



Call to Order and Pledge to Flag

Invocation Boyd Chikatuluah - 3 Oaks Ministries

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 – July 19, 2021
 - b. Alcohol Review Committee – June 30, 2021
 - c. Planning & Zoning Commission – July 13, 2021
 - d. Nampa Library Board – May 11, 2021
 - e. Nampa Library Board – May 11, 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
- 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, for Middlebury Subdivision in an RS6 zoning district (334 buildable lots, 1 existing home, and 36 common lots on 105.78 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).



- b. Variance of Section 10-1-6.C.4 requiring a 15' landscape buffer along 6th St. N., reducing the landscape buffer to approximately 3' from Right-of-Way, in order to pave the overflow parking lot for vehicle sales at 603 10th Ave N, and 920 and 916 6th St. N. (Parcels #R0902500000, #R0902600000, & #R0902700000) at Tom Scott Motors (located in the NE 1/4 of Sec. 22, T3N, R2W, BM, Nampa) for G Connie Runia representing Gunnar Properties LLC (VAR-109-21).
 - c. Variance of Section 10-34-10.A.1.f.(1) requiring Mechanical Units protruding from the roof to be screened from public view and proposing to paint them the same color as the building for the existing and new Idaho Arts Charter School buildings at 525 and 515 N Broadmore Way - Parcel #R1303401200 & #R1303400000 (Located in the NE 1/4 of Sec. 16, T3N, R2W, BM, Nampa) for Mussell Construction representing Jackie Collins/Idaho Arts Charter School (VAR-108-21).
 - d. Annexation and Zoning to RS6 (Single-Family Residential 6,000 sq. ft.) zoning district to connect to city utilities for a single family home at 1028 N Middleton Rd (a 1.09 acre parcel #R3139100000 in the SW ¼ of Section 7, T3N, R2W, BM) for James Cornell (ANN-202-21).
- 1-5. Authorize to Proceed with Bidding Process
 - a. Authorize the Engineering Division to proceed with the qualified bidding process for the Purdam Trunk Sewer Extension project (Approved in FY21 budget)
 - 1-6. Authorization for Execution of Contracts and Agreements
 - a. None
 - 1-7. Monthly Cash Report
 - a. None
 - 1-8. Planning & Zoning Formal Findings
 - a. None
 - 1-9. Licenses for 2021
 - a. Alcohol New
 - None
 - 1-10. Miscellaneous items
 - a. None
 - 1-11. 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

(3) Agency & Commission Reports

- 3-1. None

(4) Staff Communications

- 4-1. Public Works – Tom Points

(5) New Business

- 5-1. **Action Item:** Authorize Mayor to sign Resolution authorizing the Nampa Parks and Recreation Department to name the future trailhead located at 920 Lake Lowell Avenue the Matthew Peltzer Trailhead
- 5-2. **Action Item:** 1st reading of ordinance changing the Mayor's and Council Salary
- 5-3. **Action Item:** 1st reading of ordinance retroactively correcting the Mayor's Salary
- 5-4. **Action Item:** Appeal of City of Nampa Planning & Zoning Commission appeal denial of the Building and Site Design Review Committee action regarding approval of a vehicle Aftermarket and Reconditioning Center site and building design in a GB1 (Gateway Business) zoning district at 16115 and 16027 Idaho Center Boulevard; the appeal being based on the claim that the approval does not comply with Nampa Building and Site Design standards outlined in city code (two parcels comprising 2.74 acres, described as lots 3 and 4, Block 1, of the Empire Business Park Subdivision - SE 1/4 of Section 12, T3N, R2W, BM, Nampa). Appellant: Dyan Chacon. Original applicant for Design Review: Matthew Sanchi representing Edmark Toyota (APL-015-21)
- 5-5. **Action Item:** Discuss and authorize the Mayor to sign a Resolution regarding the City of Nampa's decision not to mandate vaccines for city employees



- 5-6. **Action Item:** Authorize Public Works Director to sign Professional Services Agreement between the City of Nampa and Keller Associates for the Cherry Lane (Franklin Boulevard to 11th Avenue North) project, Key No. 22017 in the amount of \$156,920.00 Time and Materials Not to Exceed (Approved in FY21 budget)
- 5-7. **Action Item:** (Approved in FY21 budget)
- 1) Authorize the design for a three-lane roadway section, including bike lanes on Holly Street from Roosevelt Avenue to Colorado Avenue.
 - 2) Authorize Public Works Director to sign the Local Professional Services Agreement with ITD and Precision Engineering, LLC for Int Holly Street & Northwest Nazarene University Roadway project (KN22132) in the amount of \$78,766.00 Time and Materials Not to Exceed
 - 3) Authorize the installation of a No Parking zone along Holly Street 220 ft. north of Hawaii Avenue to Hawaii Avenue and along Roosevelt Avenue between Holly Street and 18th Avenue South
- 5-8. **Action Item:** Authorize Fleet Services Division to proceed with replacement purchase of asphalt hot patch truck in the amount of \$67,697.00 using the financial assistance plan made by the manufacturer (Thermo-Lay) and the vendor (MetroQuip) for Street Division (Approved by Legal) (Funding Proposed in FY21 budget Amendment)
- 5-9. **Action Item:** Adopt Resolution declaring City's intent to execute Idaho Department of Environmental Quality Loan Agreement, as amended, for \$85,000,000, ratifying and approving Amendment #1, and authorizing Mayor to sign Amendment #2 of Wastewater Loan Offer Agreement (Approved by Legal)
- 5-10. **Action Item:** Authorize Nampa Police Department to apply for Byrne Jag Grant
- 5-11. **Action Item:** Authorize Mayor to sign a resolution that terminates an option agreement for the City of Nampa for the acquisition of real property located at 5720 E Franklin and providing an effective date of August 2nd, 2021 (Approved by Legal)

(6) Public Hearings

- 6-1. **Action Item:** Adoption of City of Nampa Industrial Wastewater Capacity Policy, effective August 2, 2021 (**Staff requested that this public hearing be continued until August 2, 2021**)
- **Action Item:** Authorize Mayor to sign Resolution declaring the City's intent to adopt the City of Nampa Industrial Wastewater Capacity Policy effective August 2, 2021 (Reviewed by Legal)
- 6-2. **Action Item:** Vacation of an approximately 20' by 70' (approximately 1,434 sq. ft) storm drain easement, a portion of 504 Bayhill Dr., Lot 16, Block 1 of Bayhill Subdivision No. 1, parcel #R077605150 (located in the SW 1/4 of the NE 1/4 of Section 4, T2N, R2W, BM) for Greg Bullock (VAC-050-21)



- 6-3. **Action Item:** Vacation of an approximately 2-4' by 51' (approximately 112 sq. ft) sewer easement, a portion of 1817 Sunny Ridge Rd. in the Parkwood Apartments, parcel #R3226601100 (located in the SE 1/4 of the SW 1/4 of Section 34, T3N, R2W, BM) for Tom Wilson, representing Parkwood Association LLC (VAC-051-21)
- 6-4. **Action Item:** Vacation of an approximately 12' by 145' (approximately 1,740 sq. ft) utility easement, a portion of 1104 and 1112 W Flamingo Ave. (parcels #R1214910100 & #R12151010B0) in the Chloe and Marks Subdivisions (located in the NE 1/4 of Section 17, T3N, R2W, BM) for Joseph Luna representing Terry MacDonald (VAC-052-21)
- 6-5. **Action Item:** Annexation and Zoning to RS6 (Single-Family Residential 6,000 sq. ft) zoning district for Spyglass Ridge Subdivision, at 11544 and 11642 Iowa Ave, (an 8.88 acre portion of the NW ¼ of Section 31, T3N, R2W, BM), for Copium Investment LLC (ANN-194-21), for decision

For Reference:

- a. Original Concept: Forty eight (48) single-family attached (townhome) lots, fourteen (14) single-family detached residential lots, and seventeen (17) common (pathways, open space, storm drain & buffers) lots, for a gross density of 7.43 and a net density of 13.17
 - b. Revised Concept: Forty (40) single-family detached lots, eighteen (18) common lots, with a gross density of 4.5 dwelling units per acre and a net density of 7.57 dwelling units per acre (removing roadways and common area), and a total useable open space of 18,936 sq. ft. (4.89%)
- 6-6. **Action Item:** Zoning Map Amendment from BC (Community Business) to BC (Community Business) and RD (Two-Family Duplex Residential) zoning districts for Steven's Place Subdivision at 0 Iowa Ave (Parcel #R32065012A0) (a 6.25 acre portion of the SE ¼ of the SE ¼ of Section 31, T3N, R2W, BM), for Dana Kauffman (Insight Architects) representing Blackhawk Investments Idaho LLC (ZMA-144-21) for decision

For Reference:

- a. Original Concept proposed thirty-six (36) single-family zero-lot line attached (townhome) lots on 3.6 acres, two (2) commercial lots on .82 acres, and five (5) common lots on .60 acres; for a gross density of 5.76 and a net density of 10

(7) Unfinished Business

- 7-1. **Action Item:** Authorize Mayor to sign revised contract with the Nampa Police Protective Association (Approved by Legal)
- 7-2. **Action Item:** 1st reading of ordinance for Zoning Map Amendment from RP/BC (Residential Professional/Community Business) to BC (Community Business) to allow a coffee shop with a drive thru at 1 6th St. N (also addressed as 3 6th St. N); a .89 acre county parcel #R1264900000 (located in the SW ¼ of Section 15, T3N, R2W, BM, Nampa, Canyon, Idaho) for Wendy Shrief/JUB representing Thornton - Gallup, LLC (ZMA-139-21) (**PH was 7-6-2021**)



(8) Pending Ordinances (Postponed Due to Lack of Supporting Documentation)

- 8-1. 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**)
- 8-2. 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**)
- 8-3. 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**)
- 8-4. 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)
- 8-5. 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**)
- 8-6. 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 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 (ZMA 129-20) (**PH was 03-15-2021**)
- 8-7. Annexation and Zoning to RMH (Multiple-Family Residential) for the proposed vacated right-of-way described below, and 623, 613, 607 and 523 N Happy Valley Rd, totaling 3.8 acres (a portion of the SE ¼ of the SE ¼ of Section 13, and the NE 1/4 of the NE 1/4 of Section 24, T3N, R2W, BM and the NW 1/4 of the NW 1/4 of Section 19, and the SW 1/4 of the SW 1/4 of Section 18, T3N, R1W, BM) – for development of Station at Gateway No. 2 multi-family



development of 110 dwelling units for a net density of 28.95; and Vacation of an approximately 368' by 25' (9,200 sq. ft) rectangular portion of E Orchard Ave. right-of-way, north of 623 N Happy Valley Rd. (a portion of the SE 1/4 of the SE 1/4 of Section 13, T3N, R2W, BM) for development of the Station at Gateway No. 2 multi-family development; all for Brandon Whallon representing Colby Halker (ANN-192-21, VAC-048-21)) (**PH was 04-05-2021**)

- 8-8. Vacation of an approximately 322' by 5.45' (approximately 1,754 sq. ft) water main easement, a portion of 0 S Rising Sun Dr., county parcel #R3210338400 (located in the NW 1/4 of Section 32, T3N, R2W, BM) for Epic Development Idaho, LLC (VAC-049-21) (**PH was 04-19-2021**)
- 8-9. Annexation and Zoning to RS4 (Single-Family Residential 4,000 sq. ft) zoning district for Sharpe's Orchard Subdivision, at 7928 Birch Ln (County Parcel #2095400000) for thirty-three (33) single-family residential buildable lots and four (4) common lots, for a gross density of 4.9 and a net density of 6.09; (a 6.68 acre portion of the NW ¼ of Section 11, T3N, R2W, BM) for Taylor Schmidt representing Dennis Sharpe, LLC (ANN-193-21) (**PH was 6-14-2021**)
- 8-10. Annexation and Zoning to RS6 (Single-Family Residential 6,000 sq. ft) zoning district for Sunnyvale West Subdivision, at 0 W Flamingo Ave (County Parcel #3144900000) for ninety-three (93) single-family residential buildable lots, five (5) common (storm drain & buffers) lots, and eleven (11) common open space lots, for a gross density of 3.55 and a net density of 5.75; (a 26.22 acre portion of the NW ¼ of Section 18, T3N, R2W, BM, for Providence Properties, LLC/Patrick Connor representing Paul Mercier (ANN-191-21) (**PH was 6-14-2021**)
- 8-11. 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) (**PH was 6-14-2021**)
- 8-12. Annexation and Zoning to IL (Light Industrial) zoning district for Manufacturing, Compounding, Processing or Treatment of Building Materials (including organic non-animal materials) to be used for animal bedding, mulch, and composting, by Timber Creek Recycling; at 0 Northside Blvd (County Parcel #R3097500000); a 34.02 acre parcel in the NE ¼ of Section 09, T3N, R2W, BM, for MM Properties - Thompson Rd. LLC. representing John L Chapman (ANN-198-21) (**PH was 6-14-2021**)
- 8-13. Zoning Map Amendment from RA (Suburban Residential) to IL (Light Industrial) zoning district, at 620 N 39th St. (parcel #R316970000) to allow construction of two new warehouse buildings (a 1.26 acre parcel (located in the NE ¼ of Section 24, T3N, R2W, BM) for WFS LLC./Nick Barnes (ZMA-0140-21) (**PH was 6-14-2021**)
- 8-14. Annexation and Zoning to RP (Residential Professional) zoning district for Maple Leaf, at 0, 4921, & 5009 Stamm Lane (County Parcel #'s R2501100000, R2501101000, R2501000000; a portion of lots 3 and 4 of the Orcharala Heights Subdivision) and Development Agreement for a future subdivision to 30 single-family detached residential, 24 single-family attached residential (townhomes), 1 commercial, and 3 common lots; a gross density of 7.62 and a net density of 9.18; (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-195-21) (**PH was 7-6-2021**)



- 8-15. Zoning Map Amendment from RS6 (Single-Family Residential 6,000 sq. ft) to RD (Duplex Residential) zoning district, and Preliminary Plat approval for Smith Townhomes, at 0, 336, & 322 Smith (County Parcel #s: R1614450100, R16142010, R161420100), for twenty (20) single-family zero-lot line attached lots (seven 2-unit buildings and two 3-unit buildings), for a gross density of 12.42 and a net density of 14.84; (a 1.61 acre portion of the NW ¼ of Section 21, T3N, R2W, BM), for Mateo Echeverria representing Trifecta Development (ZMA-142-21 & SPP-075-21) (**PH was 7-19-2021**)
- 8-16. Comprehensive Plan Map Amendment from Medium Density Residential to Residential Mixed Use; and Zoning Map Amendment from RS 8.5 (Single-Family Residential, 8,500 sq. ft.) zoning district to BN (Neighborhood Business) to allow additional structures on a 3.78 acre parcel currently operating as a wedding and event venue (The Vintage Rose), located at 14095 N Nana Ln (in the SE 1/4 of Section 19, T3N, R2W, BM) for Kristen Lawrence (CMA-048-21, ZMA-135-21) (**PH was 7-19-2021**)
- 8-17. Zoning Map Amendment from RA to RS6 (Single-Family Residential 6,000 sq. ft) zoning district and Short Plat approval for Lion's View Estates Subdivision, at 707 Davis Ave (County Parcel #RS1615700000), for 4 single-family home detached dwelling units, for a gross density of 3.85 and a net density of 5.21; (a 1.04 acre portion of the NW ¼ of Section 21, T3N, R2W, BM, for Kenneth B. Moore (ZMA-141-21 & SPS-039-21) (**PH was 7-19-2021**)
- 8-18. Annexation and Zoning to RS7 (Single-Family Residential 7,000 sq. ft) zoning district for East Canyon Elementary, at 18408 Northside Blvd, in order to connect the school to utility services; (a 10 acre portion of the SW ¼ of Section 34, T4N, R2W, BM), for Kristen McNeill (The Land Group, Inc) representing Vallivue School District No. 139 (ANN-197-21) (**PH was 7-19-2021**)

(9) Executive Sessions

- 9-1. **Action Item:** Motion to Adjourn into Executive Session Pursuant to Idaho Code 74-206 (1)
 - Idaho Code 74-206 (1) (i) To engage in communications with a representative of the public agency's risk manager or insurance provider to discuss the adjustment of a pending claim or prevention of a claim imminently likely to be filed
 - 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;
 - Idaho Code 74-206 (1) (c) To acquire an interest in real property not owned by a public agency;



City of Nampa
Regular Council Meeting
Livestreaming at <https://livestream.com/cityofnampa>
August 2, 2021
Regular Council – 5:30 PM
Public Hearings – 6:30 PM*

Adjourn

Next Meeting

Regular Council at 5:30 PM – Monday August 16, 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