



CITY OF BOISE
COUNCIL MEETING
SUMMARY MINUTES • FEBRUARY 2, 2021
REGULAR EVENING MEETING

City Hall - Maryanne 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, Sánchez (Remote), Bageant (Remote), Hallyburton (Remote), Thomson (Remote), 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 - Strategic Planning Session - Jan 26, 2021 9:45 AM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Elaine Clegg, Council President
SECONDER:	Holli Woodings, Council Member
AYES:	Clegg, Sánchez, Bageant, Hallyburton, Thomson, Woodings

2. City Council - Regular Day Meeting - Jan 26, 2021 12:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Elaine Clegg, Council President
SECONDER:	Holli Woodings, Council Member
AYES:	Clegg, Sánchez, Bageant, Hallyburton, Thomson, Woodings

V. SPECIAL BUSINESS

1. Appointment of Marti Kintigh to the Historic Preservation Commission for a 3 year term ending February 2024

RESULT: APPROVED BY UNANIMOUS CONSENT

- 2. Appointment of Jennifer Ellis to the Public Works Commission for a 4 year term ending February 2025

RESULT: APPROVED BY UNANIMOUS CONSENT

- 3. Appointment of Kylene Collette to the Public Works Commission in the student seat for a 1 year term ending February 2022

RESULT: APPROVED BY UNANIMOUS CONSENT

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.*

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Elaine Clegg, Council President
SECONDER:	Lisa Sánchez, Council President Pro Tem
AYES:	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 515492-515666 and ACH 65565-65626 in the total amount of \$1,787,328.52 as of January 7, 2021.
- *2. Request for approval of the Boise City checks 515678-515883 and ACH 65638-65730 in the total amount of \$2,512,094.60 as of January 14, 2021.
- *3. Request for approval of the Boise City checks 515884 thru 516103 and ach 65737 thru 65810 in the total amount of \$2,368,234.91 as of January 21, 2021.

B. PUBLIC HEARING REQUESTS

- *1. 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
- *2. 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
- *3. 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)
- *4. CAR20-00007 / Ball Ventures Ahlquist / 200 N 4th St / Rezone of 1.19 acres from R-OD (Residential Office with Design Review) to C-5DD/DA (Central Business District with Downtown Design Review and a Development Agreement)
- *5. CUP20-00023 / Ball Ventures Ahlquist / 200 N 4th St / Appeal of the Planning & Zoning Commission's denial for a conditional use permit for a drive-up establishment associated with a proposed mixed use building on 1.19 acres in a proposed C-5DD/DA (Central Business District with Downtown Design Review and a Development Agreement) zone

C. MINUTES AND REPORTS

- *1. Planning & Zoning Commission Hearing Minutes, December 7, 2020
- *2. Planning & Zoning Commission Hearing Minutes, December 14, 2020
- *3. Treasury Report December 2020

D. RESOLUTIONS

- *1. RES-57-21 A RESOLUTION APPROVING A REAL PROPERTY PURCHASE AND SALE AGREEMENT BY AND BETWEEN LGR OF IDAHO LLC, AS SELLER, AND THE CITY OF BOISE CITY, AS BUYER, FOR ONE PARCEL TOTALING APPROXIMATELY 0.28 ACRES OF REAL PROPERTY LOCATED ON THE NORTHEAST CORNER OF NORTH 23RD STREET AND WEST IDAHO STREET IN BOISE CITY, ADA COUNTY, IDAHO; AUTHORIZING THE MAYOR AND CITY CLERK, RESPECTIVELY, TO EXECUTE AND ATTEST THE PURCHASE AND SALE AGREEMENT; AUTHORIZING CITY STAFF TO DO ALL THINGS NECESSARY TO CONDUCT

DUE DILIGENCE AND CLOSE ON THE PROPERTY; AND PROVIDING AN EFFECTIVE DATE.

- *2. RES-58-21 A RESOLUTION APPROVING AN AGREEMENT AND AWARD FOR RFQ 21-109(B) FINANCIAL ADVISORY SERVICES, BETWEEN THE CITY OF BOISE CITY (DEPARTMENT OF FINANCE AND ADMINISTRATION) AND ZIONS PUBLIC FINANCE, INC.; AUTHORIZING THE MAYOR AND CITY CLERK TO RESPECTIVELY EXECUTE AND ATTEST SAID AGREEMENT AND AWARD; AND PROVIDING AN EFFECTIVE DATE.
- *3. RES-59-21 A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF BOISE CITY (PLANNING AND DEVELOPMENT SERVICES DEPARTMENT) AND THE BOISE CITY HOUSING AUTHORITY, FOR THE USE OF EMERGENCY RENTAL ASSISTANCE FUNDS, AUTHORIZING THE MAYOR AND CITY CLERK, RESPECTIVELY, TO EXECUTE AND ATTEST THE AGREEMENT; AND ESTABLISHING AN EFFECTIVE DATE.
- *4. RES-60-21 A RESOLUTION APPROVING AN AGREEMENT AND AWARD FOR CP 21-187 FIRE PROTECTIVE GEAR BETWEEN THE CITY OF BOISE CITY (FIRE DEPARTMENT) AND MUNICIPAL EMERGENCY SERVICES; AUTHORIZING THE MAYOR AND CITY CLERK TO RESPECTIVELY EXECUTE AND ATTEST SAID AGREEMENT AND AWARD; AND PROVIDING AN EFFECTIVE DATE.
- *5. RES-61-21 A RESOLUTION APPROVING A GRANT AGREEMENT BY AND BETWEEN THE CITY OF BOISE CITY (DEPARTMENT OF PARKS AND RECREATION) AND THE IDAHO DEPARTMENT OF PARKS AND RECREATION; AUTHORIZING THE MAYOR AND CITY CLERK, RESPECTIVELY, TO EXECUTE AND ATTEST THE MEMORANDUM OF AGREEMENT ON BEHALF OF BOISE CITY; AND PROVIDING AN EFFECTIVE DATE.
- *6. RES-62-21 A RESOLUTION APPROVING, AS TO BOTH FORM AND CONTENT, A RENEWAL TO THE LICENSE AGREEMENT BY AND BETWEEN THE CITY OF BOISE CITY (DEPARTMENT OF PARKS AND RECREATION) AND AMANDA CLARK, OWNER OF 'ICED' CONCESSION BUSINESS; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST SAID AGREEMENT ON BEHALF OF BOISE CITY; AND ESTABLISHING AN EFFECTIVE DATE.

- *7. RES-63-21 A RESOLUTION APPROVING THE RENEWAL OF RFP 19-171 (A), BODY REPAIR AND PAINT FOR CITY VEHICLES, BETWEEN THE CITY OF BOISE CITY (FLEET SERVICES) AND LARRY H MILLER CHRYSLER JEEP DODGE RAM; AUTHORIZING THE MAYOR AND CITY CLERK TO RESPECTIVELY EXECUTE AND ATTEST SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.
- *8. RES-64-21 A RESOLUTION APPROVING THE RENEWAL OF RFP 19-171 (C), BODY REPAIR AND PAINT FOR CITY VEHICLES, BETWEEN THE CITY OF BOISE CITY (FLEET SERVICES) AND LITHIA BODY AND PAINT OF BOISE; AUTHORIZING THE MAYOR AND CITY CLERK TO RESPECTIVELY EXECUTE AND ATTEST SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.
- *9. RES-65-21 A RESOLUTION APPROVING AUTHORIZATION TO PROCURE CP 21-170 MOLENAAR PARK AMENITIES PURCHASE AND INSTALLATION BETWEEN THE CITY OF BOISE CITY (DEPARTMENT OF PARKS AND RECREATION) AND LANDSCAPE STRUCTURES, INC. OFF OF SOURCEWELL CONTRACT #030117; AND PROVIDING AN EFFECTIVE DATE.
- *10. RES-66-21 A RESOLUTION APPROVING AN AGREEMENT AND AWARD FOR FB 20-356; HP TRUNK SEWER REHABILITATION PROJECT, BETWEEN THE CITY OF BOISE CITY (PUBLIC WORKS DEPARTMENT) AND WHITAKER CONSTRUCTION, CO.; AUTHORIZING THE MAYOR AND CITY CLERK TO RESPECTIVELY EXECUTE AND ATTEST SAID AGREEMENT AND AWARD; AND PROVIDING AN EFFECTIVE DATE.
- *11. RES-67-21 A RESOLUTION APPROVING AN AGREEMENT AND AWARD FOR FB 21-160; ARMORY LOGAN SEWER REPLACEMENT, BETWEEN THE CITY OF BOISE CITY (PUBLIC WORKS DEPARTMENT) AND TITAN TECHNOLOGIES, INC.; AUTHORIZING THE MAYOR AND CITY CLERK TO RESPECTIVELY EXECUTE AND ATTEST SAID AGREEMENT AND AWARD; AND PROVIDING AN EFFECTIVE DATE.
- *12. RES-68-21 A RESOLUTION (SOS20-00031) VACATING 21-FOOT-WIDE BOISE CITY SEWER EASEMENT LOCATED ON LOT 47, BLOCK 1 OF QUAIL RIDGE SUBDIVISION AS RECORDED IN BOOK 56 OF PLATS AT PAGE 5178 AND LOCATED AT 4037 W QUAIL RIDGE DRIVE, BOISE, ADA COUNTY; AND PROVIDING AN EFFECTIVE DATE.

- *13. RES-69-21 A RESOLUTION (SOS20-00032) FOR THE PARTIAL VACATION OF A PUBLIC UTILITY EASEMENT PLAT NOTE LOCATED ON LOT 27 AND LOT 28, BLOCK 7 OF BOULDER HEIGHTS ESTATES SUBDIVISION NO 7 AS RECORDED IN BOOK 111 OF PLATS AT PAGE 16091 AND LOCATED AT 1476 S COLOMA PLACE, BOISE, ADA COUNTY; AND PROVIDING AN EFFECTIVE DATE.
- *14. RES-70-21 A RESOLUTION APPROVING A MEMORANDUM OF AGREEMENT BY AND BETWEEN THE CITY OF BOISE CITY AND THE WHITNEY DISTRICT, FOR THE PROVISION OF FIRE PLAN REVIEW AND ASSOCIATED INSPECTION SERVICES BY THE CITY OF BOISE TO THE WHITNEY DISTRICT; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST SAID AGREEMENT ON BEHALF OF BOISE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.
- *15. RES-71-21 A RESOLUTION APPROVING, AS TO BOTH FORM AND CONTENT, A LEASE AGREEMENT BY AND BETWEEN THE CITY OF BOISE CITY (DEPARTMENT OF PARKS AND RECREATION) AND LOU AND VICKI MURGOITIO; AUTHORIZING THE MAYOR AND CITY CLERK, RESPECTIVELY, TO EXECUTE AND ATTEST THE LEASE AGREEMENT ON BEHALF OF BOISE CITY; AND ESTABLISHING AN EFFECTIVE DATE.
- *16. RES-72-21 A RESOLUTION APPROVING, AS TO BOTH FORM AND CONTENT, AN EASEMENT AGREEMENT BY AND BETWEEN THE CITY OF BOISE CITY (DEPARTMENT OF PARKS AND RECREATION) AND IDAHO POWER BY WHICH THE CITY GRANTS IDAHO POWER A PERMANENT AND PERPETUAL EASEMENT AND RIGHT OF WAY; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST SAID AGREEMENT ON BEHALF OF BOISE CITY; AND ESTABLISHING AN EFFECTIVE DATE.
- *17. RES-73-21 A RESOLUTION APPROVING, AS TO BOTH FORM AND CONTENT, A GROUP SPORTS RESERVATION AND LICENSING AGREEMENT BY AND BETWEEN THE CITY OF BOISE CITY (DEPARTMENT OF PARKS AND RECREATION) AND SOUTH BOISE LITTLE LEAGUE, INC.; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST SAID AGREEMENT ON BEHALF OF BOISE CITY; AND ESTABLISHING AN EFFECTIVE DATE.

- *18. RES-74-21 A RESOLUTION APPROVING, AS TO BOTH FORM AND CONTENT, A GROUP SPORTS RESERVATION AND LICENSING AGREEMENT BY AND BETWEEN THE CITY OF BOISE CITY (DEPARTMENT OF PARKS AND RECREATION) AND WEST BOISE LITTLE LEAGUE INCORPORATED; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST SAID AGREEMENT ON BEHALF OF BOISE CITY; AND ESTABLISHING AN EFFECTIVE DATE.
- *19. RES-75-21 A RESOLUTION APPROVING, AS TO BOTH FORM AND CONTENT, A GROUP SPORTS RESERVATION AND LICENSING AGREEMENT BY AND BETWEEN THE CITY OF BOISE CITY (DEPARTMENT OF PARKS AND RECREATION) AND NORTHWEST ADA LITTLE LEAGUE, INC.; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST SAID AGREEMENT ON BEHALF OF BOISE CITY; AND ESTABLISHING AN EFFECTIVE DATE.

E. SUBDIVISIONS - FINAL PLATS/TIME EXTENSIONS

- *1. Music Estates Subdivision, SUB20-00061, Boise City Final Plat, (SUB20-00061 / Music Estates Subdivision / Conger Group / 9933 & 10151 W Victory Rd / Final Plat for 67 residential buildable lots and 7 common lots on 18.9 acres in a R-1B zone.)
- *2. Culver Subdivision, SUB20-00063, Boise City Final Plat, (SUB20-00063 / Culver Subdivision / Rodney Evans + Partners, PLLC / 6016 & 6100 N Pierce Park Ln / Final Plat for 10 residential buildable lots and 4 common lots on 2.86 acres in a R-1B 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.

RESULT:	APPROVED BY UNANIMOUS CONSENT
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1. ORD-3-21 AN ORDINANCE AMENDING THE BOISE CITY DEVELOPMENT CODE, BOISE CITY CODE TITLE 11 CHAPTER 6, SECTION 3, TO ADD A SUBSECTION 4 TO PROVIDE ADDITIONAL BONUSES FOR DIVERSE AND AFFORDABLE HOUSING (AN INCREASE OF MAXIMUM ALLOWABLE DEVELOPMENT ON A PROPERTY);

APPROVING A SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

RESULT:	SECOND READ	Next: 2/9/2021 6:00 PM
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VIII. UNFINISHED BUSINESS

There was no Unfinished Business.

IX. NEW BUSINESS

A. PUBLIC HEARINGS

1. CAR20-00014 / J. Fisher Companies / 313 S Orchard St / Rezone of approximately 5 acres from A-1 (Open Lands, Park) to PCD (Pedestrian Commercial with Design Review).

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

Jake Wood, J. Fisher Companies, Applicant Representative, 1178 Legacy Crossing Blvd, Centerville, UT; Adam Patrick Phillips, 4806 Grover St, Boise, ID testified on the item.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Elaine Clegg, Council President
SECONDER:	Lisa Sánchez, Council President Pro Tem
AYES:	Clegg, Sánchez, Bageant, Hallyburton, Thomson, Woodings

2. CUP20-00028 / Franklin Hospitality Group / 1502 W Franklin St / Conditional use permit for a special exception to operate a tavern and social event center in conjunction with an existing bed and breakfast on 0.14 acres in a R-3HD/CD (Multi-Family Residential with Historic District and Conservation Overlay) zone.

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

Anne Kunkel, Applicant Representative, Varin Wardwell, LLC, 242 N 8th St, #220, Boise, ID; Jen Bury, Applicant Representative, 1510 W Franklin St, Boise, ID; Dee Southard, 1308 W Franklin St, Boise, ID; Barney Southard, 1308 W Franklin St, Boise, ID; Doug Cole, 1507 W Hays St, Boise, ID; Jeffery Friel, 1518 W Franklin St, Boise, ID; Michael Devitt, 1402 W Franklin St, Boise, ID; Tom Anderson, 1416 W Franklin, Boise, ID; Becky Anderson, 1416 W Franklin, Boise, ID; Matt Wigglesworth, 1310 W Franklin St, Boise, ID; and Gillian Wigglesworth, 1310 W Franklin St, Boise, ID testified on the item.

Council took a break from 7:50 - 7:58 pm.

Angie Devitt, 1402 W Franklin St, Boise, ID; Carlos Coto, 411 W Eastman St, Boise, ID; Molly O'Leary, 810 N 14th St, Boise, ID; Brie Katz, 2202 N 9th St,

Boise, ID; Matt Edmond, 1419 N 14th St, Boise, ID; Ryan Doute, 307 N Whitewater Park Blvd, Boise, ID; Dave Ferguson, 1905 N 15th St, Boise, ID; John Spengler, 2003 W Fort St, Boise, ID; Ben Hart, 1015 N 27th St, Boise, ID; Kelly Olson, 1307 N 13th St, Boise, ID; Alexa Roitman, 1514 W Washington St, Boise, ID; Chanee Grant, 626 W Fort St, Boise, ID; Alan Crymes, 2517 W Woodlawn Ave, Boise, ID; James Cooper, 1318 W Franklin St, Boise, ID; and Harry Borcharding, 1424 W Franklin St, Boise, ID testified on the item.

Motion to approve the special exception as the applicant conditioned, and ask staff to produce reasons for the decision and clarify the conditions, including a clause that will require if the property is sold that the transference of this assignment be with written acknowledgement of the City of Boise.

RESULT:	APPROVED [5 TO 1]
MOVER:	Patrick Bageant, Council Member
SECONDER:	TJ Thomson, Council Member
AYES:	Clegg, Bageant, Hallyburton, Thomson, Woodings
NAYS:	Sánchez

X. ADJOURNMENT

Motion to adjourn the City Council meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Elaine Clegg, Council President
SECONDER:	Lisa Sánchez, Council President Pro Tem
AYES:	Clegg, Sánchez, Bageant, Hallyburton, Thomson, Woodings

APPROVE:



Lauren McLean, Mayor



ATTEST:



Lynda Lowry, Ex-Officio City Clerk