STAFF REPORT – PUBLIC HEARING #4

Annexation and Zoning to IH (Heavy Industrial) at 0 Cherry Lane (Parcel R30839011A0) for Warehouses for Richard Evans representing Russell Hunemiller (ANN 109-18).

Applicant: Richard Evans
Property Owner: Russell Hunemiller
File No: ANN 079-18

Prepared By: Norman L. Holm
Date: January 15, 2019

Requested Actions: Annexation & Zoning to IH (Heavy Industrial)

Purpose: For future warehousing space.

GENERAL INFORMATION

Zoning & Planning History: The property has been used for agricultural purposes in the past.

Status of Applicant: Representative of Owner/Developer

Annexation Location: Tax 03066 - 24.39-acre portion of the South Half of the SE 1/4 of Section 4, T3N, R2W, BM on the north side of Cherry Lane just west of Northside Blvd.

Annexation and Zoning to IH (Heavy Industrial) at 0 Cherry Lane (Parcel R30839011A0) for construction of a Warehouse (Tax 03066 - 24.39-acre portion of the South Half of the SE 1/4 of Section 4, T3N, R2W, BM) for Richard Evans (ANN 109-18).

Total Size: Approximately 24.39 acres

Existing Zoning: Count AG (Agricultural) and M1 (Light Industrial)

Proposed Zoning: IH (Heavy Industrial)
Comprehensive Plan Designation:  Heavy Industrial

Applicable Regulations:  In order for a property to be annexed it must be contiguous with the city limits or be enclosed by other properties so annexed. This property adjoins existing city limits on the south adjacent Cherry Lane, and on the west across the Railroad right-of-way.

Existing Uses:  Agricultural crop land.

Applicant Reason for Annexation and Zoning:  For future warehouse space.

SPECIAL INFORMATION

Public Utilities:  
12" water mainline in Cherry Lane to the south
18" sewer mainline in Northside Blvd. to the east
No irrigation mainlines available in the area

Public Services:  Police and fire already service city incorporated areas surrounding the location.

Physical Site Characteristics:  Existing agricultural crop land planned for future heavy industrial use.

Transportation:  Access to the property is from Cherry Lane.

Correspondence:  No written correspondence has been received from any area property owners, residents or business owners regarding opposition to or support for the requested annexation and zoning to Heavy Industrial for warehouse purposes.

STAFF FINDINGS AND DISCUSSION

From a land use standpoint, the location is shown on the comprehensive plan "future land use map" as being compatible with the zoning that has been requested. If the Planning & Zoning Commission votes to recommend approval of the annexation and zoning to the City Council the following findings are suggested:

1) The requested annexation area adjoins existing city limits on the south adjacent Cherry Lane, and on the west across the Railroad right-of-way.
2) The area can reasonably be assumed to be available for the orderly development of the city with the city limits having grown into the area and the adjacent lands to the west and southeast having been annexed, zoned, and/or developed for industrial purposes.
3) The proposed zoning conforms with the city's comprehensive plan future land use map for Heavy Industrial land use and is reasonably compatible with existing and proposed industrial land uses in the area.
4) The applicant desires annexation and zoning to facilitate future development for warehousing space.
RECOMMENDED CONDITIONS OF APPROVAL

If the Planning & Zoning Commission votes to recommend to the City Council approval of the annexation and zoning staff recommends conditions of approval as requested by City Engineering, as follows:

General:
1) Per City Policy. At time of development or redevelopment, full frontage improvements, and utility extensions, to and through the site will be required.
2) Abandonment of any existing septic system will be accomplished under the guidelines established by Southwest District Health Department.

Right-of-Way
1) Right-of-way dedication - Required
   a) Cherry Lane - Functional Classification is an arterial. Fifty-feet (50') for half of a future one-hundred-foot (100') right-of-way.
   b) Northside Boulevard – Functional Classification is an arterial. Annexation will only be required to the prescriptive right-of-way of Northside Boulevard.

ATTACHMENTS

1) Application (Page 4)
2) Vicinity map with zoning (Page 5)
3) Street/Ariel view from Cherry Lane (Page 6)
4) Comprehensive plan future land use map (Page 7)
5) Engineering Division review letter (Page 8)
6) Utility map (Page 9)
7) Building Department review letter (Page 10)
8) Nampa Highway District #1 review letter (Page 11)
9) Nampa & Meridian Irrigation District review letter (Page 12)
10) Idaho Transportation Department review letter (Page 13)
APPLICATION FOR ANNEXATION/ZONING
PLANNING AND ZONING DEPARTMENT
411 3RD STREET S., NAMPA, IDAHO 83651 P: (208) 468-4487 F: (208) 465-2261

Nonrefundable Fee: $452.00 (1 acre or less) Nonrefundable Fee: $910.00 (more than 1 acre)

Applicant Name: Richard Evans
Street Address: 7560 W Pebble Brook Ln.
City: Emco, City: Idaho Zip code: 83714

Property Owner Name: Russell Hunemiller
Street Address: 16130 N Elder st
City: Nampa State: Idaho Zip Code: 83687

Applicant’s interest in property: ( ) Own ( ) Rent ( ) Other

ADDRESS OF SUBJECT PROPERTY: 1 Cherry Lane (83083901180)

Please provide the following required documentation
☐ Completed Application
☐ A copy of one of the following: [ ] Warranty Deed [ ] Proof Of Option [ ] Earnest Money Agreement
☐ Signed & Notarized Affidavit of Legal Interest (attached). Form must be completed by the legal owner
   (If owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to show that
   the person signing is an authorized agent)
☐ Original Legal description of property AND a legible WORD formatted document with Closure Calcs (Must
   have for final recording) Old or illegible title documents will need to be retyped in a WORD formatted document.

Project Description
☐ State the zoning desired for the subject property: [ ] IN

☐ State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for
   the use of the subject property: [ ] Want House

Dated this [ ] day of Dec, 2018

Applicant Signature

NOTICE TO APPLICANT
This application will be referred to the Nampa Planning Commission for a recommendation on the requested zoning. The
Planning Commission shall hold a public hearing and will then make its recommendation to the City Council. The City
Council will then hold a second public hearing. Notice of the public hearings must be published in the Idaho Press-
Tribune 15 days prior to said hearings. Notice shall also be posted on the premises of the subject property not less than 1
week prior to the hearings. Notices will also be mailed to property owners or purchasers of record within 300 feet of the
subject property. You will be given notice of the public hearings and should be present to answer any questions.

OFFICE USE ONLY

FILE NUMBER: ANN - 109 - 2012 PROJECT NAME: North Nampa Industrial Park

12/11/13 Revised
0 Cherry Lane (R30839011A0)
Annexation and Zoning to IH (Heavy Industrial) for construction of a warehouse

NAMPA Proud
ANN-00109-2018
1/4/2019
For illustrative purposes only.

Visit Planning & Zoning at cityofnampa.us for more info.
Date: January 3, 2019
To: Planning and Zoning
Cc: Daniel Badger, P.E., City Engineer
Cc: Tom Points, P. E., Nampa City Public Works Director
From: Jim Brooks – Engineering Division

Applicant: Richard Evans

Applicant Address: 9560 W. Pebble Brook Lane, Garden City, Idaho 83714
Owner: Russell Hunemiller

Owner Address: 16130 N. Elder Street, Nampa, Idaho 83687

Property Address: TBD

Re: Annexation and Zoning to IH for construction of a warehouse.

ANN-00109-2018 for January 23, 2019 Planning & Zoning Meeting

The Engineering Division does not oppose the granting of this request with the following conditions:

**General:**
- Per City Policy. At time of development or redevelopment, full frontage improvements, and utility extensions, to and through the site will be required.
- Abandonment of any existing septic system will be accomplished under the guidelines established by Southwest District Health Department.

**Right-of-Way**
- Right-of-way dedication - Required
  - Cherry Lane - Functional Classification is an arterial. Fifty-feet (50’) for half of a future one-hundred-foot (100’) right-of-way.
  - Northside Boulevard – Functional Classification is an arterial. Annexation will only be required to the prescriptive right-of-way of Northside Boulevard.
Building Department has no conditions at this time.

Good Afternoon Everyone! 😊

**Re: ANN-00109-2018**

Richard Evans has requested Annexation and Zoning to IH (Heavy Industrial) at 0 Cherry Lane (Parcel R30839011A0) for construction of a Warehouse (Tax 03066 - 24.39-acre portion of the South Half of the SE 1/4 of Section 4, T3N, R2W, BM).

The Annexation application will go before the Planning & Zoning Commission as a public hearing item on the January 23, 2019 agenda.

Please find attached the ANN-00109-2018 file for your review and send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than January 09, 2019.

**Thank you & Have a great day!**
Sylvia Mackrill

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, January 02, 2019 8:38 AM
To: Sylvia Mackrill
Subject: FW: ANN-00109-2018

Follow Up Flag: Follow up
Flag Status: Flagged

Nampa Highway District #1 has no objection to the annexation and zoning to Heavy Industrial at 0 Cherry Ln. for construction of a warehouse subject to the MOU, General Cooperation of Planning and Zoning, Annexation, Development and Maintenance Activities development agreement that was signed by the Nampa Highway District #1 on 11-29-16.

If you have any questions or comments feel free to contact me.

Thank you,
Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 Highway 45. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Shellie Lopez [mailto:lopes@cityofnampa.us]
Sent: Thursday, December 27, 2018 1:40 PM
Subject: ANN-00109-2018

Good Afternoon Everyone! 😊

Re: ANN-00109-2018

Richard Evans has requested Annexation and Zoning to IH (Heavy Industrial) at 0 Cherry Lane (Parcel R30839011A0) for construction of a Warehouse (Tax 03066 - 24.39-acre portion of the South Half of the SE 1/4 of Section 4, T3N, R2W, BM).

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Thank you & Have a great day!
January 7, 2019

Norman L. Holm, Planning Director
City of Nampa
411 3rd Street South
Nampa, ID 83651

RE: ANN-00109-2018/ North Nampa Industrial Park; 0 Cherry Lane

Dear Norm,

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application, as it lies outside of our District boundaries. Please contact Mark Zirschky of Pioneer Irrigation at (208) 459-3617, P.O. Box 426 Caldwell, ID 83606-0426.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. The developer must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Crew Foreman
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:
Office/ file
M. Zirschky, Pioneer Irrigation District
January 8, 2019

Shellie Lopez
City of Nampa
411 3rd Street South
Nampa, Idaho 83651

VIA EMAIL

<table>
<thead>
<tr>
<th>Development Application</th>
<th>ANN-00109-2018</th>
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</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>INDUSTRIAL WAREHOUSE</td>
</tr>
<tr>
<td>Project Location</td>
<td>Northwest corner of Northside Boulevard and Cherry Lane, north of I-84 milepost 34.9</td>
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<tr>
<td>Project Description</td>
<td>Annexation and zoning to IH (Heavy Industrial) for the construction of a warehouse</td>
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<tr>
<td>Applicant</td>
<td>Richard Evans</td>
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The Idaho Transportation Department (ITD) reviewed the referenced annexation and zoning application and has the following comments:

1. This project does not abut the State highway system.

2. Future development of this parcel will require submittal of trip generations to ITD, and may require a Traffic Impact Study (TIS).

3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.

4. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.

5. ITD does not object to the annexation of zoning to IH (Heavy Industrial) for the construction of a warehouse as presented in the application.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 334-8338.

Sincerely,

Sarah Arjona
Development Services Coordinator
Sarah.Arjona@itd.idaho.gov