Applicant/Owner: Dean Anderson

File(s): ANN-122-19; ZMA-107-19; CUP-139-19

Analyst: Rodney Ashby, Principal Planner

Date: June 17, 2019

Requested Action Approval(s) and Location(s):

Annexation & Zoning
Annexation and Zoning to BC (Community Business) for .525 acres or 22,866 sq ft. located in the SE ¼ Section 10, T3N, R2W, BM, Franklin Tracts Plot C at 0 N. Franklin Blvd and .22 acres of city right-of-way fronting Franklin Rd and adjacent to Plot C at 0 N. Franklin Blvd.
 (Decision Required: Recommendation)

Zoning Map Amendment
Zoning Map Amendment from AG (Agricultural) to BC (Community Business) for 2.24 acres or 97,574 sq ft. located in the SE ¼ Section 10, T3N, R2W, BM, Franklin Tracts Plot B at 1414 E. Karcher Rd.
 (Decision Required: Recommendation)

Conditional Use Permit
Conditional Use Permit for Five-Eighteen Unit Luxury Apartment Buildings for a total of 90 units on 4.37 acres or 190,357 sq ft. located in the SE ¼ Section 10, T3N, R2W, BM at 0, 0, and 1414 E. Karcher Rd. and 0 N. Franklin Rd.
 (Decision Required: Decision)

Existing Zoning: AG (Agricultural)
Proposed Zoning: BC (Community Business)

Location: Four parcels on the NW quadrant of the E Karcher Rd and N Franklin Blvd intersection as described under “Requested Action Approval(s) and Location(s)” of this report.

Existing Land Use: A single family home at 1414 E Karcher Rd- near the Karcher Rd and Franklin Blvd intersection. An existing driveway on parcel 3102401100 (0 Karcher Rd).

Proposed Land Use: Multi-family housing apartments – ninety (90) units in five (five), 3-story buildings. Amenities proposed to be included: dog park, gazebo/picnic areas, firepit, walking paths, upgraded landscaping, and carports.

General Information

Planning & Zoning History:

1414 E Karcher Rd
Annexation and Zoning to AG (Agricultural) occurred in April of 1996. A portion of the property nearest the Franklin/Karcher intersection was purchased by the City of Nampa earlier this year in preparation for a future round-about at the intersection. The property is currently being used as a single-family residence with outbuildings and vacant land.

0 North Franklin Blvd (Parcel #22007010)
The applicant is requesting annexation and zoning to BC (Community Business) for this property. A portion of this property nearest the Franklin/Karcher intersection was purchased by the City of Nampa earlier this year in preparation for a future round-about at the intersection. The property is currently vacant, with a gravel access drive to N Franklin Blvd.

0 E Karcher Rd (Parcel # 310240100)
Annexation and zoning to BC (Community Business) occurred in April of 1996. This parcel is currently vacant and is accessed via a shared private drive from E Karcher Rd.

0 E Karcher Rd (Parcel # 310240110)
Annexation and zoning to BC (Community Business) occurred in April of 1996. The parcel is currently being used as an egress access for Skaug Law office at 1226 E Karcher Rd. There is a joint agreement for the subject property to use this private drive for access to the property.

Surrounding Land Use and Zoning:

North-
Single Family home on an enclaved residential lot (R1 Single Family Residential zoning)
Light Industrial buildings and uses
Landscaping business
Vacant land

South-
Storage of vehicles, shipping containers, and shop
Single Family Homes (RS6 zoning)
Skaug Law – Attorney’s Office (BC zoning)
Vacant light industrial land south of Karcher
East-
Vacant light industrial land east of Franklin
Single Family Homes (RS6 zoning)
West-
Single Family Home (RS6 zoning)
Single Family home on an enclaved residential lot (R1 Single Family Residential zoning)
Enclaved small office building
Vacant light industrial land

Comprehensive Plan Designation: General Commercial and Light Industrial (see exhibit).

Public Utilities/Services:
Water, sewer, and pressure irrigation services are available from Karcher and Franklin Roads.
All other City service providers serve this area.

Transportation:
According to the Nampa Engineering Division, the primary access to the property will be off of Franklin Rd. However, proximity to the proposed round-about is a concern for traffic flow and safety. In addition, the project appears to also have access from a private drive shared with Skaug Law off of Karcher Rd. This private drive is currently being used as a one-way egress drive. As of the date of this memo, I have not received clarification on the proposed conditions for access to the property from Nampa Engineering. We anticipate clarification by the date of the Planning & Zoning public hearing.

Applicable Regulations:

Annexation and Zoning
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 south-western boundary. The parcel is part of a 3-parcel, 1.56-acre enclaved area.

Zoning Map Amendment
Rezones must be reasonably necessary, in the interest of the public, further promote the purposes of zoning, and agree with the adopted future land use plan for the neighborhood. Section 10-3-2 Schedule of District Land Use Controls requires a conditional use permit (CUP) for multiple-family dwelling in the BC (Community Business) zone.

Conditional Use Permit
Section 10-25-4 of the Nampa City Code sets forth the conclusions of law for the granting of a CUP. The Commission’s findings shall satisfy these conclusions. Additional conditions may also be placed on the approval as the Commission determines. The conclusions of law include compliance with Zoning Code and the Comprehensive Plan. In addition, the proposed location, size, and design of the use shall not adversely affect the livability or appropriate development of the abutting properties and the surrounding neighborhood; nor shall it be inconsistent with the appearance of the area; and finally, it must enhance the area in its basic community functions.

Correspondence:
Community Planning Association (COMPASS)
The valley's metropolitan planning organization (COMPASS), reviewed the annexation and zoning and provided a development review of the project. The report is attached as an exhibit. In summary, the report highlights the following findings:
1. A high "Level of Stress" on Karcher Rd indicates that the roadway poorly supports bicycle and pedestrian comfort levels.
2. There are higher numbers of jobs in the area which should/could be supported by more housing.
3. Proximity to a fire station is close enough to be considered an efficiency and safety benefit, but a police station is above the recommended distance from the site.
4. The project impacts/consumes important farmland.
5. Proximity to other common walking/biking destinations are beyond the recommended % mile distance, except for a grocery store.
6. The proposal exceeds residential growth forecasts for the area and may cause a strain on transportation infrastructure (traffic). However, this may be mitigated by the number of jobs in the immediate area and housing densities that may support public transportation in the future.
7. Expansion of Franklin Boulevard corridor is in the Communities in Motion 2040 2.0 plan as an unfunded project. COMPASS recommends limiting access to the corridor to mitigate traffic concerns.

Idaho Transportation Department (ITD)
The Idaho Transportation Department had no comments regarding the project approval. However, they did suggest that a current project to widen I-84 in the area, may alleviate some of the traffic congestion that currently exists around the proposed site.

City of Nampa Engineering Division
The Engineering Division does not oppose the request, with the following conditions:
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.
2. Abandonment of any existing domestic well or septic systems will be accomplished under the guidelines established by the overseeing agencies.
3. At time of development or redevelopment, with new impact fees in effect, frontage improvements required will include:
   a. Sidewalk
   b. Landscaping as required
   c. Storm drainage
   d. Access and pavement widening and striping as needed to provide safe access to site relative to the future round-a-bout subject to Nampa Street Division approval.
4. If the parcel is divided, each parcel shall be provided with separate domestic water, sewer, and pressure irrigation services at time of lot development and building permit issuance.

Nampa & Meridian Irrigation District
The Nampa & Meridian Irrigation District (NMIC) had no comment on the project.

Other Correspondence
We received a letter from City Council Member Bruce Skaug noting that he was not opposed to the project, but expressed some concerns about impacts to his law office at 1226 E Karcher.
He asked for clarification about how ingress and egress would be handled safely to the apartments on the joint private drive for his office and the apartments. He also expressed a desire to have the development build a six-foot fence as a barrier between the two properties and a four-foot fence along parts of the private driveway.

Any correspondence from agencies or citizens is attached to this document.

STAFF FINDINGS & DISCUSSION

Annexation & Zoning
From a land use standpoint, the location is shown on the comprehensive plan “future land use map” as “General Commercial” and as "Light Industrial.” These land use boundaries are not intended to be used as definitive boundaries, but rather, can be stretched to nearby properties. As such, the proposed zoning is compatible with the Comprehensive Plan for this area.

The Commission may determine that this development qualifies as an infill development, which is encouraged by the Comprehensive Plan because of the many benefits in-fill development provides to the city. As such, the Commission will need to determine whether the proposed development location, size, and design will adversely affect the livability or appropriate development of the abutting properties and the surrounding neighborhood. The Commission should also determine whether it is consistent with the appearance of the area and whether it enhances the area in its basic community functions.

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 south western boundary. The parcel is part of a 3-parcel 1.56-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 General Commercial and is reasonably compatible with existing and proposed land uses in the area.

4) The property owner requested annexation and zoning to BC to develop the property as apartments.

Zoning Map Amendment
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 and consistent with abutting zoning designations. Staff finds this zoning amendment to be in compliance with city code and state regulations.

Conditional Use Permit
The applicants request for a Conditional Use Permit in a BC zone is required by City Zoning Code for multi-family dwelling units. The zoning requested is consistent with the
Comprehensive Plan land use designation. The Commission will need to determine whether the proposed multi-family dwellings development location, size, and design will adversely affect the livability or appropriate development of the abutting properties and the surrounding neighborhood. The Commission should also determine whether it is consistent with the appearance of the area and whether it enhances the area in its basic community functions. If the Commission chooses to approve the Conditional Use Permit, they may choose to place conditions of approval on the property to mitigate concerns regarding impacts to the neighboring properties and area. The Commission has broad authority to determine conditions of approval or to deny the Conditional Use Permit based on stated findings.

**SUGGESTED CONDITIONS OF APPROVAL**

Should the Planning and Zoning Commission vote to recommend to City Council approval of annexation and zoning to BC, and rezoning from AG to BC, and if the commission votes to approve the conditional use permit to allow a 90-unit multi-family residential development in the BC zone, then Staff suggests the following as conditions of approvals:

1. Generally, the Applicant/Development shall:
   a. Comply with all applicable requirements [including obtaining proper permits – like a Building Permit, etc.] as may be imposed by City agencies appropriately involved in the review of this request (e.g., Nampa Fire, Building, Planning and Zoning and Engineering Departments/Divisions) as the entitlement(s) granted by virtue of the City's approvals of the requested annexation and zoning assignment do not, and shall not have, the effect of abrogating requirements from those departments/agencies in connection with entitlement of the Property; and,

2. Specifically, the Applicant/Development shall:
   a. Comply with the conditions recommended by City of Nampa Engineering Division under the “Correspondence” section of this report.
   b. Install a six-foot tall fence between the Skaug Law property and the development, as well as a four-foot tall fence along parts of the joint private driveway, and as clarified by the applicant.
   c. Comply with all conditions clarified by Nampa Engineering Division staff for access to public right-of-way.

**ATTACHMENTS**

- Copy of applications, vicinity/zoning maps (highlighting each application's applicable boundaries), Comprehensive Plan map, apartment amenities list, concept plan, similar housing example photos, aerial view, agency/department & citizen correspondence, etc. (pages/Exhibits 7+)
APPLICATION FOR AMENDMENT OF ZONING ORDINANCE OR MAP
PLANNING AND ZONING DEPARTMENT
411 3rd STREET S, NAMPA, IDAHO 83651 P: (208) 468-4487 F: (208) 465-2261
Nonrefundable Fee: $406.00 (1 acre or less) Nonrefundable Fee: $811.00 (more than 1 acre)
Or $213.00 for a text amendment

Applicant/Representative Name: Dean Anderson
Home Address: 1285 E. Sonia St.
City: Meridian State: ID Zip Code: 83642

Property Owner Name: Same as above
Home Address: Same as above
City: Same as above State: Same as above Zip Code: Same as above

Applicant's interest in property: [X] Own  [ ] Rent  [ ] Other

ADDRESS OF SUBJECT PROPERTY: 1414 E. Kercher Rd. Nampa, ID 83687

Please provide the following REQUIRED DOCUMENTATION:

- Completed Application
- A copy of one of the following:
  - [X] 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: Commercial BC
- State (or attach a letter stating) the reason for the proposed change, together with any other information considered pertinent to the determination of the matter. In the case of a text amendment please attach the full text of the proposed amendment. 
  - Our change is to allow us to build multi-family housing.

Dated this 15 day of Mar., 2019

[Signature]

Applicant Signature

This application will be referred to the Nampa Planning Commission for its consideration. The Planning Commission shall hold a public hearing on the application 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. In the case of map amendments notice shall also be posted on the premises not less than 1 week prior to the hearings and notices will 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.
APPLICATION FOR CONDITIONAL USE PERMIT
PLANNING AND ZONING DEPARTMENT
411 3RD STREET S., NAMPA, IDAHO 83686
P: (208) 468-4487 F: (208) 465-2261
Nonrefundable Fee: $234.00 (1 acre or less) Nonrefundable Fee: $463.00 (more than 1 acre)

Applicant Name: DEAN ANDERSON
Home Number: 
Street Address: 1285 E JONIA
City: McQOINIA State: ID Zip code: 83602
Mobile Number: 208 353 3043
Email: DEAN ANDERSON 1949@smail.com

Property Owner Name: 
Street Address: SAMO ABOVE
City: State: Zip Code: Mobile Number: 

Application’s interest in property: ( ) Own ( ) Rent ( ) Other: R 22007010

ADDRESS OF SUBJECT PROPERTY: PARCEL # R 31024010 - R 31024011

Please provide the following REQUIRED DOCUMENTATION to complete the CUP R 22006 -
☐ A copy of one of the following: ☐ Warranty Deed ☐ Proof Of Option ☐ Earnest Money Agreement
☐ A sketch drawing of the site & any adjacent property affected, showing all existing & proposed
locations of streets, easements, property lines, uses, structures, driveways, pedestrian walks, off-street
parking & off-street loading facilities and landscaped areas, preliminary or final building plans & building
elevations, together with any other information considered pertinent to the determination of this matter.
☐ 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. (Must have for final
recording) Old or illegible title documents will need to be retyped in a WORD formatted document.

Project Description
➢ State (or attach a letter stating) the reason for the proposed Conditional Use Permit:

To build luxury apartments on property

Dated this 15 day of MAY, 2019

Multi-family housing in BC zone

Applicant Signature

NOTICE TO APPLICANT
This application will be referred to the Nampa Planning Commission for its consideration. The Planning Commission shall hold a
public hearing on the application and it shall be granted or denied. Notice of public hearing must be published in the Idaho Press-
Tribune 15 days prior to said hearing. Notice shall also be posted on the premises not less than 1 week prior to the hearing. Hearing
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 hearing and should be present to answer any questions.

If a Conditional Use Permit is granted by the Planning Commission, it shall not become effective until after an elapsed period of 15
days from the date of Planning Commission action. During this time any interested person my appeal the action to the City Council.
You will be notified of any pending appeals.

If the conditional use permit is denied by the Planning Commission, you may appeal the decision to the City Council within 15 days
from the date such action is taken by the Planning Commission. At the time the Conditional use permit becomes effective you will be
sent a document which constitutes an official “Conditional Use Permit”. This document will enumerate the conditions attached to the
issuance of the permit and state the consequences of failure to comply.

OFFICE USE ONLY
FILE NUMBER: CUP - 139 - 2019 PROJECT NAME Multi-family in BC Zone

12/11/13 Revised

SCANNED 05:00 03/05/15
**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)

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Please provide the following required documentation

- [ ] Completed Application
- [X] A copy of one of the following: 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:** BC community business
- **State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property:** Combine with other property and build luxury apartments

Dated this **15** day of MAY, 2019

**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**

REZONE from AG to BC
1414 E Karcher Rd

Page 11

ZMA-00107-2019
6/17/2019

For illustrative purposes only.

Visit Planning & Zoning at cityofnampa.us for more info.
"FRANKLIN LOFTS"

90 UNITS

5 Buildings
18 Units per Building
9 Units 1 Bedroom; 9 Units 2 Bedroom
3 Stories Tall
Land Size = Approximately 5 Acres

First Phase - 2 Buildings - 36 Units

Amenities:
  
  Dog Park
  Gazebo / Picnic Areas
  Firepit
  Walking Paths
  Upgraded Landscaping
  Carports
  Prime Freeway Access
Communities in Motion 2040 2.0 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of Communities in Motion 2040 2.0 (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 2.0 goals.

Development Name: Franklin Lofts
CIM Vision Category: Existing Neighborhoods

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<th>New jobs: 0</th>
<th>Exceeds CIM forecast: Yes</th>
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**CIM Corridor:** N/A
**Pedestrian level of stress:** R—Karcher
**Bicycle level of stress:** PG-13—Karcher

- Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.

- Housing within 1 mile: 1,590
- Jobs within 1 mile: 6,100
- Jobs/Housing Ratio: 3.8

- Nearest police station: 2.2 miles
- Nearest fire station: 0.6 miles

- Nearest bus stop: 1.8 miles
- Nearest public school: 1.7 miles
- Nearest public park: 1.1 miles
- Nearest grocery store: 0.3 miles

- Farmland consumed: Yes
- Farmland within 1 mile: 252 acres

- Residents who live or work less than 1/2 mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.

**Recommendations**

This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. However, the location is an infill housing in an employment-centric area, with thousands of jobs within a mile of the site. Infill sites with nearby services and multimodal infrastructure can mitigate the impact of increased traffic. The higher density is supportive of nearby bus service. Typically, at least 7 dwelling units per acre (DU/acre) are needed to support public transportation. The proposal is approximately 18 DU/acre. The site is not currently served by public transportation and ValleyConnect 2.0 does not propose public transportation within a mile of the proposal.

More information about COMPASS and Communities in Motion 2040 2.0:
Web: www.compassidaho.org
Email: info@compassidaho.org
More information about the development review process:
http://www.compassidaho.org/dashboard/devreview.htm
Franklin Boulevard, between Birch Lane to US 20/26, is the Communities in Motion 2040 2.0 unfunded Local System Priority #3. Franklin Boulevard improvements will widen the corridor from two to five lanes, including curb, gutter, sidewalks, and bike lanes. No site plan was provided with this proposal. Increased ingress and egress locations can reduce traffic flow and make additional conflict points for pedestrians and bicyclists. Consider reducing access points to Franklin Boulevard, a principal arterial.
Good morning,
ITD has received the applications CUP-00139-2019, ANN-00122-2019, and ZMA-00107-2019 for review and has no comments. ITD has projects programmed to widen I-84 in this area that will mitigate for existing conditions and alleviate some congestion.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

---

Good Morning! 😊


Dean Anderson has submitted the following applications:

- Annexation and Zoning to BC (Community Business) for .525 acres or 22,866 sq. ft. located in the SE ¼ Section 10, T3N, R2W, BM, Franklin Tracts Plot C at 0 N. Franklin Blvd.

- Zoning Map Amendment from AG (Agricultural) to BC (Community Business) for 2.24 acres or 97,574 sq. ft. located in the SE ¼ Section 10, T3N, R2W, BM, Franklin Tracts Plot B at 1414 E. Karcher Rd.

- Conditional Use Permit for Five-Eighteen Unit Luxury Apartment Buildings for a total of 90 units on 4.37 acres or 190,357 sq. ft. located in the SE ¼ Section 10, T3N, R2W, BM at 0, 0, and 1414 E. Karcher Rd. and 0 N. Franklin Rd.

These applications are scheduled to go before the Planning and Zoning Commission as a public hearing item on the June 25, 2019 agenda.

Please find attached CUP-00139-2019, ANN-00122-2019 and ZMA-00107-2019 files for your review and send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than June 07, 2019.

Thank you & Have a great day!
Date: June 6, 2019

Rev: 

To: Planning and Zoning 

Cc: Caleb LaClair, P.E., Assistant City Engineer Development

Cc: Daniel Badger, P.E., Nampa City Engineer 

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

From: Jim Brooks – Engineering Division

Applicant: Dean Anderson

Applicant Address: 1285 E. Ionia Street, Meridian, Idaho 83642

Owner: Dean Anderson

Owner Address: 1285 E. Ionia Street, Meridian, Idaho 83642

Property Address: TBD No. Franklin Boulevard

Re: Annexation and Zoning to BC to redevelop parcel to multi-family units

ANN-00122-2019 for June 25, 2019 Planning & Zoning Commission Meeting

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 main and services
  ○ Storm drainage—both on and off-site
  ○ Gravity Irrigation—Either continued delivery to, or wastewater from adjacent properties
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
- Right-of-way dedication – Has been deeded to City, as required for future round a-bout, per warranty deed recorded with Canyon County April 1, 2019 (2019-012861).

- At time of development or redevelopment, with new impact fees in effect, frontage improvements required will include -
  - Sidewalk
  - Landscaping as required
  - Storm drainage
  - Access and pavement widening and striping as needed to provide safe access to site relative to the future round a-bout subject to Nampa Street Division approval.

- If parcel is divided, each parcel shall be provided with separate domestic water, sewer, and pressure irrigation services at time of lot development and building permit issuance.
- All city utilities are available, see attached utility exhibit.
Utility Map

**Base Map**
- Road
- Trail
- Road (Proposed)
- Railroad
- Waterway
- Parcel
- Parcel selection

**Utility Infrastructure**
- Water (inactive, Private, etc.)
- Water (Active)
- Fire Line (Active)
- Hydrant
- Domestic Well
- Domestic Valve
- Pressure Irrigation (inactive, Private, etc.)
- Pressure Irrigation (Active)
- Irrigation Pump (Active)
- Irrigation Pump (inactive)
- Irrigation Valve
- Sewer Lift Station
- Sewer Manhole
- Sewer (inactive, Private, etc.)
- Sewer (Active)
- SD (inactive, Private, etc.)
- SD (Active)
- SD/Gravity Irrigation (inactive, Private, etc.)
- SD/Gravity Irrigation (Active)
- SD Catch/Drink
- SD Manhole
- SD Manhole
- SD Manhole
- Telecom Line (inactive, Private, etc.)
- Telecom Line (Active)
- Telecom Conduit (inactive, Private, etc.)
- Telecom Conduit (Active)
- Telecom Structure (inactive, Private, etc.)
- Telecom Structure (Active)
- Signal Cabinet
- Signal Pole
- Signal Mast Arm
- Streetlight (inactive, Private, etc.)
- Streetlight (Active)

**Before You Dig!**
Call 811 www.digline.com

5/28/2019

1 inch = 300 feet
Original Size: 8.5" x 11"
June 5, 2019

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


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]
Greg G. Curtis
Water Superintendent
Nampa & Meridian Irrigation District
GGC/ gnf

Cc: Office/ file
M. Zirschky, Pioneer Irrigation District
To: Nampa City P & Z Commissioners  
From: Bruce Skaug – Owner of 1226 E. Karcher Road  
Re: Proposed Annexation and Zoning at Karcher and Franklin 

Dear Commissioners,

I currently operate and own a law firm at 1226 E. Karcher Road with up to 20 employees and many clients. The pending proposal for apartments directly behind our property poses some concerns.

We have no objection to the placement of apartments as presented to me by the owner. However, we are concerned about egress and ingress to the property on our joint private drive. How will this be done safely? Also, we request a six foot fence barrier between our properties and a four foot fence requirement on parts of the private driveway. The owner has represented to me, verbally, that he will place such fencing. The owner/builder has a good proposal, but we ask for your help on safe and appropriate egress/ingress and that the fencing to be made part of the conditions of approval.

Thank you for your service on P & Z.

Best regards,

Bruce D. Skaug

Bruce D. Skaug, Attorney  
1226 E. Karcher Rd., Nampa, ID 83687  
(208) 466-0030, (208) 466-8903 Fax

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