



**CITY OF BOISE**  
**COUNCIL MEETING**  
**MINUTES • MARCH 2, 2021**  
**REGULAR EVENING MEETING**

**City Hall - Marianne Jordan City Council Chambers**  
**6:00 PM**

**Final**

**150 N CAPITOL BLVD**  
**BOISE, ID 83702**

**I. INVOCATION**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

PRESENT: Clegg (Remote), Sánchez, Bageant (Remote), Hallyburton (Remote), Thomson, Woodings (Remote), McLean  
ABSENT:

Pursuant to Idaho Code Section 74-204(4), all agenda Items are action items, and a vote may be taken on these items.

**IV. REQUEST FOR APPROVAL**

**1. City Council Minutes - Strategic Planning Session - Feb 23, 2021 10:30 AM**

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Lisa Sánchez, Council President Pro Tem
<b>SECONDER:</b>	TJ Thomson, Council Member
<b>AYES:</b>	Clegg, Sánchez, Bageant, Hallyburton, Thomson, Woodings

**2. City Council Minutes - Regular Day Meeting - Feb 23, 2021 12:00 PM**

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Lisa Sánchez, Council President Pro Tem
<b>SECONDER:</b>	TJ Thomson, Council Member
<b>AYES:</b>	Clegg, Sánchez, Bageant, Hallyburton, Thomson, Woodings

Mayor McLean announced that late that afternoon, she signed a new Public Health Order that went into effect immediately but due to the timing, it was unable to be agendaized for today's meeting and will be on the Council's agenda next week. She explained that the City will partner with Central District Health to make it possible to have events and outdoor activities in a safe way while still maintaining an important Public Health Order that requires distancing, masking and other protocols.

**V. SPECIAL BUSINESS**

- 1. Appointment of Ron Larson to the Building Code Board for a 4 year term ending March 2025

<b>RESULT:</b>	<b>APPROVED BY UNANIMOUS CONSENT</b>
----------------	--------------------------------------

- 2. Appointment of Abigail Morgan to the Public Works Commission for a 4 year term ending March 2025

<b>RESULT:</b>	<b>APPROVED BY UNANIMOUS CONSENT</b>
----------------	--------------------------------------

- 3. **CUP20-00028 / Reason for the Decision & Conditions of Approval**

Presenter: Cody Riddle, Planning & Development Services

Motion to change the language in Conditions 5 and 16, as presented by staff, and to change the language in Condition 19, as reflected in Council communication.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Lisa Sánchez, Council President Pro Tem
<b>SECONDER:</b>	Jimmy Hallyburton, Council Member
<b>AYES:</b>	Clegg, Sánchez, Bageant, Hallyburton, Thomson, Woodings

**VI. CONSENT AGENDA**

*\*\*\*\*\*Items scheduled on Consent Agenda.*

*\*All items with an asterisk(\*) 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 Council Member or citizen so requests in which case the item will be removed from the general order of business and considered in its normal sequence.*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Lisa Sánchez, Council President Pro Tem
<b>SECONDER:</b>	TJ Thomson, Council Member
<b>AYES:</b>	Clegg, Sánchez, Bageant, Hallyburton, Thomson, Woodings

\* *\*\*\*\*\*Items scheduled on Consent Agenda.*

\* All items with an asterisk(\*) 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 Council Member or citizen so requests in which case the item will be removed from the general order of business and considered in its normal sequence.

**A. EXPENSES**

- \*1. Request for approval of the Boise City checks 516290 thru 516471 and ach 65897-65953 in the total amount of \$2,014,611.28 as of February 4, 2021

- \*2. Request for approval of the Boise City checks 516482-516657 and ACH 65962-66019 in the total amount of \$3,244,251.50 as of February 11, 2021.
- \*3. Request for approval of the Boise City checks 516659-516915 and ACH 66022-66098 in the total amount of \$4,363,551.00 as of February 18, 2021.

#### *B. PUBLIC HEARING REQUESTS*

- \*1. CAR20-00023 / Rodney Evans + Partners, PLLC / 1717 S Federal Way / Rezone of 0.667 acres from R-2 (Medium Density Residential -14.5 units/acre) to R-3D (Multi-Family Residential with Design Review)
- \*2. CAR20-00025 / CDG Acquisitions, LLC / 1909 & 2001 W Boise Ave / Rezone of 3.3 acres located at 1909 & 2001 W Boise Ave from C-1D (General Commercial with Design Review) and R-2 (Medium Density Residential) to R-OD/DA (Residential Office with Design Review and Development Agreement)
- \*3. ZOA20-00003 / Boise City Planning and Development Services / Amendment to Section 11-03-04.11 of the Development Code to establish an administrative review process for demolition of structures located outside the Design Review and Historic District overlays

#### *C. MINUTES AND REPORTS*

- \*1. Design Review Committee Minutes, January 13, 2021
- \*2. Treasury Report January 2021

#### *D. RESOLUTIONS*

- \*1. RES-96-21 A RESOLUTION APPROVING AUTHORIZATION TO PROCURE CP 21-219, MICROSOFT LICENSING FROM SHI INTERNATIONAL, BETWEEN THE CITY OF BOISE CITY (INFORMATION TECHNOLOGY DEPARTMENT) AND SHI INTERNATIONAL OFF OF IDAHO STATE CONTRACT PADD17200277; AND PROVIDING AN EFFECTIVE DATE.
- \*2. RES-106-21 A RESOLUTION APPROVING THE RENEWAL OF RFQ 17-168 (B), FABRICATION AND INSTALLATION OF INTERPRETIVE SIGNS, BETWEEN THE CITY OF BOISE CITY (ARTS AND HISTORY) AND SIGNS 2 U DBA IMAGE TECH; AUTHORIZING THE MAYOR AND CITY CLERK TO RESPECTIVELY EXECUTE AND ATTEST SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.
- \*3. RES-107-21 A RESOLUTION APPROVING AN AGREEMENT AND AWARD FOR FB 21-193; GLACIER DRIVE SEWER EXT. -

WARM SPRINGS AVE., BETWEEN THE CITY OF BOISE CITY (PUBLIC WORKS DEPARTMENT) AND TERRA WEST, INC.; AUTHORIZING THE MAYOR AND CITY CLERK TO RESPECTIVELY EXECUTE AND ATTEST SAID AGREEMENT AND AWARD; AND PROVIDING AN EFFECTIVE DATE.

- \*4. RES-108-21 A RESOLUTION APPROVING AN AGREEMENT AND AWARD FOR RFP 21-120(D): STRUCTURAL PLAN CHECK SERVICES, BETWEEN THE CITY OF BOISE CITY (PLANNING AND DEVELOPMENT SERVICES DEPARTMENT) AND STAPLEY ENGINEERING; AUTHORIZING THE MAYOR AND CITY CLERK TO RESPECTIVELY EXECUTE AND ATTEST SAID AGREEMENT AND AWARD; AND PROVIDING AN EFFECTIVE DATE.
- \*5. RES-109-21 A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN THE CITY OF BOISE CITY (POLICE DEPARTMENT) AND 7S COMMERCIAL PROPERTIES, LLC, FOR PROPERTY LOCATED AT 2347 BRANIFF STREET, BOISE, IDAHO; AUTHORIZING THE MAYOR AND CITY CLERK TO RESPECTIVELY EXECUTE AND ATTEST SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.
- \*6. RES-110-21 A RESOLUTION APPROVING AND ADOPTING AN AIR SERVICE INCENTIVE PROGRAM TO PROMOTE AND ENCOURAGE EXPANDED SCHEDULED COMMERCIAL PASSENGER SERVICE AT THE BOISE AIRPORT (DEPARTMENT OF AVIATION); AND PROVIDING AN EFFECTIVE DATE.

*E. SUBDIVISIONS - FINAL PLATS/TIME EXTENSIONS*

- \*1. SOS20-00037 / Matthew Duniphan, SOS20-00037, Boise City Vacation of Easement, (SOS20-00037 / Matthew Duniphan / 687 S Berwick Drive / Request for a partial vacation of the Public Utilities, Drainage, and Irrigation Easement on Lot 31, Block 2 of the Sylvan Park Subdivision on 0.176 acres located in a R-1C (Single Family Residential) zone.)

VII. ORDINANCES

A. *SECOND READING*

Moved that all ordinances on second reading be read by number and title only and filed for the Third Reading Calendar.

<b>RESULT:</b>	<b>APPROVED BY UNANIMOUS CONSENT</b>
----------------	--------------------------------------

1. ORD-5-21 AN ORDINANCE AMENDING TITLE 9, CHAPTER 2, BOISE CITY CODE TO ADOPT EXEMPTIONS TO DEVELOPMENT IMPACT FEES FOR AFFORDABLE HOUSING; TO PROVIDE FOR PROCESS AND CRITERIA FOR SUCH EXEMPTIONS; AND PROVIDING AN EFFECTIVE DATE.

#### VIII. UNFINISHED BUSINESS

There was no Unfinished Business.

#### IX. NEW BUSINESS

##### A. PUBLIC HEARINGS

1. Public Transit Annual Hearing

Bre Brush, Mayor's Office presented the item to Council.

Ethan Schweitzer-Gaslin, 918 N 7th St, Boise, ID; Mary Beth Nutting, 5390 N Northwall Ave, Boise, ID; Alexis Pickering, 2715 N Fry St, Boise, ID; Rory Hester, 4909 N Contour Way, Boise, ID; Jared Ostyn, 4211 W Fairmont St, Boise, ID; Jodi Peterson-Stigers, Interfaith Sanctuary, 1620 W River St, Boise, ID; Kevin Bullard (Interfaith Sanctuary Guest); Cal Horton (Interfaith Sanctuary Guest); Christopher Clausen (Interfaith Sanctuary Guest); Letters read into the record by Jodi Peterson-Stigers from Interfaith Sanctuary Guests Joel Penn, Chris Mettie, and Jonathan Asher; Ester Ceja, 3901 N Cambria Way, Boise, ID; and Jessica Elkin, 5013 W Wymosa St, Boise, ID testified on the item.

<b>RESULT:</b>	<b>DISCUSSED</b>
----------------	------------------

Clerk's Note: Mayor announced a short recess at 7:43pm.

2. SOS21-00001 / Eric Lyall / 800 W Parkhill Dr / Request to vacate a plat note for a setback located on .23 acres on portions of Lot 13 and 15 of Camelsback Subdivision in a R-1B (Single-Family Residential) zone.

Cody Riddle, Planning and Development Services presented the item to Council.

Eric Lyall, Applicant, 1800 N 17th St, Boise, ID agreed to the new condition for a 25-foot setback as requested by a neighbor and recommended by staff.

No one in the audience or on the virtual meeting requested to testify on the item.

Motion to Approve the item with the addition of a new Condition of Approval for a 25-foot setback as recommended by staff.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Lisa Sánchez, Council President Pro Tem
<b>SECONDER:</b>	TJ Thomson, Council Member
<b>AYES:</b>	Clegg, Sánchez, Bageant, Hallyburton, Thomson, Woodings

- CAR20-00019 / GGLO / 1522 W State St / Rezone of 0.36 acres from PCDD (Pedestrian Commercial with Downtown Design Review Overlay) to C-5DD/DA (Central Business District with Downtown Design Review Overlay and a Development Agreement).

Cody Riddle, Planning and Development Services presented the item to Council.

Matthew Cameron Clark, Applicant, 406 W Sherman St, Boise, ID; Tom Sheldon, Applicant, 1199 Shoreline Dr, Suite 290, Boise, ID; Rory Hester, 4909 N Contour Way, Boise, ID; Darby Webb, 901 N 16th St, Boise, ID; Ethan Schweitzer-Gaslin, 918 N 7th St, Boise, ID; Jared Ostyn, 4211 W Fairmont St, Boise, ID; Drew Alexander, 1519 W Fort St, Boise, ID; Patrick Spoutz, 912 W Brumback St, Boise, ID; and Derek Hurd, 112 E 33rd, Boise, ID testified on the item.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	TJ Thomson, Council Member
<b>SECONDER:</b>	Lisa Sánchez, Council President Pro Tem
<b>AYES:</b>	Clegg, Sánchez, Bageant, Hallyburton, Thomson, Woodings

- CAR20-00020 / KM Engineering / 10881 W Florence Dr / Modification to a Development Agreement on 2.95 acres in a R-2D/DA (Medium Density Residential within Design Review and Development Agreement) zone.

Cody Riddle, Planning and Development Services presented the item to Council.

Stephanie Hopkins, Applicant, 9233 W State St, Boise, ID; and Justin Francis, Applicant, 10881 W Florence Dr, Boise, ID testified on the item.

No one in the audience or on the virtual meeting requested to testify on the item.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Lisa Sánchez, Council President Pro Tem
<b>SECONDER:</b>	TJ Thomson, Council Member
<b>AYES:</b>	Clegg, Sánchez, Bageant, Hallyburton, Thomson, Woodings

X. ADJOURNMENT

Motion to adjourn the City Council meeting.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Lisa Sánchez, Council President Pro Tem
<b>SECONDER:</b>	TJ Thomson, Council Member
<b>AYES:</b>	Clegg, Sánchez, Bageant, Hallyburton, Thomson, Woodings

APPROVE:



Lauren McLean, Mayor



ATTEST:



Lynda Lowry, Ex-Officio City Clerk