Planning & Zoning Department

Before the Planning & Zoning Commission
December 10, 2019

STAFF REPORT – PUBLIC HEARING #5

Annexation and Zoning to BC for the southerly 5.03 acres and to IL (Light Industrial) for the northerly 28.10 acres at 0 Midland Blvd. and 9778 E Cherry Lane for Hatch Design Architecture representing Kiwi Enterprises, LLC (ANN 135-19).

To: Nampa Planning and Zoning Commission

Applicant: Hatch Design Architecture, Jeff Hatch
Owner: Kiwi Enterprises, LLC

File No: ANN 135-19

Prepared By: Norman L. Holm, Planning Director
Date: November 27, 2019

Requested Action: Annexation and Zoning to BC (Community Business) for the southerly 5.03 acres and to IL (Light Industrial) for the northerly 28.10 acres

Purpose: For Storage Units

GENERAL INFORMATION

Zoning & Planning History: The subject property has been used for minimum agricultural purposes in the past and the current owner is now seeking annexation and zoning to light BC and IL to connect to city services for a new Business/Industrial Park.

Status of Applicant: Property owner representative.

Annexation Location and Size: 0 Midland Blvd. and 9778 E Cherry Lane – A 33.13 acre portion of the East ½ of the SW ¼ SW ¼ and a portion of the South ½ of the NW ¼ SW ¼, Section 4, T3N, R2W, BM

Existing Zoning: AG (County Agricultural)
**Proposed Zoning:** BC (Community Business) and IL (Light Industrial)

**Comprehensive Plan Designation:**
Existing- Business Park/Light Industrial, Proposed- Community Mixed/Industrial

**Surrounding Land Use and Zoning:**
North- Agriculture and Rural Residential; County AG (Agricultural)
South- St. Lukes Medical Center; HC (Healthcare)
East- Agriculture; County AG (Agricultural)
West- Rural Residential; County AG (Agricultural)

**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 subject property is contiguous with city limits to the south across W. Cherry Lane.

**Existing Uses:** Undeveloped agricultural land

**Applicant Reason for Annexation and Zoning:** To connect to municipal services and development of a new Business/Industrial Park.

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**SPECIAL INFORMATION**

**Public Utilities:** From Engineering – The City's water and pressure irrigation systems have adequate capacity to serve this property. The City maintains the following utilities in the vicinity of the project:
- 12" water main on south side of Cherry Lane; and,
- 12" pressure irrigation main at the intersection of Cherry Lane and the St. Lukes entry road.

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

**Physical Site Characteristics:** Existing agricultural land available for development.

**Transportation:** From Engineering – Direct access to the property is available from W. Cherry Lane -classified as “Principal Arterial”; speed limit 45-mph

**Correspondence:** No written correspondence has been received from any area property owners, residents or business owners regarding opposition to or support for the requested annexation and zoning to BC and IL.

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**STAFF FINDINGS AND DISCUSSION**

From a land use standpoint, the location is shown on the comprehensive plan existing and proposed “future land use maps” as being compatible with the zoning that has been requested. If the Planning & Zoning Commission votes to recommend approval of the annexation and zoning to the City Council the following findings are suggested:

1) The requested annexation area is a 33.13 acre portion of the East ½ of the SW ¼ SW ¼ and a portion of the South ½ of the NW ¼ SW ¼, Section 4, T3N, R2W, BM, Canyon County, ID.
2) The requested zoning is BC for the southerly 5.03 acres and to IL (Light Industrial) for the northerly 28.10 acres at 0 Midland Blvd. and 9778 E Cherry Lane.

3) 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 to the south having been annexed, zoned, and/or developed for industrial uses.

4) The proposed BC and IL zoning plan conforms with the city’s existing and proposed comprehensive plan future land use map for Business Park/Community Mixed Use and Light Industrial/Industrial land uses and is reasonably compatible with existing and proposed land uses in the area.

5) The owner/applicant requests annexation and zoning to BC and IL for connection to municipal services and development of a Business/Industrial Park.

RECOMMENDED CONDITIONS OF APPROVAL

If the Planning & Zoning Commission votes to recommend to the City Council approval of the annexation and zoning, staff suggests the following conditions of approval as recommended by City Engineering:

1) Dedicate 50’ of public right-of-way from Section Line along the Cherry Lane frontage.

2) 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.

3) 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.

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

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

6) The designated public right-of-way width for Cherry Lane is 50’ from Section Line {100’ total}. This right-of-way shall be dedicated as part of this annexation.

7) Cherry Lane is only a two-lane roadway across the project, without curb or sidewalk improvements. Frontage improvements in accordance with Nampa City Code Section 9-3-1 will be required at the time of development. Site access and design of all roadways shall adhere to the Nampa Engineering Division Process & Policy Manual.

8) Annexation of this property will trigger the need to annex the full 1/2-mile section of Cherry Lane from Midland Blvd to Ten Lane due to current agreement with Nampa Highway District No. 1. A portion of Cherry Lane along the frontage of the St. Luke's property was de-annexed in 2018 as part of Ordinance No. 4396. This description has been provided to the applicant and shall be included within the property annexation legal description if approved by Council. In addition, the prescriptive Cherry Lane right-of-way east of the property to Ten Lane shall also be included in
the annexation. The Nampa Engineering Division has prepared a legal description for this portion of the roadway and is attached hereon.

9) Development of the property will require extension of the 12” pressure irrigation main across the project frontage.

10) The City’s wastewater treatment facility has adequate capacity to serve this property. However, sewer conveyance infrastructure is not directly available to the property. This property is included in the Purdam Sewer Basin and is intended to sewer back to the main line in Ustick Road near Northside Blvd. The City is currently working with the Nampa Development Corporation to extend sewer main west in Ustick Road to improve development potential of industrial ground in this area of the City. However, the sewer will still be more than 3,000-feet from the project site after this extension occurs. The City owns a 12” sewer line located near the intersection of Cherry Lane and the St. Lukes entry road. However, it is unlikely this main will be able to support gravity sewer service to the entire property due to site grades. The applicant may utilize this main to serve what area is feasible via gravity. The Engineering Division would not oppose temporary use of individual septic systems as allowed by Southwest District Health Department until such time that gravity sewer is available from the Purdam Trunk. However, site design shall accommodate eventual gravity connection to the City’s system.

ATTACHMENTS

Application (Page 5)
Vicinity map with zoning (Page 6)
Aerial and street view photos (Pages 7-8)
Legal descriptions (Pages 9-11)
Applicant annexation exhibit (Page 12)
Agency and other correspondence (Pages 13+)
**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)

<table>
<thead>
<tr>
<th>Applicant Name</th>
<th>Hatch Design Architecture, Jeff Hatch</th>
<th>Home Number</th>
<th>208-475-3204</th>
</tr>
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<tbody>
<tr>
<td>Street Address</td>
<td>6126 W. State St.</td>
<td>Mobile Number</td>
<td>--------------</td>
</tr>
<tr>
<td>City</td>
<td>Boise</td>
<td>Zip code</td>
<td>83703</td>
</tr>
<tr>
<td>Property Owner Name</td>
<td>Kiwi Enterprises, LLC</td>
<td>Home Number</td>
<td>208-629-2952</td>
</tr>
<tr>
<td>Street Address</td>
<td>348 W Parkcenter Blvd.</td>
<td>Mobile Number</td>
<td>--------------</td>
</tr>
<tr>
<td>City</td>
<td>Boise</td>
<td>Zip code</td>
<td>83702</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Jeff@HatchDA.com">Jeff@HatchDA.com</a></td>
<td>Email</td>
<td><a href="mailto:hamish@forgebuildings.com">hamish@forgebuildings.com</a></td>
</tr>
</tbody>
</table>

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

**ADDRESS OF SUBJECT PROPERTY:**

830660 + R306610

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: Light Industrial w/ BC for first 10 acres fronting Cherry
- State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property: Annexation to connect to municipal services. The proposed plans are for a new industrial park.

Dated this 6 _____ day of November, 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.

**FILE NUMBER:** ANN - 00135 - 2019  
**PROJECT NAME:** KIWI CHERRY LN ANN EX

12/11/13 Revised
DESCRIPTION FOR
PARCEL 1A – KIWI ENTERPRISES, LLC

A parcel of land being a portion of the East 1/2 of the SW 1/4 of the SW 1/4 of Section 4, T.3N., R.2W., B.M., Nampa, Canyon County, Idaho and more particularly described as follows:

Commencing at an iron pin marking the Southwest corner of said Section 4; thence along the South boundary of said Section 4, which is also the centerline of West Cherry Lane

South 89°39'25'' East 663.20 feet to a point marking the Southwest corner of the said East 1/2 of the SW 1/4 of the SW 1/4 of Section 4, said point marking the POINT OF BEGINNING; thence leaving said South boundary along the West boundary of said East 1/2 of the SW 1/4 of the SW 1/4 of Section 4

North 00°39'14'' East 331.16 feet to a point; thence leaving said West boundary along a line North of and parallel with said South boundary of Section 4

South 89°39'25'' East 662.94 feet to a point on the East boundary of said East 1/2 of the SW 1/4 of the SW 1/4 of Section 4; thence along said East boundary

South 00°36'26'' West 331.16 feet to an iron pin marking the Southeast corner of said East 1/2 of the SW 1/4 of the SW 1/4 of Section 4; thence along said South boundary of Section 4

North 89°39'25'' West 663.20 feet to the POINT OF BEGINNING,

Said parcel of land contains 5.04 acres, more or less.
DESCRIPTION FOR
ANNEXATION PARCEL – KIWI ENTERPRISES, LLC

A parcel of land being a portion of the SW 1/4 of the SW 1/4 of Section 4, T.3N., R.2W., B.M., Nampa, Canyon County, Idaho and more particularly described as follows:

Commencing at an iron pin marking the Southwest corner of said Section 4; thence along the South boundary of said Section 4, which is also the centerline of West Cherry Lane

South 89°39'25" East 663.20 feet to a point marking the Southwest corner of the East 1/2 of the SW 1/4 of said SW 1/4 of Section 4, said point marking the POINT OF BEGINNING; thence leaving said South boundary along the West boundary of said East 1/2 of the SW 1/4 of the SW 1/4 of Section 4

North 00°39'14" East 1325.81 feet to a point marking the Northwest corner of said East 1/2 of the SW 1/4 of the SW 1/4 of Section 4; thence along the South boundary of said South 1/2 of NW 1/4 of said SW 1/4 of Section 4

North 89°35'33" West 156.87 feet to a point on the centerline of the Canal 13-3; thence along said center line

North 07°59'06" East 14.84 feet to a point; thence continuing

North 15°06'36" East 67.92 feet to a point marking a point of beginning of curve; thence continuing along the arc of a curve to the left 201.91 feet, said curve having a radius of 300.58 feet, a central angle of 38°29'13" and a long chord bearing

North 01°20'06" West 198.13 feet to a point making a point of ending of curve; thence continuing

North 22°08'53" West 91.28 feet to a point; thence continuing

North 24°47'00" West 175.20 feet to a point; thence continuing

North 21°48'01" West 153.19 feet to a point on the North boundary of said South 1/2 of the NW 1/4 of the SW 1/4 of Section 4; thence along said North boundary

South 89°34'27" East 975.50 feet to a point marking the Northeast corner of said North 1/2 of the NW 1/4 of the SE 1/4 of Section 4; thence along the East boundary of said North 1/2 of the NW 1/4 of the SW 1/4 of Section 4
South 00°35'47" West 662.81 feet to a point marking the Northwest corner of said East 1/2 of the SW 1/4 of the SW 1/4 Section 4; thence along the East boundary of said East 1/2 of the SW 1/4 of the SW 1/4 of Section 4.

South 00°36'26" West 1325.05 feet to a point marking the Southeast corner of said East 1/2 of the SW 1/4 of the SW 1/4 of Section 4; thence along said South boundary of Section 4.

North 89°39'25" West 663.20 feet to the POINT OF BEGINNING.

Said parcel of land contains 33.13 acres, more or less.
The Engineering Division does not oppose this application with the following comments and conditions.

General Comments:

1. The property is located at 9778 E Cherry Lane and includes two parcels (R308560 & R308610). Direct access is available from the following roads:
   - Cherry Lane – classified as “Principal Arterial”; speed limit 45-mph

2. The designated public right-of-way width for Cherry Lane is 50’ from Section Line (100’ total). This right-of-way shall be dedicated as part of this annexation.

3. Cherry Lane is only a two lane roadway across the project, without curb or sidewalk improvements. Frontage improvements in accordance with Nampa City Code Section 9-3-1 will be required at the time of development. Site access and design of all roadways shall adhere to the Nampa Engineering Division Process & Policy Manual.

4. Annexation of this property will trigger the need to annex the full 1/2-mile section of Cherry Lane from Midland Blvd to Ten Lane due to current agreement with Nampa Highway District No. 1. A portion of Cherry Lane along the frontage of the St. Luke’s property was de-annexed in 2018 as part of Ordinance No. 4396. This description has been provided to the applicant and shall be included within the property annexation legal description if approved by Council. In addition, the prescriptive Cherry Lane right-of-way east of the property to Ten Lane shall also be included in the annexation. The Nampa Engineering Division has prepared a legal description for this portion of the roadway, and is attached hereon.
5. The City’s water and pressure irrigation systems have adequate capacity to serve this property. The City maintains the following utilities in the vicinity of the project:
   - 12” water main on south side of Cherry Lane; and,
   - 12” pressure irrigation main at the intersection of Cherry Lane and the St. Lukes entry road.

Development of the property will require extension of the 12” pressure irrigation main across the project frontage.

6. The City’s wastewater treatment facility has adequate capacity to serve this property. However, sewer conveyance infrastructure is not directly available to the property. This property is included in the Purdam Sewer Basin and is intended to sewer back to the main line in Ustick Road near Northside Blvd. The City is currently working with the Nampa Development Corporation to extend sewer main west in Ustick Road to improve development potential of industrial ground in this area of the City. However, the sewer will still be more than 3,000-feet from the project site after this extension occurs. The City owns a 12” sewer line located near the intersection of Cherry Lane and the St. Lukes entry road. However, it is unlikely this main will be able to support gravity sewer service to the entire property due to site grades. The applicant may utilize this main to serve what area is feasible via gravity. The Engineering Division would not oppose temporary use of individual septic systems as allowed by Southwest District Health Department until such time that gravity sewer is available from the Purdam Trunk. However, site design shall accommodate eventual gravity connection to the City’s system.

Conditions:

1. Dedicate 50’ of public right-of-way from Section Line along the Cherry Lane frontage.

2. 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.

3. 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.

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

5. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.
PUBLIC RIGHT-OF-WAY ANNEXATION DESCRIPTION FOR THE
CITY OF NAMPA, IDAHO

CHERRY LANE ANNEXATION

A description for public right-of-way annexation purposes along Cherry Lane located in the SE 1/4 of the SW 1/4 of Section 4, and in the NE 1/4 of the NW 1/4 of Section 9, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at a 5/8 inch diameter iron pin marking the northwesterly corner of said NE 1/4 of the NW 1/4 of Section 9, from which a 3/4 inch diameter iron pipe marking the northeasterly corner of said NE 1/4 of the NW 1/4 of Section 9 bears S 89°37'21" E 1326.62 feet;

Thence along the westerly boundary of said SE 1/4 of the SW 1/4 of Section 4 of Section 4, N 00°36'26" E 25.00 feet to a point on the northerly Cherry Lane prescriptive right-of-way;

Thence along said northerly prescriptive right-of-way S 89°37'21" E 917.43 feet to a point;

Thence leaving said northerly prescriptive right-of-way N 00°30'23" E 25.00 feet to a point on the northerly Cherry Lane right-of-way;

Thence along said northerly right-of-way S 89°37'21" E 326.14 feet to a point;

Thence leaving said northerly right-of-way S 00°30'22" W 25.00 feet to a point on the northerly Cherry Lane prescriptive right-of-way;

Thence along said northerly prescriptive right-of-way S 89°37'21" E 83.00 feet to a point on the easterly boundary said SE 1/4 of the SW 1/4 of Section 4;

Thence along said easterly boundary S 00°30'22" E 25.00 feet to the northeasterly corner of said NE 1/4 of the NW 1/4 of Section 9;

Thence along the easterly boundary of said NE 1/4 of the NW 1/4 of Section 9, S 00°39'50" W 25.00 feet to a point on the southerly Cherry Lane prescriptive right-of-way;

Thence along said southerly prescriptive right-of-way N 89°37'21" W 1326.50 feet to a point on the westerly boundary of said NE 1/4 of the NW 1/4 of Section 9;

Thence along said westerly boundary N 00°22'39" E 25.00 feet to the northwesterly corner of said NE 1/4 of the NW 1/4 of Section 9 and the POINT OF BEGINNING. Containing 1.71 acres, more or less.
Hello Jeff and Pat,
It looks like the Cherry Lane right-of-way in front of the St. Lukes property was de-annexed back in 2018 due to not meeting the City/Highway District 55% rule for road responsibility (Ordinance #4396). I've attached the legal description that was used for the de-annexation, which you should be able to use now for re-annexation purposes.

As a reminder, we'll also need a separate legal description for the 50' of public right-of-way dedication across the project frontage. Let me know if you have more questions.

Best,
Caleb LaClair, P.E.
Assistant City Engineer, Engineering
O: 208.468.5422, C: 208.250.2679

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Yes, I can make that work. Caleb, does that work for you?

Jeff Hatch, AIA LEED AP
Hatch Design Architecture
6126 W. State St., Ste. 107
Boise, ID 83703
O: 208-475-3204 F: 208-475-3205
C: 208-412-9250
E: Jeff@HatchDA.com

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From: Pat Tealey <ptealey@tealeys.com>
Sent: Thursday, November 14, 2019 1:01 PM
To: Caleb Laclair <laclairc@cityofnampa.us>
Cc: Jeffery Hatch <jeff@hatchda.com>
Building Department has no conditions at this time, for this annexation.

Neil Jones
Assistant Building Official
P: 208.468-5492 F: 208.468.4494
jonesn@cityofnampa.us
Department of Building Safety, Like us on Facebook

-----Original Message-----
From: Sylvia Mackrill <mackrill@cityofnampa.us>
Sent: Friday, November 08, 2019 1:02 PM
To: Addressing <Addressing@cityofnampa.us>; Beth Ineck <ineckb@cityofnampa.us>; bob.parsons@phd3.idaho.gov; bocc@canyonco.org; Brent Hoskins <hoskinsb@cityofnampa.us>; Caleb Laclair <laclairc@cityofnampa.us>; Carl Miller - Compass of Idaho (cmiller@compassidaho.org) <cmiller@compassidaho.org>; Chanee Grant <cgrant@nmid.org>; Clay Long <longc@cityofnampa.us>; Cody Swander <swander@canyonidaho.us>; Daniel Badger <BadgerD@cityofnampa.us>; deerflat@fws.gov; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Thiel <eddy@nampahighway1.com>; Elijah Efingere <effingere@cityofnampa.us>; Eric R Shannon <eric@nampahighway1.com>; gwiles@nampachristianschools.com; Jared Bryan <bryanj@cityofnampa.us>; Jason Kimball <kimballj@cityofnampa.us>; Jay Young <youngj@cityofnampa.us>; Jeff Barnes <barnesj@cityofnampa.us>; jenny.titus@vallivue.org; jessica.mansell@intgas.com; Ken Couch - Idaho Transportation Dept, District 3 (D3Development.Services@itd.idaho.gov) <D3Development.Services@itd.idaho.gov>; Ken Keene <keenek@cityofnampa.us>; Kent Lovelace <lovelacek@cityofnampa.us>; kfunke@idahopower.com; mark@pioneerirrigation.com; Melissa Close <closem@cityofnampa.us>; monica.taylor@intgas.com; Morgan Treasure <treasurem@cityofnampa.us>; Neil Jones <jonesn@cityofnampa.us>; nick@nampahighway1.com; nmid@nmid.org; nre.easement@centurylink.com; Patrick Sullivan <sullivanw@cityofnampa.us>; pnilsson@canyonco.org; Ray Rice <ricer@cityofnampa.us>; rdewey@nmid131.org; Richard Davies <daviesr@cityofnampa.us>; Shellie Lopez <lopezs@cityofnampa.us>; Sollya Reyna <reynas@cityofnampa.us>; Tammy Wallen <twallen@nmid131.org>; Tom Points <points@cityofnampa.us>; UCC ben melody <ben.melody@intgas.com>; vcharles@idahopower.com
Subject: ANN-00135-2019 Annexation and BC and IL zoning for 9778 W Cherry Ln and O W Cherry Ln

---Original Message---
From: Sylvia Mackrill <mackrill@cityofnampa.us>
Sent: Tuesday, November 12, 2019 10:35 AM
To: Sylvia Mackrill
Cc: Patrick Sullivan
Subject: RE: ANN-00135-2019 Annexation and BC and IL zoning for 9778 W Cherry Ln and O W Cherry Ln

Building Department has no conditions at this time, for this annexation.

Neil Jones
Assistant Building Official
P: 208.468-5492 F: 208.468.4494
jonesn@cityofnampa.us
Department of Building Safety, Like us on Facebook
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: Hatch Rezone**

**CIM Vision Category: Future Neighborhoods**

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<tr>
<th>New households: 0</th>
<th>New jobs: 400</th>
<th>Exceeds CIM forecast: No</th>
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</table>

**CIM Corridor:** Cherry Ln

- Pedestrian level of stress: R—Cherry Lane
- Bicycle level of stress: R—Cherry Lane

- Housing within 1 mile: 240
- Jobs within 1 mile: 2,770
- Jobs/Housing Ratio: 11.6

- Nearest police station: 3.8 miles
- Nearest fire station: 2.4 miles

- Farmland consumed: Yes
- Farmland within 1 mile: 1,236 acres

- Nearest bus stop: 0.1 miles
- Nearest public school: 1.8 miles
- Nearest public park: 1.9 miles
- Nearest grocery store: 0.3 miles

- 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.

- A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.

- Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.

- Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.

- Residents who live or work less than ½ 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**

The Cherry Lane/Fairview Avenue corridor is the #9 local system priority in the Communities in Motion 2040 2.0 plan. Cherry Lanes serves as a vital east-west route through north Nampa, downtown Meridian, and ending in downtown Boise. It also serves as an alternate route to I-84. Cherry Lane has been identified for ultimate widening to five lanes with curb, gutter, sidewalks, and bike lanes, but is unfunded.

This location is still in a largely farmland area on the fringe of a rapidly-growing area in north Nampa. Currently there is a bus stop at the intersection of Midland Boulevard and Cherry Lane providing service from the Happy Day transfer center to the Boise Towne Square mall. ValleyConnect 2.0 proposes bus service along Midland Boulevard from the Karcher Mall to downtown Meridian via the cities of Middleton, Star, and Eagle. Sidewalks along, and a safe pedestrian crossing of, Cherry Lane is essential to promote transit ridership.

More information about COMPASS and Communities in Motion 2040 2.0:

- Web: [www.compassidaho.org](http://www.compassidaho.org)
- Email: info@compassidaho.org
November 27, 2019

Sylvia Mackrill
City of Nampa
411 3rd Street South
Nampa, Idaho 83651

VIA EMAIL

<table>
<thead>
<tr>
<th>Development Application</th>
<th>ANN-00135-2019</th>
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<tbody>
<tr>
<td>Project Name</td>
<td>ANNEXATION CHERRY LANE</td>
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<tr>
<td>Project Location</td>
<td>9778 East Cherry Lane, north of I-84 milepost 34.0</td>
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<tr>
<td>Project Description</td>
<td>Annexation of the parcel with two zones. Community Business zoning for the southern 10 acre and Light Industrial for the northern ~23 acres.</td>
</tr>
<tr>
<td>Applicant</td>
<td>Hatch Design</td>
</tr>
<tr>
<td>Representing</td>
<td>Kiwi Enterprises LLC</td>
</tr>
</tbody>
</table>

The Idaho Transportation Department (ITD) reviewed the referenced annexation application and has the following comments:

1. This project does not abut the State Highway system.

2. Trip generation numbers were not provided with this application. Future development of this parcel will require submittal of trip generations to ITD, and may require a Traffic Impact Study (TIS). ITD reserves the right to make further comments upon review of any submitted traffic generation data or other documents.

3. This development will gain access to the State Highway system at the I-84 / Midland Boulevard interchange. The City is reminded that the I-84 corridor is already congested. This project will increase the number of vehicle trips in to this intersection. While this individual development is not large, the accumulation of developments accessing the State Highway system at the SH44/Old Highway 30 intersection is creating additional congestion. As the City continues to add additional trips to this corridor through development, the congestion will worsen until the roadway system is ultimately overloaded and fails. ITD has programmed a project to widen I-84 east of this interchange that may alleviate some of the congestion however the latent demand may keep the level of mobility the same even with the improvements.
4. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State Highway.

5. The Idaho Administrative Procedure Act (IDAPA) 39.03.60 governs advertising along the State Highway system. The applicant may contact Justin Pond, Program Manager for ITD’s Headquarters Right-of-Way Section at (208) 334-8832 for more information.

6. Future development of the parcel shall require the submittal of trip generation information however ITD does not object to the proposed annexation as presented in the application.

If you have any questions, you may contact me at (208) 334-8338 or Erika Bowen (208) 265-4312 ext 7.

Sincerely,

Sarah Arjona
Development Services Coordinator
Sarah.Arjona@itd.idaho.gov
Caution: This email originated from outside of the City of Nampa domain. Do not click on links or open attachments unless you recognize sender email or are sure content is safe. Highlight the suspect email and send using your Phish Button or call the helpdesk at 208-468-5454.

Good Morning Sylvia,

Nampa Highway District #1 has no objection to the annexation and requested zoning subject to the MOU, General Cooperation of Planning and Zoning, Annexation, Development and Maintenance Activities development agreement that was signed by the Nampa Highway District #1 on 11-29-16.

Thank you,

Eddy
Sylvia Mackrill

From: Mark Zirschky <mark@pioneerirrigation.com>
Sent: Friday, November 08, 2019 1:51 PM
To: Sylvia Mackrill
Cc: 'Lupe'
Subject: [External] FW: ANN-00135-2019 Annexation and BC and IL zoning for 9778 W Cherry Ln and O W Cherry Ln
Attachments: Scanned from a Xerox Multifunction Printer.pdf

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Sylvia,

This proposed project appears to impact Pioneer Irrigation District’s 13.3 Center Lateral, as well as the Bureau of Reclamation’s Noble Drain.

Pioneer’s 13.3 Center Lateral has a 16 foot easement from top of bank, along both sides of the lateral. This easement must be noted on all plats.

The Noble Drain has a 110 foot federal right of way, 55 feet from centerline of drain. This right of way must also be noted on all plats.

Per Idaho Code, 42-1209, written permission must be obtained by Pioneer Irrigation District, prior to any encroachment or modification to the 13.3 Center Lateral or corresponding easements.

Mark Zirschky - Superintendent
Pioneer Irrigation District
208-459-3617
208-250-8481
www.pioneerirrigation.com

-----Original Message-----
From: Sylvia Mackrill <mackrill@cityofnampa.us>
Sent: Friday, November 8, 2019 1:02 PM
To: Addressing <Addressing@cityofnampa.us>; Beth Ineck <ineckb@cityofnampa.us>; bob.parsons@phd3.idaho.gov; bocc@canyonco.org; Brent Hoskins <hoskinsb@cityofnampa.us>; Caleb Laclair <laclairc@cityofnampa.us>; Canyon Highway District No. 4 (chopper@canyonhd4.org) <chopper@canyonhd4.org>; Carl Miller - Compass of Idaho (cmiller@compassidaho.org) <cmiller@compassidaho.org>; Chanee Grant <cgrant@nmid.org>; Clay Long <longc@cityofnampa.us>; Cody Swander <swanderccityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; deerflat@fws.gov; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Thiel <eddy@nampahighway1.com>; Elijah Effinger <effingere@cityofnampa.us>; Eric R Shannon <eric@nampahighway1.com>; gwiles@nampachristianschools.com; Jared Bryan <bryanj@cityofnampa.us>; Jason Kimball <kimballj@cityofnampa.us>; Jay Young <youngj@cityofnampa.us>; Jeff Barnes <barnesj@cityofnampa.us>; jenny.titus@vallivue.org; jessica.mansell@intgas.com; Ken Couch - Idaho Transportation Dept, District 3 (D3Development.Services@itd.idaho.gov)