Planning & Zoning Department
Before the Planning & Zoning Commission
April 9, 2019

STAFF REPORT – PUBLIC HEARING #4

Annexation and Zoning to RS 7 (Single Family Residential – 7,000 sq. ft.) at 2700 E. Amity Ave. for Ricardo Reyes for connection to city water and sewer services (ANN 115-19).

Applicant: Ricardo Reyes

File No: ANN 115-19

Prepared by: Rodney Ashby

Date: April 9, 2019

Requested Actions: Annexation & Zoning to RS 7 (Single Family Residential – 7,000 sq. ft.)

Purpose: To connect the property to city water and sewer.

GENERAL INFORMATION

Planning and Zoning History: The applicant has requested annexation and zoning to connect the enclaved rural residential property to city water and sewer service. As part of the Amity Widening project, City utilities were stubbed to the property for this purpose.

Status of Applicant: Owner

Annexation Location: 2700 E. Amity Ave. (A portion of the SE ¼ of Section 26, T3N, R2W, BM and Tax 98110).

Proposed Zoning: RS 7 (Single Family Residential – 7,000 sq. ft.)

Total Size: Approximately .50 acre or 21,737 sf.

Existing Zoning: County R1 (Single Family Residential)
Comprehensive Plan Designation: Medium Density Residential

Surrounding Land Use and Zoning:
North- Enclaved Single Family Residential, County- R1
South- Enclaved Single Family Residential, County – R1 (2704 Amity) requested annexation and zoning to RS 7
East- Single Family Residential, City- RS 7
West- Enclaved Single Family Residential, County – R1

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 parcel connects with the city limits at its east and south boundaries. The parcel is part of a 10-parcel, 12.6-acre enclaved area.

Existing Uses: Residential parcel with single family dwelling and landscaped yard.

SPECIAL INFORMATION

Public Utilities:
12" water main in E. Amity Ave.
8" sewer main in E. Amity Ave.
12" irrigation main in E. Amity Ave.

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

Physical Site Characteristics: Existing rural residential parcel with single family residence and landscaped yard.

Transportation: Access to the property is from E. Amity Ave. on a private drive.

Correspondence: No correspondence has been received from any area property owners or residents either opposing or supporting the request for annexation and zoning to RS 7.

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 recommends approval of the requested annexation and zoning the following findings are suggested:

1) The requested annexation parcel connects with the city limits along its east and south boundaries. The parcel is part of a 10-parcel 13.5-acre enclaved area.

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 have been annexed and developed.
3) The proposed zoning conforms with the city’s comprehensive plan future land use map for medium density residential land use and is reasonably compatible with existing and proposed land uses in the area.

4) The property owner requested annexation and zoning to RS 7 to connect the property to city water and sewer service.

RECOMMENDED CONDITIONS OF APPROVAL

Staff suggests the Commission recommend approval of the Annexation and Zoning to the City Council subject to the following engineering required conditions of approval:

1) Abandonment of the existing septic system will be accomplished under the guidelines established by Southwest District Health Department.

2) City shall be responsible for connecting meter to the existing stub and applicant’s plumber shall be responsible for connecting water and sewer services.

3) Standard connection fees for water and sewer services shall be paid prior to connecting to the city services.

4) With issuance of the plumbing permits, the residence will be disconnected from the existing shared well. Owners will retain the shared well for irrigation purposes.

ATTACHMENTS

1) Application (page 4)

2) Vicinity map with zoning (page 5)

3) Aerial photo (page 6)

4) Street view of property (page 7)

5) Agency and other correspondence (pages 8+)
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: Ricardo Reyes
Home Number: 208 724-8847
Street Address: 2700 E. Amity Ave
City: Nampa State: ID Zip code: 83686
Email: reyesricardo@hotmail.com

Property Owner Name: Ricardo Reyes
Home Number:
Street Address: 2700 E. Amity Ave
City: Nampa State: ID Zip code: 83686
Email:

Applicant's interest in property: (X) Own ( ) Rent ( ) Other

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: R57
☐ State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for
the use of the subject property: Connect to City Utilities

Dated this 5 day of March, 2019

Ricardo Reyes
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

12/11/13 Revised
Exhibit

2700 E Amity Ave

Annexation and Zoning to RS7 for connection to city utilities

ANN-00115-2019 3/21/2019

Visit Planning & Zoning at cityofnampa.us for more info.

Scale: 1" = 30 Feet

Subject Area: Buffer - 325 ft
County Parcel
Zoning

For illustrative purposes only.

© Unauthorized/First Desktop PZ Zoning Area_dye.png
2700 E Amity Ave, Nampa

Street View
Hello Sylvia:

The Nampa Highway District has no comments on the subject application. Thanks for the opportunity to review and comment.

Best regards,

Eric R. Shannon, P.E.
Nampa Highway District No. 1
eric@nampahighway1.com
(208) 467-6576, Ext. 221 (office)
(208) 921-2736 (cell)

Good Morning Everyone! 😊

Re: Annexation at 2700 E Amity Avenue - ANN-00115-2019

Ricardo Reyes for the purpose of connecting to city water and sewer has requested Annexation and Zoning to RS7 (Single Family Residential – 7,000 sq. ft.) at 2700 E Amity Ave. (A .5 acre or 21,737 sq. ft. portion of the SE ¼ SE ¼ of Section 26, T3N, R2W, BM and Tax 98110).

The Annexation application will go before the Planning & Zoning Commission as a public hearing item on the April 09, 2019 agenda.

Please find attached the ANN-00115-2019 file for your review and send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than March 27, 2019.

Thank you & Have a great day!

Shellie A. Lopez, Planning Administrative Specialist
O: 208.468.4487, F: 208.468.5439
411 3rd Street South, Nampa, ID 83651
March 13, 2019

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

RE: ANN-00115-2019/2700 E. Amity Avenue

Dear Norm:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as no facilities are impacted.

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 will need to review drainage plans. The developer must comply with Idaho Code 31-3805.

Please feel free to contact me with any further questions.

Sincerely,

[Signature]

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

Cc: Office/ file
Date: March 25, 2019

Rev:

To: Planning and Zoning

Cc: Daniel Badger, P.E., City Engineer
Cc: Tom Points, P.E., Nampa City Public Works Director

From: Peter Nielsen – Engineering Division

Applicant: Ricardo Reyes

Applicant Address: 2700 E. Amity Avenue, Nampa, Idaho 83686

Owner: Ricardo Reyes

Owner Address: 2700 E. Amity Avenue, Nampa, Idaho 83686

Property Address: 2700 E. Amity Avenue, Nampa, Idaho 83686

Re: Annexation and Zoning to RS-7 to connect to City water and sewer.

ANN-00115-2019 for April 9, 2019 Planning & Zoning Meeting

Applicant is desirous to be annexed into the City of Nampa for the purpose of connecting to City Water and Sewer. With the Amity Widening project, City utilities were stubbed to the property for that purpose. The Engineering Division does not oppose the granting of this request with the following conditions:

General:
- Abandonment of the existing septic system will be accomplished under the guidelines established by Southwest District Health Department.
- City will connect meter to existing stub. Plumber responsible to connect water and sewer services.
- Standard connection fees for water and sewer be paid prior to connections being made.
- With issuance of the plumbing permits, the residence will be disconnected from the existing shared well. Owners will retain the shared well for irrigation purposes as discussed.