Staff Report – Public Hearing #2

Conditional Use Permit for a Recreational Vehicle Park in an IL (Light Industrial) Zoning District at Northside Blvd. and Shannon Dr. for Jay Walker representing Royal Pro-C Equities (CUP 140-19).

Applicant: Jay Walker of All Terra Consulting

Owner: Royal Pro-C Equities

File No: CUP 140-19

Prepared by: Norman L. Holm, Planning Director

Date: June 17, 2019

Requested Action: Conditional Use Permit

Purpose: For a 178-space Recreational Vehicle Park

GENERAL INFORMATION

Status of Applicant: Representative of Owner

Existing Zoning: IL (Light Industrial)

Location: N. Broadmore Way (Left off Shannon Drive on the south side of N. Broadmore Way (Parcel # R13034013C0)

Size of Property: A 11.74 acre or 511,394 sq. ft. portion of the SE ¼ of Section 16, T3N, R2W, BM.
Surrounding Land Use and Zoning:
North- Vacant future industrial, IL
South- Nampa street division, IL
East- Commercial/Professional, BC
West- Nampa street division then wastewater treatment plant, IL

Comprehensive Plan Designation: Light Industrial

Zoning & Planning History: For many years land previously a portion of the private Broadmore Golf Course acreage.

Applicable Regulations: Section 10-5-2 Schedule of District Land Use Controls allows Recreational Vehicle Parks by Conditional Use Permit in IL districts. Chapter 25 sets forth the criteria of approval. These criteria require that the use be compatible with and not adversely affect the livability or appropriate development of the surrounding neighborhood.

Description of Existing Land Use: Vacant land available for development.

Description of Proposed Recreational Vehicle Park: According to the applicant they propose to construct an approximate 178 space recreational vehicle park (average size of 22' x 75") ranging in sizes to accommodate users of different types. "The upscale RV Park as conceptually designed in the attached exhibits capitalizes on the existing trees, pathway, foot bridges, Indian Creek and amenities remaining from the Broadmore Golf Course that Nampa residents have enjoyed for years. It completes and provides connectivity for Nampa's regional pathway as well for pedestrians, cyclists and moms & tots. Indian Creek provides a natural barrier and buffer (landscape) to the industrial/business commercial area to the north. The RV Park, complete with check-in/host office, clubhouse (with pool, mail room, laundry facility, exercise equipment, snack bar, banquet room, restroom/changing areas, etc.), and sports courts (i.e. basketball, volleyball and bocce)."

Parking: Required off-street parking for occupants and guests will be reviewed at the time of Recreational Vehicle Park preliminary and final site plan approvals.

SPECIAL INFORMATION

Public Utilities:
12" water main in N. Broadmore Way at the east side of the property.
8" sewer main in N. Broadmore Way at the east side of the property.
6" irrigation main in N. Broadmore Way at the east side of the property.

Public Services: All available.

Transportation: The Recreational Vehicle Park will have direct access from N. Broadmore Way on the east.

Physical Site Characteristics: Undeveloped landscaped area previously occupied by the Broadmore golf course.
Environmental: Recreational Vehicle Parks are ideally located in a parklike setting near Interstate and arterial street locations.

Aesthetics/Landscaping: As per the application narrative, “The RV park as conceptually designed takes advantage of the existing trees, pathway, foot bridges, Indian Creek and amenities remaining from the Broadmore Golf Course. It also completes and provides connectivity for Nampa’s regional pathway system.”

Correspondence: No correspondence from any area property owners, businesses or residents have been received for or against the construction of the Recreational Vehicle Park at the subject location.

STAFF FINDINGS AND DISCUSSION

The location is reasonable for a Recreational Vehicle Park because of its’ proximity to industrial, commercial, and professional uses in the area.

From a land use standpoint, the location is shown on the comprehensive plan for light industrial land use and the requested Recreational Vehicle Park is an eligible conditional use in the IL zone.

With regards the conditional use permit, use of the property for a Recreational Vehicle Park may be compatible with the surrounding industrial, commercial and professional neighborhood with the establishment of specified conditions of approval.

If the Commission votes to approve of the CUP, the following findings are recommended:

1) The location, size and design of the proposed 178-space Recreational Vehicle Park will be reasonably compatible with and not adversely affect the livability or appropriate development of the surrounding neighborhood if the below conditions are required.

2) The location, design, and site planning of the proposed 178-space Recreational Vehicle Park will be as attractive as the nature of the use and its location and setting warrants.

3) The proposed 178-space Recreational Vehicle Park will enhance the successful operation of the surrounding area in its basic community function and provide an essential service to the community.

SUGGESTED CONDITIONS OF APPROVAL

If the Commission votes to issue a conditional use permit the following Planning and Engineering conditions are recommended to be attached:

1) All requirements of the Nampa fire and building departments regarding Recreational Vehicle Park use shall be satisfied.

2) The conditional use permit is issued for the life of the Recreational Vehicle Park.
3) The Recreational Vehicle Park shall be designed, approved and developed in accordance with the provisions of Chapter 32 - Recreational Vehicle Parks, including the submittal and approval of both Preliminary and Final Site Plans.

4) Recreation vehicles that will be sited within the floodplain shall be moved every 90-days.

5) Recreation vehicles within the floodplain shall be tied down or anchored as necessary in accordance with FEMA regulations.

ATTACHMENTS

1) Application and narrative (Pages 5-6)
2) Zoning and location map (Page 7)
3) Neighborhood aerial view (Page 8)
4) Pictometry view of neighborhood (Page 9)
5) Conceptual RV park plan (Page 10)
6) Property legal description (Pages 11-12)
7) Agency and other correspondence (Pages 13+)
APPLICATION FOR CONDITIONAL USE PERMIT
PLANNING AND ZONING DEPARTMENT
411 3RD STREET S., NAMPA, IDAHO 83651  P: (208) 468-4487  F: (208) 465-2261
Nonrefundable Fee: $234.00 (1 acre or less)  Nonrefundable Fee: $463.00 (more than 1 acre)

<table>
<thead>
<tr>
<th>Applicant Name</th>
<th>Home Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jay Walker of Allterra Consulting</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Address</th>
<th>Mobile Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>8401 E State St, Ste 101</td>
<td>208-484-4479</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner Name</th>
<th>Home Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Royal Pro-C. Equities</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Address</th>
<th>Mobile Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>1309 Industrial Way</td>
<td>925-3375</td>
</tr>
</tbody>
</table>

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

ADDRESS OF SUBJECT PROPERTY: Northside Blvd + Shannon Dr

Please provide the following REQUIRED DOCUMENTATION to complete the CUP

- A copy of one of the following:  (X) 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: 11.74AC

LOCATED OF (SEE ATTACHED)

Dated this 22 day of MAY, 2019

[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 may 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 - 140 - 2019  PROJECT NAME: RV Park

12/11/13 Revised
May 22, 2019

Doug Critchfield and/or Daniel Badger
Planning and Zoning & Engineering Department
411 3rd Street S.
Nampa, Idaho 83651
critchfieldd@cityofnampa.us

Re: Broadmoor RV Park – Conditional Use Permit Application Narrative

To whom it may concern:

On behalf of Royal Pro-C, LLC, owners of approximately 11.74 acres located West of the intersection of 4th Street N. and N. Broadmore Way, Nampa, Idaho 83687, we are requesting a Conditional Use Permit for parcel No. R13034013C0 (parcel C as recently recorded including the quick claim deed of a triangular ground to the City of Nampa) for the development of a recreational vehicle park. The upscale RV Park as conceptually designed in the attached exhibits capitalizes on the existing trees, pathway, foot bridges, Indian Creek and amenities remaining from the Broadmore Golf Course that Nampa residents have enjoyed for years. It completes and provides connectivity for Nampa’s regional pathway as well for pedestrians, cyclists and moms & tots. Indian Creek provides a natural barrier and buffer (landscape) to the industrial/business commercial area to the north. The RV Park, complete with check-in/host office, clubhouse (with pool, mail room, laundry facility, exercise equipment, snack bar, banquet room, restroom/changing areas, etc), and sports courts (i.e. basketball, volleyball and bocce); has approximately 178 spaces (average size of 22’X75”) ranging in sizes to accommodate users of different types. Concept layouts and designs meet the City of Nampa’s code in Chapter 32 including following the procedures for RV Park approval. We have met with agencies including Idaho Power and have a dry and wet utility concept providing all necessary utilities to the RV Park Development amenities and spaces. Safety will be achieved, and security provided by perimeter buffers and fencing. The development provides for needed infrastructure improvements to both the utilities and frontages. We look forward to working with City Staff in the refinement of our application and design.

Agency requirements will be fully met for your review and comment. Royal Pro-C, LLC, as well as their development team, are using and will use best engineering and surveying practices in consideration of this property development and requested conditional use permit. We request your review and approval of our application. Thank you again for your attention to this matter and review of our submitted application.

Jay Walker, Principal
AllTerra Consulting, LLC
Exhibit

Conditional Use Permit for Broadmore RV Park

CUP-00140-2019

0 Shannon Drive

Shannon Drive

IDAHO ARTS CHARTER SCHOOL

0 Shannon Drive

Nampa Street Division
BROADMORE RV PARK LLC.,
PARCEL "C" DESCRIPTION

The following Describes a Parcel of Land being a portion of Parcel "4" of the Amended Record of Survey Instrument No. 2018-054013, Records of Canyon County, Idaho and Lying in a portion of the SE1/4 of Section 16, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County Idaho, and more particularly described as follows:

COMMENCING at a found Aluminum Cap Marking the Southeast Corner of said Section 16; From which, the Northeast Corner of the SE 1/4 SE 1/4 (S 1/16th Corner) of said Section 16 bears, North 00°24'05" East, 1324.19 feet which is being Monumented with a found 5/8" Iron Pin with "No Cap"; Thence along the Easterly Boundary Line of the SE 1/4 SE 1/4 of said Section 16, North 00°24'05" East, 727.16 feet to a Point; Thence leaving said Easterly Boundary Line, North 89°45'09" West, 25.00 feet to a found 5/8" Iron Pin with Plastic Cap "PLS 11118" being on the Westerly Right of Way Line of North Broadmore Way, the POINT OF BEGINNING:

Thence leaving said Westerly Right of Way Line, North 89°45'09" West, 224.00 feet to a found 5/8" Iron Pin with "No Cap";

Thence, North 47°50'50" West, 251.00 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251"

Thence along an Existing Fence Line, North 36°21'02" West, 363.98 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251"

Thence leaving said Existing Fence Line, North 26°13'39" West, 645.15 feet to a point on the Centerline of Indian Creek; From said point, a found 5/8" Iron Pin with Plastic Cap "PLS 11118" which is Witnessing said point bears, South 26°13'43" East, 25.00 feet;

Thence along the Centerline of said Indian Creek, South 77°51'15" East, 157.53 feet to a point; From said point, a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" which is Witnessing said point bears, South 12°08'45" West, 25.00 feet;

Thence continuing Northeasterly 38.22 feet along the arc of a Non-Tangent curve to the left having a radius of 80.00 feet, a Central angle of 27°22'31" and a long chord which bears, North 88°27'30" East, 37.86 feet to a point of Reverse Curvature; From said point, a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" which is Referencing said point bears, South 15°15'05" East, 20.00 feet;

Thence continuing Southeasterly 150.96 feet along the arc of a Non-Tangent curve to the right having a radius of 174.69 feet, a Central angle of 49°30'36" and a long chord which bears, South 80°29'47" East, 146.30 feet to a point of Compound Curvature; From said point, a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" which is Referencing said point bears, South 31°36'07" West, 20.00 feet;

Thence continuing Southeasterly 100.90 feet along the arc of a curve to the right having a radius of 497.90 feet, a Central angle of 11°36'41" and a long chord which bears, South 52°35'33" East, 100.73 feet to a point; From said point, a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" which is Referencing said point bears, South 31°36'07" West, 20.00 feet;

Thence continuing, South 46°47'12" East, 117.89 feet to a point; From said point, a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" which is Referencing said point bears, South 43°12'48" West, 20.00 feet;
Thence continuing Southeasterly 103.78 feet along the arc of a curve to the left having a radius of 103.78 feet, a Central angle of 29°43'51" and a long chord which bears, South 61°39'08" East, 102.62 feet to a point; From said point, a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" which is Referencing said point bears, South 13°28'57" West, 20.00 feet; Thence continuing, South 76°31'03" East, 231.47 feet to a point; From said point, a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" which is Referencing said point bears, South 13°28'57" West, 20.00 feet; Thence continuing, South 81°56'04" East, 99.51 feet to a point being on the Westerly Right of Way Line of North Broadmore Way; From said point, a found 5/8" Iron Pin with Plastic Cap "PLS 11118" which is Witnessing said point bears, South 00°23'14" West, 20.00 feet; Thence leaving said Centerline, and along said Westerly Right of Way Line, South 00°23'14" West, 129.37 feet to a found 5/8" Iron Pin with Plastic Cap "PLS 11118"; Thence continuing, South 00°24'05" West, 597.10 feet to the POINT OF BEGINNING:

The above Described Parcel of Land contains 11.74 Acres, more or less.
Date: June 6, 2019
To: Planning and Zoning
Cc: Caleb LaClair, P. E., Assistant City Engineer Development
Cc: Daniel Badger, P.E., City Engineer
Cc: Tom Points, P. E., Nampa City Public Works Director
From: Jim Brooks - Engineering Division
Subject: Recreational Vehicle Park in and IL Zoning District
Applicant: Jay Walker, All Terra Consulting, representing Royal Pro-C Equities
Applicant Address: 849 E. State Street, Ste. 104, Eagle, Idaho 83616
Owner: Royal Pro-C Equities
Owner Address: 1809 Industrial Way, Caldwell, Idaho 83605
Parcel Address: TBD Broadmore Way

CUP-00140-2019 for the June 25, 2019 Planning & Zoning Commission Meeting

Applicant’s request is to develop a recreational vehicle park in an IL Zoning District. Regarding this project, the Engineering Division does not oppose the granting of this conditional use permit with the following conditions as the proposed project lies within the Floodplain of Indian Creek.

1. Vehicles that will be sited within the floodplain shall be moved every 90-days.
2. Vehicles within the floodplain shall be tied down or anchored as necessary in accordance with FEMA regulations.

Owners are in the process to modify the 100-year floodway. Approval of the site development will be conditioned on the owners/developers complying with all FEMA conditions.
June 5, 2019

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

RE: CUP-00140-2019/ Recreational Vehicle Park

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,

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

Cc:
Office/ file
M. Zirschky, Pioneer Irrigation District
Good Morning Shellie,

Nampa Highway District #1 has no comment.

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 <lopezs@cityofnampa.us>  
Sent: Tuesday, May 28, 2019 7:42 AM  
Subject: CUP-00140-2019

Good Morning, 😊

Re: CUP-00140-2019

Jay Walker representing Royal Pro-C Equities has requested a Conditional Use Permit for an Upscale Recreational Vehicle Park - 178 spaces on 11.74 acres or 511,394 sq. ft. located in a portion of the SE ¼ of Section 16, T3N, R2W, BM in an IL (Industrial Park) Zoning District at Northside Blvd. and Shannon Dr.

This application will go before the Planning and Zoning Commission as a public hearing item on the June 25, 2019 agenda.

Please find attached the CUP-00140-2019 file 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!

Shellie A. Lopez, Planning Administrative Specialist  
O: 208.468.4487, F: 208.468.5439  
411 3rd Street South, Nampa, ID 83651  
Planning and Zoning - Like us on Facebook
Good morning,

ITD has received the applications CUP-00140-2019 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

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown.

Good Morning, 😊

Re: CUP-00140-2019

Jay Walker representing Royal Pro-C Equities has requested a Conditional Use Permit for an Upscale Recreational Vehicle Park – 178 spaces on 11.74 acres or 511,394 sq. ft. located in a portion of the SE ¼ of Section 16, T3N, R2W, BM in an IL (Industrial Park) Zoning District at Northside Blvd. and Shannon Dr.

This application will go before the Planning and Zoning Commission as a public hearing item on the June 25, 2019 agenda.

Please find attached the CUP-00140-2019 file 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!

Shellie A. Lopez, Planning Administrative Specialist
O: 208.468.4487, F: 208.468.5439
411 3rd Street South, Nampa, ID 83651
Planning and Zoning - Like us on Facebook

Page 16
TO: Norm Holm, Planning Director  
City of Nampa  
Sent Via Email

FROM: John Carpenter

DATE: June 18, 2019

SUBJECT: CUP 140-19 – Conditional Use Permit for RV Park

I am the property owner of R1270100000, R1270101000, R1270101200. These properties lie directly across Broadmore Way from the proposed RV project.

I see Northside Blvd as a Gateway into Nampa. Northside is the main corridor into Nampa. I would like to see the area along Northside thought out and well planned. Key items that I would like to see:

1. Indian Creek should be enhanced. Indian Creek is a natural amenity that should be utilized to enhance the appearance as you come into Nampa and also provide a public resource that we are running out of.
2. Commercial uses along Northside with attractive architecture.
3. Planned out roadways. Currently Northside is over capacity at peak hours leading to delayed wait times. Intersections need addressed – primarily 4th/Northside and Broadmore way/ Northside.

I am opposed to Case no CUP 140-19. Reasons that I am opposed to the project are as follows:

1. Traffic. There are already traffic problems at 4th and Northside, Broadmore and Northside, and Northside itself. Adding a RV park with 178 units will cause additional congestion. This project should have a traffic impact study as a part of the submittal.
2. Jobs. There is a better use for this site that can provide an employment base for Nampa. RV parks do not provide jobs or benefit from a tax standpoint.
3. Land Use. An RV park does not fit in with this area.
4. Transitional space. An RV park is not a good transition from my Professional office use.
5. Upscale. The applicant states that this is an Upscale RV park. I have no idea what that means and how staff could condition this into the permit. Landscape buffers, amenities, pathways, times of use, times for users to reside, etc. is not laid out. The application is very vague.
6. Existing uses. The applicant states that they are going to preserve the existing features that we have all enjoyed over the years from the Broadmore Country Club. I do not see how this is the case. Units appear over the existing mature trees, units back up to Indian Creek, etc. Is the applicant intending to open up the amenities to the public or are they to be private?
7. Safety. This project has a high potential of being a burden to Fire and police.
8. Property Value. I see this project lowering the value of my property and would change would I would do with future development.
In short, I would request that Planning and Zoning deny this project as it is not a good fit for the community.

I apologize for my quick notes – I am just back from vacation and was asked to quickly provide input.

Respectively,

John G. Carpenter