Annexation and Zoning to HC (Healthcare) for property located at 0 Cherry Lane and 0 Ten Lane for The Land Group representing St. Luke’s Regional Medical Center LTD (ANN 110-18).

To: Planning and Zoning Commission

Applicant: The Land Group representing St. Luke’s Regional Medical Center LTD
Property Owner: David A. Baum

File No: ANN 110-18

Prepared By: Norman L. Holm
Date: February 6, 2019

Requested Actions: Annexation & Zoning to HC (Healthcare)

Purpose: For future hospital planning.

GENERAL INFORMATION

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

Status of Applicant: Owner Representative

Annexation Location: East of S. Midland Blvd. on the south side of Cherry Lane at 0 Cherry Lane and 0 Ten Lane.

Total Size: Two parcels totaling 21.511 acres located in a portion of the NE ¼ of the NW ¼ of Section 9, T3N, R2W, BM.

Existing Zoning: County AG (Agricultural)
**Proposed Zoning:** HC (Healthcare)

**Existing Uses:** Agricultural crop land.

**Comprehensive Plan Designation:** Light Industrial with Business Park to the west and Light Industrial to the north, south, and east. The requested HC zoning upon annexation is interpreted as not strictly conforming with the Proposed Future Land Use Map as presently adopted. Staff has included this property in the current Proposed Future Land Use Map update in process re-designating it as Public.

**Applicable Regulations:** In order for a property to be annexed it must be contiguous with the city limits or be enclaved by other properties so annexed. The property adjoins existing city limits on the west adjacent the St. Luke’s owned property, as well as on the east adjacent already annexed Light Industrial zoned lands.

**Applicant Reason for Annexation and Zoning:** For future development for St. Luke’s Hospital purposes.

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**SPECIAL INFORMATION**

**Public Utilities:**
12” sewer main located in N. Midland Blvd. and Cherry Lane with 8” and 10” stubs into the adjacent hospital property to the west.
12” and 10” water mains located in and around the adjacent hospital property to the west.
12” irrigation main located in N. Midland Blvd. and a portion of Cherry Lane with 8” mains extended into the adjacent hospital property to the west.

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

**Physical Site Characteristics:** Existing agricultural crop land.

**Transportation:** The property has frontage on and access from Cherry Lane on the north.

**Correspondence:** No written correspondence has been received from any area property owners, resident or business owners regarding opposition to or support for the requested annexation and zoning to HC for hospital purposes.

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**STAFF FINDINGS AND DISCUSSION**

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 property adjoins existing city limits on the west adjacent the St. Luke’s owned property, as well as on the east adjacent already annexed Light Industrial zoned lands.
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 east having been annexed, zoned, and/or developed for hospital or industrial purposes.
3) The requested HC zoning upon annexation is interpreted as not strictly conforming with the Proposed Future Land Use Map as presently adopted. Staff has included this property in the current Proposed Future Land Use Map update in process re-designating it as Public.

4) The proposed HC zoning is reasonably compatible with existing and proposed healthcare and industrial land uses in the area.

5) The applicant desires annexation and zoning to HC to facilitate future development for St. Luke’s Hospital purposes.

RECOMMENDED CONDITIONS OF APPROVAL

If the Planning & Zoning Commission votes to recommend to the City Council approval of the Annexation and Zoning to HC staff recommends the conditions of approval required by the City Engineering Division, as follows:

General:
1) At time of development of the site, the developer shall extend all public utilities to and through the site in accord with current City Policy and Master Plans. These improvements will include, but not be limited to-
   a. Sewer main and service(s)
   b. Water main and service(s)
   c. Pressure Irrigation
   d. Storm drainage-both on and off-site
   e. Gravity Irrigation-Either continued delivery to, or wastewater from adjacent properties
2) Granting of any access or facility easements for and to the City of Nampa and any other utility company or jurisdictional entity as necessary for the operation and maintenance of any utility existing, proposed, or relocated with the development of this site.
3) Abandonment of any existing domestic well or septic systems will be accomplished under the guidelines established by:
   a. Domestic Well - the Idaho Department of Water Resources
   b. Septic Systems – Southwest District Health Department
   c. Copies of all related documents certifying that the well and septic systems have been abandoned shall be forwarded to the City of Nampa Engineering Division for the project files.

Access and Right-of-Way
4) With development of the property, access points will be required to meet the current adopted Access Management Policy.
5) Right-of-way dedication – Required
   a. East Cherry Lane - Functional Classification is an arterial. Annexation will only be required to the prescriptive right-of-way of East Cherry Lane.

ATTACHMENTS

1) Application and letter (Pages 4-5)
2) Zoning and location map (Page 6)
3) Arial photo (Page 7)
4) Birds eye view photo (Page 8)
5) Annexation and zoning area legal description and map (Pages 9-10)
6) Agency and other correspondence (Pages 11-18)
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
The Land Group
Home Number 208-939-4041
Street Address 462 E Shore Dr., Ste. 100
City Eagle State ID Zip code 83616
Email tamara@thelandgroupinc.com

Property Owner Name
David A Baum
Home Number
Street Address 9625 Linden Rd
City Nampa State ID Zip Code 83687

Address of Subject Property: 0 Cherry Ln & 0 Ten Ln

Please provide the following required documentation
X Completed Application
X A copy of one of the following: X Warranty Deed □ Proof Of Option □ Earnest Money Agreement
X 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)
X 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: HC for both properties
➢ State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property: Please see attached letter

Dated this 21 day of December, 2018

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 - 110 - 2018 Project Name Annex + Zoning to HC
The annexation parcels are R3099800000 and R3100300000, highlighted in blue below, which are located to the immediate east of the five rezone parcels.

The proposal is to annex and zone these parcels from AG Aquiculture in Canyon County to HC - Healthcare. The annexation and HC zone will promote consistent development of the properties.

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Address</th>
<th>Acres</th>
<th>Current Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>R3099800000</td>
<td>0 Cherry Lane</td>
<td>8.1</td>
<td>AG</td>
</tr>
<tr>
<td>R3100300000</td>
<td>0 Ten Lane</td>
<td>13.45</td>
<td>AG</td>
</tr>
<tr>
<td>Total:</td>
<td></td>
<td>21.55</td>
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</tbody>
</table>

The proposed rezone and annexation and zoning to HC is consistent with the existing development, development agreement, and harmonious with the surrounding land uses. We appreciate the opportunity to work with the City of Nampa to create a quality health care campus.

Best Regards,
St. Luke’s Nampa Medical Center, Ltd.
St. Luke’s Regional Medical Center, Ltd.

[Signature]

Real Estate Services Manager
St. Luke’s Health System, Ltd.

190 East Bannock Street
Boise, Idaho 83712
P (208) 381-2222

stlukesonline.org
December 20, 2018

Project No.: 118118

ANNEXATION
ST. LUKE'S REGIONAL MEDICAL CENTER, LTD

A parcel of land being APN: R3099800000 & R3100300000, located in a portion of the Northeast 1/4 of the Northwest 1/4 of Section 9, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho being more particularly described as follows:

COMMENCING at the West One Sixteenth North corner of said Section 9, marked by a 5/8” steel pin; thence on the west line of said Northeast 1/4 of the Northwest 1/4 of Section 9, South 00° 05’ 48” East, 25.00 feet, to a point on the southerly prescriptive right-of-way line of Cherry Lane AND the POINT OF BEGINNING;

Thence on said southerly prescriptive right-of-way line, Thence North 89° 47’ 40” East, 135.40 feet;
Thence leaving said southerly prescriptive right-of-way line, South 00° 05’ 48” West, 245.00 feet;
Thence North 89° 47’ 40” East, 166.61 feet;
Thence North 00° 05’ 48” East, 115.93 feet;
Thence North 89° 47’ 40” East, 370.32 feet;
Thence North 00° 05’ 48” East, 129.07 feet, to a point on said southerly prescriptive right-of-way line;
Thence on said southerly prescriptive right-of-way line, North 89° 47’ 40” East, 14.30 feet;
Thence leaving said southerly prescriptive right-of-way line, South 00° 04’ 48” West, 638.10 feet;
Thence South 89° 46’ 20” West, 13.83 feet;
Thence South 00° 11’ 02” West, 49.35 feet to a point of curvature;
Thence 33.74 feet on the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 38° 39’ 32”, and whose long chord bears South 19° 08’ 37” East, 33.10 feet;
Thence South 38° 28’ 16” East, 741.36 feet, to a point on the south line of said Northeast 1/4 of the Northwest 1/4 of Section 9;
Thence on said south line of the Northeast 1/4 of the Northwest 1/4 of Section 9, South 89° 44’ 59” West, 1146.01 feet, to the Northwest One Sixteenth corner of said Section 9;
Thence on the west line of said Northeast 1/4 of the Northwest 1/4 of Section 9, North 00° 05’ 48” East, 1301.74 feet to the POINT OF BEGINNING.

The above described parcel contains (937020 sq.ft.) 21.511 acres, more or less.

PREPARED BY:
The Land Group, Inc.
Michael Femenia, PLS
The Engineering Division does not oppose the granting of the request with the following conditions:

**General:**

➢ At time of development of the site, the developer shall extend all public utilities to and through the site in accord with current City Policy and Master Plans. These improvements will include, but not be limited to-
  - Sewer main and service(s)
  - Water main and service(s)
  - Pressure Irrigation
  - Storm drainage-both on and off-site
  - Gravity Irrigation-Either continued delivery to, or wastewater from adjacent properties
Granting of any access or facility easements for and to the City of Nampa and any other utility company or jurisdictional entity as necessary for the operation and maintenance of any utility existing, proposed, or relocated with the development of this site.

Abandonment of any existing domestic well or septic systems will be accomplished under the guidelines established by:

- Domestic Well - the Idaho Department of Water Resources
- Septic Systems – Southwest District Health Department
- Copies of all related documents certifying that the well and septic systems have been abandoned shall be forwarded to the City of Nampa Engineering Division for the project files.

Access and Right-of-Way

- With development of the property, access points will be required to meet the current adopted Access Management Policy.
- Right-of-way dedication – Required
  - East Cherry Lane - Functional Classification is an arterial. Annexation will only be required to the prescriptive right-of-way of East Cherry Lane.
January 15, 2019

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

RE: ANN-00110-2018/ St. Luke’s Regional Medical Center
9870, 9850 & 9850 W. St. Luke’s Drive & 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,

[Signature]

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

Cc:
Office/ file
M. Zirschky, Pioneer Irrigation District
January 29, 2019

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

VIA EMAIL

<table>
<thead>
<tr>
<th>Development Application</th>
<th>ANN-00110-2018</th>
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<tr>
<td>Project Name</td>
<td>ST. LUKE’S REGIONAL MEDICAL CENTER</td>
</tr>
<tr>
<td>Project Location</td>
<td>Southeast corner of Cherry Lane and Midland Boulevard, north of I-84 milepost 34.30</td>
</tr>
<tr>
<td>Project Description</td>
<td>Annexation and zoning to HC (Healthcare)</td>
</tr>
<tr>
<td>Applicant</td>
<td>St. Luke’s Regional Medical Center LTD</td>
</tr>
<tr>
<td>Representing</td>
<td>The Land Group</td>
</tr>
</tbody>
</table>

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. Traffic generation numbers were not provided with this application. Future development of this parcel will require submittal of trip generations to ITD, and may require a Traffic Impact Study (TIS). ITD reserves the right to make further comments upon review of any submitted traffic generation data or other documents.

3. This development will gain access to the State Highway system at the I-84/Midland Blvd interchange. The City is reminded that the I-84 corridor is already congested. This project will increase the number of vehicle trips in to this intersection. While this individual development is not large, the accumulation of developments accessing the State Highway system at the I-84/ Midland Blvd/ Karcher Road interchange is creating additional congestion. As the City continues to add additional trips to this corridor through development, the congestion will worsen until the roadway system is ultimately overloaded and fails.
4. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.

5. 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.

6. ITD objects to the proposed application due to traffic concerns as noted in items 2 and 3.

7. Once all traffic concerns have been addressed with ITD Staff, ITD will withdraw any objection to the proposed 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
Sylvia Mackrill  
City of Nampa Planning & Zoning  
via email: mackrill@cityofnampa.us

SUBJECT: ANN-00110-2018 - St. Lukes Annexation Application  
TBD Cherry Lane, Nampa, ID

APN: R3099800000 & R3100300000

Re: Review of application for annexation as Healthcare Development, lying within the Northwest Quarter of Section 9, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

To Whom It May Concern:

QWEST CORPORATION d/b/a CENTURYLINK QC has reviewed the proposed annexation application and has determined that it has no objection to the zoning change. There do not appear to be any existing CenturyLink facilities located on these properties.

It is the intent and understanding of CenturyLink that this approval shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This annexation review response is no objection.

If CenturyLink facilities need to be relocated, the Owner will be required to grant any necessary easement rights to CenturyLink for the relocate, which will be at the expense of the Applicant. All relocation work will be performed by CenturyLink and/or its contractor.

If you have questions or concerns, please call Kerry Brent at 208-550-0264.

Sincerely,

Greg Hunt  
Right of Way Agent  
Qwest Corporation d/b/a CENTURYLINK QC

Leasenet #: P811460
You have reached the general email for Deer Flat National Wildlife Refuge. Due to the lapse in funding of the federal government budget, I am out of the office. I am not authorized to work during this time, but will respond to your email when I return to the office. Thank you.

--

Like us on Facebook! http://www.facebook.com/deerflatnwr

Deer Flat National Wildlife Refuge
13751 Upper Embankment Road
Nampa, ID 83686

(208) 467-9278
fax: (208) 467-1019

deerflat@fws.gov
http://www.fws.gov/deerflat
Building Department has no conditions at this time.

Good Afternoon Everyone! 😊

Re: ANN-00110-2018

The Land Group representing St. Luke's Regional Medical Center LTD has requested Annexation and Zoning to HC (Healthcare) for property located at 0 Cherry Lane and 0 Ten Lane (Two parcels totaling 21.511 acres located in a portion of the NE ¼ of the NW ¼ of Section 9, T3N, R2W, BM).

The Annexation application will go before the Planning & Zoning Commission as a public hearing item on the February 12, 2019 agenda.

Please find attached the ANN-00110-2018 file for your review and send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than January 30, 2019.