Planning & Zoning Department
Before the Planning & Zoning Commission
August 13, 2019

STAFF REPORT – PUBLIC HEARING #3
Annexation and Zoning to IL (Light Industrial) zoning district for manufacturing facilities at 39 N. Picard Lane.

Applicant & Owner(s): Tom Hines

File No: ANN 127-19

Prepared by: Rodney Ashby

Date: August 5, 2019

Requested Actions: Annexation & Zoning to IL (Light Industrial)

Applicant’s Stated Purpose: “To build manufacturing facilities”

GENERAL INFORMATION

Planning and Zoning History: The property is a part of a 12 (twelve) property enclaved 129.44 acre area.

Annexation Location: 39 N. Picard Lane (a portion of SE ¼ of Section 24,T3N, R2W, BM – Tax 19044 in the S ½)

Total Size: 7.83 acres or 341,075 sq. ft.

Existing Zoning: County M1 (Light Industrial)

Comprehensive Plan Designation: Employment Center

Surrounding Land Use and Zoning:
North- Nampa Airport Runway, IL Zoning
South- Enclaved industrial use & Vacant Land
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 enclaved area connects with the city limits on its north and west sides.

Existing Uses: It appears to have been used for large scale agricultural processing/storing purposes or light industrial uses.

SPECIAL INFORMATION

Public Utilities:
8" and 21" sewer main in N Cajun Lane and along the south side of Mason Creek
12" water main on the south side of E Victory Road
6" pressure irrigation main near the intersection of E Victory Rd and S Grays Lane

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

Transportation: Access to the parcel is from a private common driveway to the south of the property and accessing E. Victory Rd just north of the intersection at S Grays Lane.

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

The Nampa Highway District #1 had no comment.

The Idaho Transportation Department note that the project does not abut a State Highway system, then notes that future development of the parcel should submit trip generations to ITD, and ITD may require a traffic impact study. They continue by highlighting what is allowed along and in the State Highway system right-of-way.

The Nampa Engineering Division noted that water sewer, and irrigation systems have capacity to serve the property and supported the application with the conditions listed under the "Recommended Conditions of Approval" section of this report and as outlined in the attached memo from the Engineering Division authored by Caleb LaClair.

STAFF FINDINGS AND DISCUSSION

The location is shown on the comprehensive plan "future land use map" as being an Employment Center. Employment Centers are described in the Comprehensive Plan as mixed-use areas. The plan further states, "Employment areas (as distinct from the Commercial areas) are recommended as predominantly office, research and specialized employment areas. Limited retail and service establishments primarily serving employees and users of the district are encouraged." It would appear that a light industrial use with some mixing of office and residential is not the intended type of development described in the Comprehensive Plan. However, the Comprehensive Plan 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 due to the Light Industrial designation to the project's northern boundary. As such, it is also compatible with the zoning that has been requested.

The Comprehensive Plan strongly encourages "in-fill development" for the many benefits that are outlined in the plan. Though this may not feel like a typical in-fill development because of the lack of the area being fully developed out, it is an enclaved area where utilities and other city services are already being provided in the area. If the Planning & Zoning Commission recommends approval of the requested annexation and zoning, the following findings are suggested:

1) The requested annexation property is part of an enclaved area and the property connects with the city limits along its north and west boundaries.
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 light industrial land use and is reasonably compatible with existing and proposed land uses in the area.
4) The property owner requested annexation and zoning to IL (Light Industrial) for connection to city utility services.

RECOMMENDED CONDITIONS OF APPROVAL

If the Commission recommends approval of the Annexation and Zoning to the City Council, staff recommends the following conditions of approval:

1. Applicant/Owner shall document ingress/egress easement documentation at time of development.
2. N Cajun Lane should be improved for two-way traffic to support the intended use and provide better emergency vehicle access at the time of development.
3. The applicant/developer shall protect the irrigation/drainage ditch along the northerly and westerly property lines during development for storm water conveyance from the Airport to Mason Creek.
4. The owner will be required to construct utilities to and through the property at the time of development, though it may be possible to provide irrigation via a separate onsite private system in place of extending pressure irrigation main up the private road.
5. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time property development/redevelopment and prior to connection to City services.
6. Water rights shall be transferred to the City at the time of property development/redevelopment, and prior to connection to City services.
7. Applicant shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.
8. Development/Redevelopment of the property shall comply with conditions and requirements defined in the existing Aviation Easement established in 1975 and as Instrument No. 755201 in the records of Canyon County, Idaho.

9. The Applicant shall file FAA Form 7460 prior to commencing the building of any structure(s) on the property.

**ATTACHMENTS**

1) Application (page 5)
2) Zoning map (page 6)
3) Comprehensive Plan Future Land Use Map (page 7)
4) Vicinity Map - Aerial (page 8)
5) Agency and other correspondence (pages 9+)
## 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 Information

<table>
<thead>
<tr>
<th>Applicant Name</th>
<th>Home Number</th>
<th>Mobile Number</th>
<th>Email</th>
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<tbody>
<tr>
<td>Tom Hines</td>
<td></td>
<td>208-891-3943</td>
<td><a href="mailto:tom@ODINWORS.com">tom@ODINWORS.com</a></td>
</tr>
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<tr>
<th>Property Owner Name</th>
<th>Home Number</th>
<th>Mobile Number</th>
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### Property Information

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<td>39 N Picard Lane Nampa ID</td>
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### Project Description

- State the zoning desired for the subject property: _Light Industrial_
- State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property: _To build manufacturing facilities_

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Dated this 3 day of July 2019

[Signature]

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**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.
Annexation and Zoning to IL-Light Industrial for manufacturing facilities for Tom Hines

ANN-00127-2019

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

7/17/2019

For illustrative purposes only.
Good Morning Shellie,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

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Shellie Lopez

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, July 10, 2019 11:34 AM
To: Shellie Lopez
Subject: [External] RE: Annexation at 39 No. Picard Lane - ANN-00127-2019

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Good Morning Shellie,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

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

From: Shellie Lopez <lopes@cityofnampa.us>
Sent: Wednesday, July 10, 2019 11:02 AM
Subject: Annexation at 39 No. Picard Lane - ANN-00127-2019

Good Morning Everyone! 😊

Re: Annexation at 39 No. Picard Lane (ANN-00127-2019)

Tom Hines has requested Annexation and Zoning to IL (Light Industrial) zoning district for manufacturing facilities at 39 N. Picard Lane (A 7.83 acre or 341,054 sq. ft. portion of SE ¼ of Section 24, T3N, R2W, BM - Tax 19044 in the S ½).

The Annexation application will go before the Planning & Zoning Commission as a public hearing item on the August 13, 2019 agenda.

Please find attached the ANN-00127-2019 file for your review and send all comments prior to July 26, 2019.

Thank you & Have a great day!
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
DATE: July 26, 2019
TO: Planning and Zoning Department
FROM: Caleb LaClair, P.E., Nampa Assistant City Engineer
CC: Daniel Badger, P.E., Nampa City Engineer
CC: Tom Points, P.E., Nampa City Public Works Director
APPLICANT: Tom Hines
OWNER: Tom Hines
ADDRESS: 39 N Picard Lane
RE: ANN-00127-2019 – Annexation and Zoning to IL

The Engineering Division does not oppose this application with the following comments and conditions.

General Comments:

1. The property is located at 39 N Picard Lane. Site access is taken from N Cajun Lane, which is a gravel private road approximately 16’ wide. N Picard Lane, while reflected as a private road in City GIS data, is currently unimproved. The property is landlocked with it’s only access to public right-of-way via the private road. Documentation of ingress/egress easements should be provided at time of development. N Cajun Lane should be improved for two-way traffic to support the intended use and provide better emergency vehicle access at the time of development.

2. The property is located directly south of the Nampa Municipal Airport and is located within the Airport Overlay District. The property is subject to an existing Aviation Easement established in 1975 and as Instrument No. 755201 in the records of Canyon County, Idaho.

3. The site appears to have been historically used for agricultural purposes and contains several existing structures. There is an irrigation/drainage ditch along the northerly and westerly property lines that should be protected during development. The ditch conveys storm water runoff from the Nampa Municipal Airport to Mason Creek to the south. The property is not encumbered by a floodplain.
4. The City’s water, sewer, and pressure irrigation systems have adequate capacity to serve this property. The City maintains the following utilities in the vicinity of the project:

- 8" and 21" sewer main in N Cajun Lane and along the south side of Mason Creek. The 8" sewer is stubbed approximately 430’ south of the property on the north side of Mason Creek.
- 12" water main on the south side of E Victory Road, approximately 850’ south of the property;
- 6” pressure irrigation main near the intersection of E Victory Road and S Grays Lane, approximately 880’ south of the property.

5. The Owner will be required to construct utilities to and through the property at the time of development. It may be possible to provide irrigation via a separate onsite private system in place of extending pressure irrigation main up the private road.

Conditions:

1. Applicant/Owner shall provide documentation of existing ingress/egress easements to the property at the time of development. In the absence of said easements, the Owner shall establish easements to secure access to the property.

2. N Cajun Lane shall be improved at the time of development to widen the road to support two-way traffic for the intended use and improved emergency vehicle access in accordance with City standards and policies.

3. Any onsite wells or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development/redevelopment and prior to connection to City services.

4. Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of property development/redevelopment, and prior to connection to City services. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel.

5. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer. Public Utility Easements shall be established in accordance with City standards and policies where utilities are located outside of public right-of-way.

6. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.

7. Development/Redevelopment of the property shall comply with conditions and requirements defined in the existing Aviation Easement established in 1975 and as Instrument No. 755201 in the records of Canyon County, Idaho.

8. The Applicant shall file FAA Form 7460 prior to commencing the building of any structure(s) on the property.