Planning & Zoning Department

Planning & Zoning Commission Meeting

January 12, 2015

Staff Report – Public Hearing #5

To: Planning & Zoning Commission
Applicant: Steve Pachelo / Charles Collier
File No: ANN 2069-15

Prepared By: Norman L. Holm
Date: December 31, 2015

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

Purpose: For connection to city sewer service and continued use as personal residence.

GENERAL INFORMATION

Zoning & Planning History: The applicant is requesting annexation and zoning following connection to the City Municipal Sewer System.

Status of Applicant: Resident / Owner

Annexation Location: 2214 Sunny Ridge Rd

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

Total Size: .275 acre or 11,989 sq ft

Existing Zoning: County R1 (Single Family Residential)

Comprehensive Plan Designation: Medium Density Residential

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. This property is part of a 15-parcel approximately 9.6 acre enclaved area along the east side of Sunny Ridge Rd.

Existing Uses: Existing single family residential parcel.

SPECIAL INFORMATION

Public Utilities:
10" water main in Sunny Ridge Rd
10" sewer main in Sunny Ridge Rd
2" irrigation main adjacent the back property line just within the back yard of the adjacent 2 lots to the east

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

Physical Site Characteristics: Existing single family residential home site

Transportation: Access to the property is via Sunny Ridge Rd by easement through 2213 Sunny Ridge Rd to 2214 Sunny Ridge Rd. Charles Collier owns the properties at both addresses.

Correspondence: No correspondence has been received from area property owners or others either opposing or supporting the annexation and zoning request.

STAFF FINDINGS AND DISCUSSION

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. If the Planning & Zoning Commission votes to recommend to the City Council approval of this request the following findings are suggested:

1. The requested annexation is part of a 15-parcel approximately 9.6 acre enclaved area along the east side of Sunny Ridge Rd.

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 medium density residential land use and is reasonably compatible with existing and land uses in the area.

4. The property owner is requesting annexation and zoning following connection to the City Municipal Sewer System.

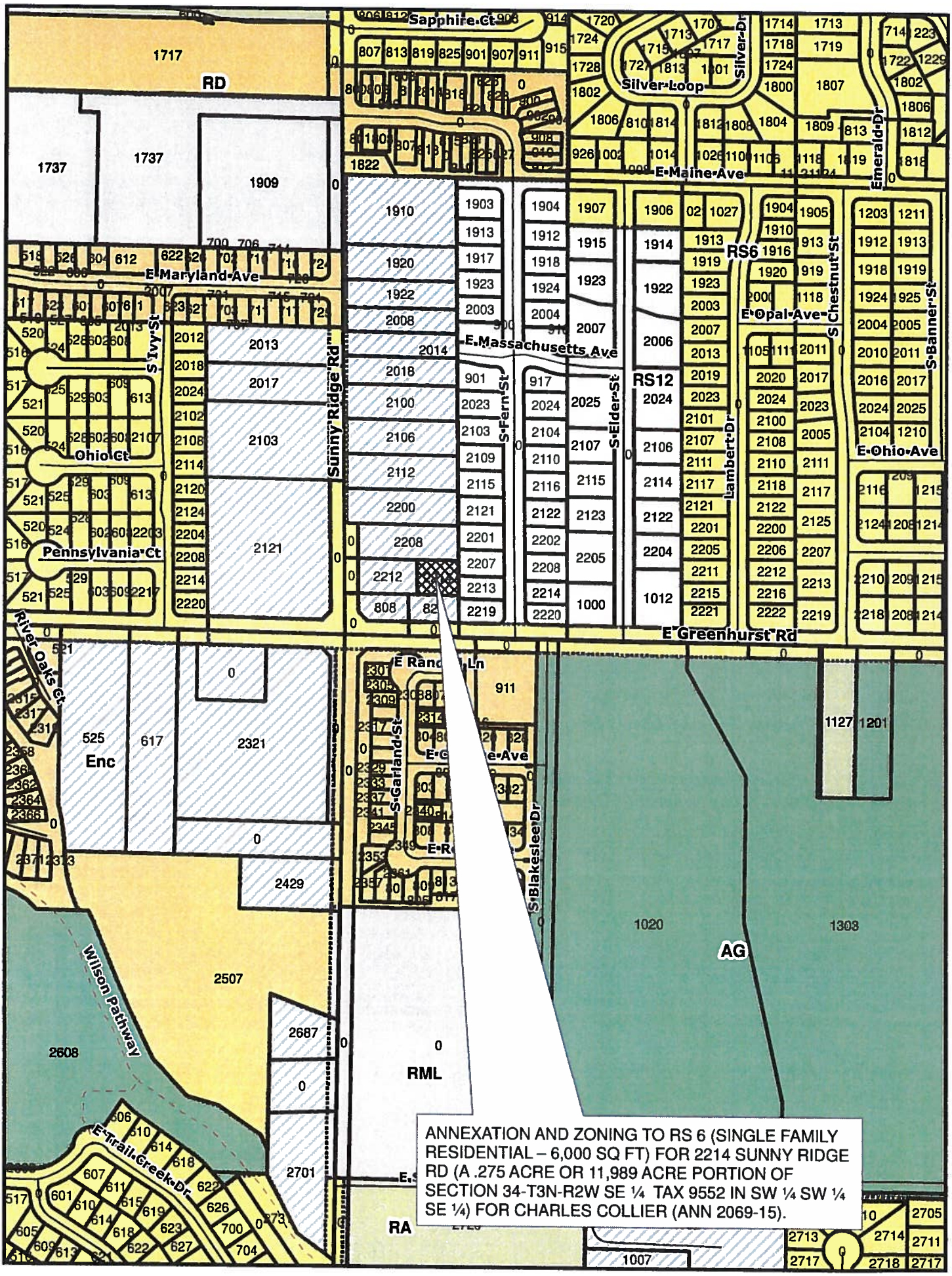
RECOMMENDED CONDITIONS OF APPROVAL

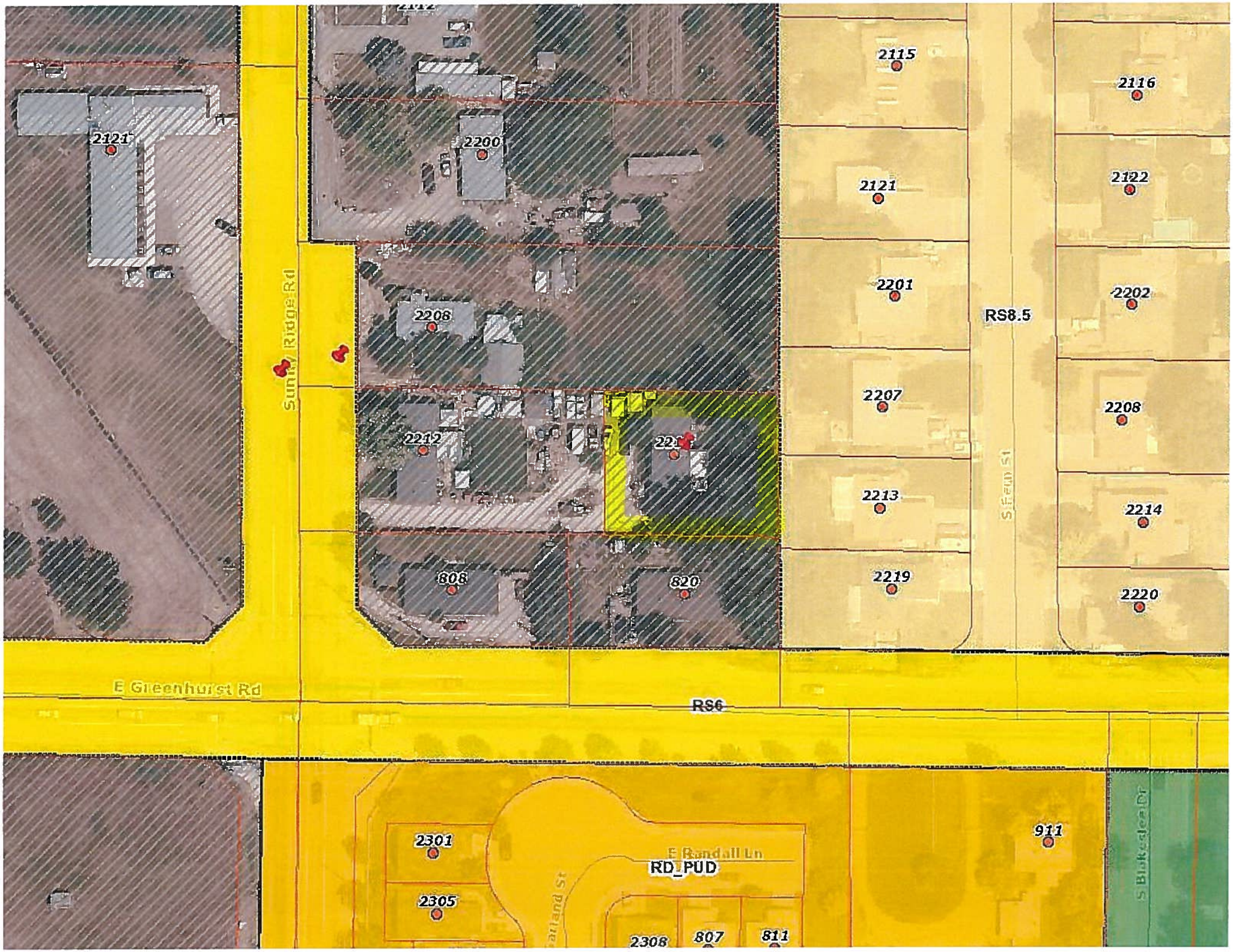
If the Planning & Zoning Commission votes to recommend approval of the annexation and zoning to the City Council no conditions of approval are recommended.

Due to failure of the applicant's septic system, the property has been connected to City sewer. All fees were paid, and the appropriate permits and inspections were performed.

ATTACHMENTS

Vicinity map
Aerial photo of proposed annexation
Application
Agency and other correspondence


Sapphire Ct
Silver Loop
Silver Dr
Emerald Dr
E Maine Ave
E Maryland Ave
S Ivy St
Ohio Ct
Pennsylvania Ct
Sunny Ridge Rd
E Massachusetts Ave
S Fern St
S Elder St
Lambert Dr
S Chestnut St
E Opal Ave
S Banner St
E Ohio Ave
E Greenhurst Rd
River Oaks Ct
S Garland St
S Blakesleee Dr
Wilson Pathway
E Trail Creek Dr
RS6
RS12
AG
RML
RA
Enc
ANNEXATION AND ZONING TO RS 6 (SINGLE FAMILY RESIDENTIAL – 6,000 SQ FT) FOR 2214 SUNNY RIDGE RD (A .275 ACRE OR 11,989 ACRE PORTION OF SECTION 34-T3N-R2W SE ¼ TAX 9552 IN SW ¼ SW ¼ SE ¼) FOR CHARLES COLLIER (ANN 2069-15).



2115
2116
2121
2200
2121
2122
2201
2202
2208
RS8.5
2207
2208
2212
2213
2214
808
820
2219
2220
Sunny Ridge Rd
S Fern St
E Greenhurst Rd
RS6
2301
911
E Randall Ln
RD_PUD
2305
2308
807
811
S Blakeslee Dr

APPLICATION FOR ANNEXATION/ZONING

City of Nampa, Idaho

1/12 PZ
Norm

This application must be filled out in detail and submitted to the office of the Planning Director for the City of Nampa, Idaho, accompanied by a nonrefundable fee of **$452.00** (for 1 acre or less), and **$910.00** (for more than 1 acre).

Applicant Information

Name of Applicant/Representative: STEVE PACHECO Phone: 208-899-3768

Address: P.O. BOX 697 City: MIDDLETON State: ID. Zip Code: 83644

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

Owner Name: CHARLIE COLLINS Phone: 208-467-1106

Address: 2214 SUNNY RIDGE RD City: ~~[illegible]~~ NAMPA State: ID Zip Code: 83686

Address of subject property: SAWTELL

Is a copy of one of the following attached? (circle one) Warranty Deed Proof Of Option Earnest Money Agreement.

Subject Property Information
(Please provide one form of the following REQUIRED DOCUMENTATION to complete the legal annexation):

☐ **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

☐ **Subdivision**_____ **Lot**_____ **Block**_____ **Book**_____ **Page**_____

Project Description

State the zoning desired for the subject property: RS 6

State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property:

Dated this 20 day of NOV, 20 15

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.

For Office Use Only:

File Number: ANN 2069 - 2015 Project Name: ANN City Hookup

Memorandum

To: Planning and Zoning

Cc: Daniel Badger, P.E., Staff Engineer

Cc: Michael Fuss, P.E., Nampa City Public Works Director

From: Jim Brooks – Engineering Division

Date: December 23, 2015

Rev:

Re: Annexation and Zoning – for Charlie Collier represented by Steve Pachenco

Address: 2214 Sunny Ridge Road

ANN2069-15 for the January 12, 2016 Planning & Zoning Meeting

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Current fire flow at this location is better than 2,000 GPM.

Due to failure of the applicant's septic system, the applicant has been connected to City Municipal Sewer System. All fees were paid, and the appropriate permits and inspections were performed. Therefore, the Engineering Division has no concerns with granting the applicant's request to be annexed into the City of Nampa.

Christopher Daly

From: Marlen Salinas
Sent: Monday, December 21, 2015 1:35 PM
To: Christopher Daly
Subject: RE: ANN2069-15 Charlie Collier/Steve Pachenco

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Comment from Martin: NO violations found.

From: Jonathan O'Brien
Sent: Tuesday, December 15, 2015 4:50 PM
To: Marlen Salinas
Subject: FW: ANN2069-15 Charlie Collier/Steve Pachenco

From: Christopher Daly
Sent: Monday, December 14, 2015 2:35 PM
To: Amanda Morse; Beth Ineck; Brent Hoskins; Carl Miller; Cheryl Jenkins; Craig Tarter; Daniel Badger; Don Barr; Jeff Barnes; Jennifer Yost; Jim Brooks; Jonathan O'Brien; Kent Lovelace; Martin Bautista; Michael Fuss; Neil Jones; Patrick Sullivan; Robin Collins; Tom laws; Vickie Holbrook
Subject: ANN2069-15 Charlie Collier/Steve Pachenco

Attached, please find for your review, the Annexation for Charlie Collier located at 2214 Sunny Ridge Rd. Applying for the RS6 (Single Family Residential 6000SqFt) zoning district at this location, submitted by Steve Pachenco representing Charlie Collier.

The hearing is scheduled for the City Council meeting of January 12, 2015 as a public hearing item Please review and forward any comments prior to January 1st.

Thank you.

Christopher Daly
Planner I
Nampa Planning and Zoning
1(208)468-5406
dalyc@cityofnampa.us

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

Christopher Daly

From: Neil Jones
Sent: Friday, December 18, 2015 7:04 AM
To: Christopher Daly
Subject: RE: ANN2069-15 Charlie Collier/Steve Pachenco

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Building Department does not have any conditions on this annexation.

Neil Jones

From: Christopher Daly
Sent: Monday, December 14, 2015 2:35 PM
To: Amanda Morse <morsea@cityofnampa.us>; Beth Ineck <ineckb@cityofnampa.us>; Brent Hoskins <hoskinsb@cityofnampa.us>; Carl Miller <CMiller@compassidaho.org>; Cheryl Jenkins <jenkinsc@cityofnampa.us>; Craig Tarter <tarterc@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Don Barr <barrd@cityofnampa.us>; Jeff Barnes <barnesj@cityofnampa.us>; Jennifer Yost <yostj@cityofnampa.us>; Jim Brooks <brooksj@cityofnampa.us>; Jonathan O'Brien <obrienj@cityofnampa.us>; Kent Lovelace <lovelacek@cityofnampa.us>; Martin Bautista <bautistam@cityofnampa.us>; Michael Fuss <fussm@cityofnampa.us>; Neil Jones <jonesn@cityofnampa.us>; Patrick Sullivan <sullivanw@cityofnampa.us>; Robin Collins <collinsrr@cityofnampa.us>; Tom laws <tlaws@compassidaho.org>; Vickie Holbrook <holbrookv@cityofnampa.us>
Subject: ANN2069-15 Charlie Collier/Steve Pachenco

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Norm Holm

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, January 04, 2016 1:33 PM
To: Norm Holm
Subject: ANN 2069-15

Good Afternoon Norman,

The Nampa Highway District #1 has no objection to the Annexation and Zoning to RS 6 for 2214 Sunny Ridge Rd for Charles Collier as the parcel is enclaved and is not within the Highway District's Jurisdiction.

If you have any questions or comments feel free to contact us.

Thank you,

Eddy

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

This message may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Thank you for your cooperation