2 & 3 LESS TX 19 W OF RR
Brad Miller, Adler Industrial	R30864010	9687 Ustick Road	0.72	Heavy Industrial	Heavy Industrial	04-3N-2W NW TAX 19 IN LOT 3
Brad Miller, Adler Industrial	R30865	9753 Ustick RD	7.28	Heavy Industrial	Heavy Industrial	04-3N-2W NW LT 4 N & E OF NOBLE SLOUGH DRAIN IN NWNW
JRL Properties LP	R30836011A	0 Northside Blvd	5.00	Heavy Industrial	Heavy Industrial	04-3N-2W NE TX 11313 IN SENESE
<b>Total Acres</b>			<b>346.566</b>			

- 6-5. **Action Item:** Conditional Use Permit for a Boat and RV Storage Facility in a BC (Community Business) zoning district at 2219 Caldwell Blvd. (A 9.94-acre parcel of land situated in the SW ¼ of the SW ¼ of Section 8, T3N, R2W, BM Nampa City Canyon County also known as Tax 95516 in Block 26 Karcher Village) for Jeff Milich-Butch Henry (CUP-00177-20)



---

## (7) Unfinished Business

- 7-1. **Action Item:** Resolution for Extension of Emergency Declaration

---

## (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 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)
- 8-4. 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)
- 8-5. 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)
- 8-6. 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)
- 8-7. 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. 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) (PH was 03-16-2020)
- 8-8. 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)
- 8-9. 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)
- 8-10. Annexation and Zoning to IL (Light Industrial) adjacent and east of 3502 E. Victory Rd. on the north side of E. Victory Rd. at 0 N Picard Lane for split for future light industrial use (A 10.17-acre parcel situated as Tax 19043 in the SW ½ SE ¼, Section 24, T3N, R2W, BM, Nampa, Canyon County, Idaho) for William Bauscher. The Planning and Zoning Commission recommended approval (ANN 165-20) (PH was 04-27-2020)
- 8-11. 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)
- 8-12. 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)
- 8-13. 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 168-20) (PH was 04-27-2020)
- 8-14. 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)
- 8-15. 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



City of Nampa  
Regular Council Meeting  
Livestreaming at <https://livestream.com/cityofnampa>  
May 4, 2020  
Regular Council – 6:00 PM  
Public Hearings – 7:00 PM\*

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**)

---

## **(9) Executive Sessions**

- 9-1. Motion to Adjourn into Executive Session Pursuant to Idaho Code 74-206 (1) (j) To consider labor contract matters authorized under section 67-2345A [74-206A](1)(a) and (b), Idaho Code

---

## **Adjourn**

## **Next Meeting**

---

## **Regular Council at 6:00 PM – Monday, May 18, 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