STAFF REPORT – PUBLIC HEARING #3

Annexation and Zoning to RS6 (Single Family Residential – 6,000 sq. ft.) at 1700 E. Iowa Avenue for Ronald and Janette Hanson for connection to city water and sewer services and construction of a new home (ANN 131-19).

Applicant: Ronald and Janette Hanson
File No: ANN 131-19

Prepared by: Norman L. Holm
Date: September 4, 2019

Requested Actions: Annexation & Zoning to RS 6 (Single Family Residential – 6,000 sq. ft.)

Purpose: For connection to city water and sewer services and construction of a new home. A manufactured home previously existed on the property and has been removed.

GENERAL INFORMATION

Zoning & Planning History: The applicant/owner request to hook up to city water and sewer service and construct a new home on the property.

Status of Applicant: Owner and future resident.

Annexation Location: 1700 E. Iowa Avenue situated in the SW ¼ NW ¼ of Section 35, T3N, R2W, BM

Proposed Zoning: RS6 (Single Family Residential – 6,000 sq. ft.)

Size: A .37-acre or 16,268 sq. ft. parcel

Existing Zoning: County R1 (Single Family Residential)
Comprehensive Plan Designation: Presently Employment Center but proposed to be changed to Medium Density Residential under current Comprehensive Plan Update.

Surrounding Land Use and Zoning:
- North- Single family residential and rural residential; enclaved County- R1 single family residential
- South- Single family residential and rural residential; enclaved County- R1
- East- Single family residential and rural residential; enclaved County- R1
- West- Single family residential; Enclaved 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 frontage on E. Iowa Avenue. The parcel is part of an approximate 41-acre enclaved area.

Existing Uses: Vacant residential parcel.

SPECIAL INFORMATION

Public Utilities:
- 18" and 15" sewer main in E. Iowa Avenue
- 10" water main on north side of E. Iowa Avenue
- 8" pressure irrigation main on south side of E. Iowa Avenue

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

Physical Site Characteristics: Existing single family residential parcel.

Transportation: Access to the property is from E. Iowa Avenue- classified as "Local Road"

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 6.

STAFF FINDINGS AND DISCUSSION

From a land use standpoint, the location is shown on the proposed update of the comprehensive plan "future land use map" for medium density residential use 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 parcel connects with the city limits at its south E. Iowa Street frontage. The parcel is part of an approximate 41-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 proposed updated 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 RS6 to city water and sewer service and build a new single-family dwelling.

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) 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.

2) 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.

3) Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer.

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

ATTACHMENTS

1) Application and property legal (Page 4-5)
2) Vicinity map with zoning (Page 6)
3) Aerial photo (Page 7)
4) Street view of property (Page 8)
5) Utility map (Page 9)
6) Correspondence (Pages 10+)
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: Ronald & Janette Hanson
Home Number
Street Address: 1715 E Iowa Ave
Mobile Number: 208 867 2170
City: Nampa State: ID Zip code: 83686
Email: ronjanhanson@gmail.com

Property Owner Name: Ronald & Janette Hanson
Home Number
Street Address: 1700 E Iowa Ave
Mobile Number: 208 867 2170
City: Nampa State: ID Zip code: 83686
Email: ronjanhanson@gmail.com

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

ADDRESS OF SUBJECT PROPERTY: 1700 E Iowa Ave

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: Residential (R2-6)
➢ State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property: to hook up to water & sewer, Build new home

Dated this 7 day of August 2019

RECEIVED AUG 07 2019
SCANNED 08.07.2019

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
FILE NUMBER: ANN - 131 - 2019 PROJECT NAME Annexation Zoning to R2-6

12/11/13 Revised
Exhibit “A”

This parcel is situated in the SW\4 NW\4 of Section 35, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at the SW corner of the SW\4 of said Section 35; thence S. 89°20'20" E., along the South boundary of said SW\4, a distance of 641.5 to the TRUE POINT OF BEGINNING; thence N. 0°36'25" E., parallel with the West boundary of said NW\4, a distance of 125.0 feet; thence S. 89°20'20" E., parallel with the South boundary of said SW\4, a distance of 130.0 feet; thence S. 0°36'25" W., parallel with the West boundary of said SW\4, a distance of 125.0 feet to a point on the South boundary of said NW\4; thence N. 89°20'20" W., along said South boundary, a distance of 130.0 feet to the True Point of Beginning.
Exhibit

Annexation and zoning to RS6 for Ronald and Janette Hanson for a new home and city services

ANN-00131-2019 8/23/2019

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

0 50 100 150 200 Feet

1700 E Iowa Ave

for Ronald and Janette Hanson for a new home and city services

1700 E Iowa Ave

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1700 E Iowa Ave
DATE: August 15, 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: Ronald and Janette Hanson
OWNER: Ronald and Janette Hanson
ADDRESS: 1700 E Iowa Ave
RE: ANN-00131-2019 – Annexation and Zoning to RS-6

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

General Comments:

1. The property is located at 1700 E Iowa Ave and will take access from the following road(s):
   - E Iowa Ave – classified as “Local Road”

2. While E Iowa Avenue is classified as a “Local Road” it is possible the classification of the road may change to a “Collector” in the future given its location on the half-mile section line. As such, and to be consistent with right-of-way dedications on other nearby properties, the Engineering Division requests 40' of right-of-way dedication from the Quarter Section Line.

3. 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:
   - 18” and 15” sewer main in E Iowa Ave;
   - 10” water main on north side of E Iowa Ave; and,
   - 8” pressure irrigation main on south side of E Iowa Ave.

Conditions:

1. 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.
2. 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.

3. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer.

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

ITD has received application ANN-00131-2019 for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

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 Afternoon Everyone! 😊

Re: Annexation at 1700 E. Iowa Avenue - ANN-00131-2019

Ronald and Janette Hanson for connection to city water and sewer services and construction of a new home have 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 September 10, 2019 agenda.

Please find attached the ANN-00131-2019 file for your review and send all comments prior to August 23, 2019.

Thank you & Have a great day!
August 13, 2019

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

RE: ANN-00345-2019/ 1700 E. Iowa Avenue

Dear Norm:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as no facilities are impacted and plans show storm water is retained on site.

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,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc: Office/ file
Hi Shellie

Nampa Highway District #1 has no comment.

Thank you,

Eddy

Good Afternoon Everyone! 😊

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Thank you & Have a great day!
Building Department will require permits for any and all work, before it starts.

Good Afternoon Everyone! 😊

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Thank you & Have a great day!