



PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 26 JANUARY 2016

PUBLIC HEARING ITEM NO. 1 STAFF REPORT

Applicant(s)/Engineer(s): James Brunel/Mason Stanfield, Jonathan Seel as representatives
Analyst: Robert Hobbs
File(s): SUB 665-15

REQUESTED ACTION APPROVAL(S), LOCATION & HISTORY

1. Preliminary Plat Approval for (10 industrial building lots to be known as the):

Madison Industrial Subdivision

(hereinafter the "Project"; alternatively, the "Plat, "Madison Industrial Subdivision", the "Subdivision", or the "Development")

Appertaining to:

Some 8.85 acres of land addressed as 16563 Madison Road and located within the NW ¼ of Section 10, T3N, R2W, Boise Meridian, Canyon County on land zoned IL (Light Industrial) in Nampa (hereinafter the "Property")...

2016 SUBDIVISION STATISTICS

Overall Site Area-	8.85 acres
Total, IL Lot Count-	10
Total Common Lot Count-	0
Total Building Lot Count-	10

Regarding "IL Building Lots":
Min. Allowed IL Bldg. Lot Size-
N/A

Min. Proposed IL Bldg. Lot Size-

31,063 sq. ft.

Min. Allowed Avg. IL Bldg. Lot Size-

N/A

Periphery Compatibility Applicability

N/A

Min. Req. St. Frontage IL Zone-

N/A

Min. Allowed IL Bldg. Lot Widths-

N/A

Min. Allowed IL Bldg. Mean Lot Depths-

N/A

Plat Development Data/Notes: See plat sheets

FINDINGS OF FACT & NOTES REGARDING PLAT

This matter before the Commission is to determine whether or not the preliminary plat, as proposed, is acceptable.

Platting of this Project will serve to divide the land. It must be done in accordance with state law, Nampa City Code § 10-27, Nampa City Code § 10-19, and, in cooperation with the City's currently adopted Engineering Design and Specification manuals.

Accordingly, Plat review was done to analyze the Project's compliance to code in the context of this project having already been annexed and zoned.

Regarding the Plat, Zoning Staff finds:**1. Minimum Lot Areas:**

N/A; Because the proposed Plat is slated for development in conjunction with IL zoning, this requirement is non-applicable...therefore, the Plat is deemed compliant in this regard; and,

2. Average Lot Size:

N/A; Because the proposed Plat is slated for development in conjunction with IL zoning, this requirement is non-applicable...therefore, the Plat is deemed compliant in this regard; and,

3. Lot Compatibility:

N/A; Because the proposed Plat is slated for development in conjunction with IL zoning, this requirement is non-applicable...therefore, the Plat is deemed compliant in this regard; and,

4. Lot Width:

N/A; Because the proposed Plat is slated for development in conjunction with IL zoning, this requirement is non-applicable...therefore, the Plat is deemed compliant in this regard; and,

5. Lot Depth:

N/A; Because the proposed Plat is slated for development in conjunction with IL zoning, this requirement is non-applicable...therefore, the Plat is deemed compliant in this regard; and,

6. Right-Of-Way Dedication(s)/Improvements:

N/A; Property access is via service drive connection (through easement) to Madison, no new street frontage dedication/provision is associated with this matter; and,

7. Frontage Landscaping (Madison):

Proposed for deferral; otherwise to be developed in at time of building construction on the two lots fronting Madison, with requisite parking lot landscaping to be made a part of [any] building Certificate of Occupancy sign-off for any buildings constructed upon Subdivision lots; and,

9. Path/Trailway(s):

No waterways affect the Project (in terms of invoking a requirement to provide a path or trailway alongside the same); and,

10. Misc./Correspondence:

Any correspondence from agencies or the citizenry regarding this part of the application is hereafter attached to this report. (Agency comments, when provided, are usually geared towards recommending conditions for the Project should it be approved.)

Recommendation:

Staff recommends approval of the Plat, with conditions...

RECOMMENDED CONDITION(S) OF APPROVAL

In the event that the Commission wishes to vote to approve the Preliminary Plat as presented, then Staff would recommend that the Commission consider, correspondingly, imposition of the following Conditions of Approval on the Development/Developer:

1. Generally:

Comply with all City department/division or outside agency requirements pertinent to this matter. This is to include any extant but applicable conditions from prior approvals for this subdivision as iterated in correspondence on file with the City appertaining to Madison Industrial Subdivision (in its preliminary review).

More specifically, comply with requirements/conditions listed in the following item(s) of correspondence (unless waived and/or later amended by the agency providing the comments):

Specifically (prior to plat signature):

- a. Comply with requirements listed in the January 19, 2016 memorandum from the Nampa Engineering Division authored by Daniel Badger (1 page – copy hereto attached); and,
- b. Comply with requirements listed in the January 05, 2016 email printout from the Nampa Engineering Division (GIS Section), authored by Amanda Morse (1 page – copy hereto attached); and,
- c. Comply with the requirement listed in the December 30, 2015 email printout from the Nampa Forestry Department authored by Tanya Gaona (1 page – copy hereto attached); and,

- d. Comply with relevant requirements listed in the January 06, 2016 letter from Pioneer Irrigation District authored by Mark Zirschky (3 pages – copy hereto attached); and...
2. The water system for the development shall be completely installed and able to deliver water prior to any Building Permits being issued within the development. The water shall be sufficient in volume and pressure to provide sufficient adequate fire suppression for the development in accordance with Fire Department policy or International Fire Code requirements as applicable; and,
3. Developer's engineer shall correct any spelling, grammar, punctuation and/or and numbering errors that may be evident on the plat face and/or in the proposed plat development notes and include said corrections in a revised preliminary plat; and,
4. Any exceptions to City adopted subdivision design standards shall/will require separate design [exception] approval from the City Council...

ATTACHMENTS

- Copy of aerial photos (including zoning layer)
(pages/Exhibits 5-6)
- Copy of proposed, preliminary plat
(page/Exhibit 7)
- Copy of distribution checklist/agency/any citizen correspondence/etc.
(pages/Exhibits 8+)

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Map



Address Candidates



Address Points



County Parcels



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Map



Address Candidates



Address Points



County Parcels



Preliminary Plat – Memo Distribution Check List

- ✓ **Engineering Department Review – Daniel Badger – Staff Engineer** - **Memo, 2 Plats, Soils, Storm Water, 2 Traffic Studies (if available). To Cliff to log in**
- ✓ **Patrick Sullivan - Building Dept Review** - **Memo, 1 Plat, ~~Geo~~ Soils Report**
- ✓ **Neil Jones – Building Department Review** - **Memo, 1 Plat, Soils Report**
- ✓ **Craig Tarter – GIS Department** - **Memo, 1 Plat, CD**
- ✓ **Nate Runyan – Public Works** - **Memo, 1 Plat**
- ✓ **Karla Nelson – Long Range Planner** - **Memo, 1 Plat**
- ✓ **Robin Collins – Economic Development** - **Memo, 1 Plat**
- ✓ **Eric Skoglund - Nampa Police Dept** - **Memo, 1 Plat**
- ✓ **Brent Hoskins – Nampa Fire Dept** - **Memo, 1 Plat**
- ✓ **Cheryl Jenkins – Storm Water Program Mgr** - **Memo, 1 Plat**
- ✓ **Darrin Johnson – Nampa Parks Dept** - **Memo, 1 Plat (Rec Center mailbox)**
- ✓ **Cody Swander/Earl Moran – Parks Dept** - **Memo, 1 Plat and Landscape Plan (Parks Dept Mailbox)**
- ✓ **Don Barr - Supt – Streets/Traffic Div** - **Memo, 1 Plat, 1 Traffic Study**
- ✓ **Chris Hopper – Canyon Highway District** - **Memo, 1 Plat**
- ✓ **Director – Nampa Highway District** - **Memo, 1 Plat, 1 Traffic Study**
- ✓ **Tim Wright – SWDH** - **Memo, 1 Plat**
- ✓ **Tina Fuller – COMPASS** - **Memo, 1 Plat**
- ✓ **Randy Dewey – NSD #131** - **Memo, 1 Plat**
- ✓ **Allison Westfall – NSD #131** - **Memo, 1 Plat**
- ✓ **Brent Carpenter – Brown Bus Co** - **Memo, 1 Plat**
- ✓ **Vallivue School District #139** - **Memo, 1 Plat**
- ✓ **Boise Kuna Irrigation District** - **Memo, 1 Plat**
- ✓ **Nampa Meridian Irrigation District** - **Memo, 1 Plat**
- ✓ **Pioneer Irrigation District** - **Memo, 1 Plat**
- cc: **Robert Hobbs – Assist Planning Dir** - **Memo**

NAMPA HWY DIST.
PIONEER IRRIG.
NAMPA SCHOOL DIST.



City of Nampa

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ENGINEERING DIVISION

OFFICE (208) 468-5444

CITY HALL 411 THIRD STREET SO. NAMPA, IDAHO 83651 FAX (208) 465-2261

DATE: January 19, 2016
TO: Planning and Zoning Commission
FROM: Daniel Badger, P.E. 
SUBJECT: Madison Industrial Park Preliminary Plat:

Recommendation: The Engineering does not oppose approval of the Preliminary Plat with the following conditions.

Street:

- Either
 - Receive approval and enter into a deferral agreement for the frontage improvements on Madison Avenue; or
 - Install the street frontage improvements for Madison Aveune.

Reports and Studies:

- The current anticipated traffic generation from this development does not reach the threshold to require a Traffic Impact Study. If specific developments within the



City of Nampa

ENGINEERING DIVISION

OFFICE (208) 468-5458

CITY HALL

411 THIRD STREET S

NAMPA, IDAHO 83651

FAX (208) 465-2261

January 5, 2016

RE: Madison Industrial Park- Preliminary Plat

To: Mason & Stanfield

cc: Sylvia Mackrill

The following changes must be made prior to submitting final plat applications:

- Mecca Lane should be E Mecca Lane

Sincerely,

Amanda Morse
GIS Technician
Engineering Division
City of Nampa
(208) 468-5475

Sylvia Mackrill

From: Tanya Gaona
Sent: Wednesday, December 30, 2015 9:53 AM
To: Sylvia Mackrill
Subject: Project No: SUB 665-15

Sylvia,

In regards to the preliminary plat review for Madison Industrial Park, Earl Moran, City Forester, has the following comment:

1. Evergreens shall not be permitted to be planted on the public right of way or in vision triangles.

Tanya Gaona
Administrative Assistant II
City of Nampa, Forestry Department
468-5748

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Sylvia Mackrill

From: Cody Swander
Sent: Wednesday, December 23, 2015 8:30 AM
To: Sylvia Mackrill
Cc: Darrin Johnson
Subject: Madison Industrial Park Project: SUB 665-15

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Sylvia,

Nampa Parks has reviewed the preliminary plat for Madison Industrial Park Project: SUB-665-15 and have no requests.

Thank you,

Cody Swander
Nampa Parks Superintendent



Nampa Parks Department
312 1st Street South
Nampa, ID 83651
208.468.5890

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Memo

To: Planning and Zoning Commission
From: Karla Nelson, Long Range Planner
Date: December 29, 2015
Re: Madison Industrial Park Subdivision Preliminary Plat

Nampa Safe Routes to School does not oppose the Preliminary Plat for Madison Industrial Park Subdivision. This light industrial subdivision is not expected to impact walking or bicycling.

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Sylvia Mackrill

From: Neil Jones
Sent: Tuesday, January 05, 2016 1:22 PM
To: Sylvia Mackrill
Cc: Christopher Daly
Subject: Madison Industrial Park

Building Department has no conditions for the Preliminary plat.

Neil Jones
Assistant Building Official

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Pioneer Irrigation District 15

P.O. BOX 426 • CALDWELL, IDAHO 83606
(208) 459-3617
www.pioneerirrigation.com

January 6, 2016

City of Nampa Planning and Zoning Department
Attn: Sylvia Mackrill
Email – mackrill@cityofnampa.us

Re: SUB 665 15 (Madison Industrial Park) Preliminary Plat

TO WHOM IT MAY CONCERN:

Please be advised that an irrigation water delivery point exists for the property being proposed for development. Pioneer Irrigation District's main concern is that all water rights within the District are honored, and that access to irrigation water be provided to every parcel of land. The delivery point for the property is from headgate 20 – 13.3 East Lateral.

All irrigation water distribution and drainage facilities, together with their corresponding easements and rights-of-way, must be protected and retained. It is imperative that no one disrupt the delivery and/or drainage of irrigation water to/from Pioneer patrons.

Pioneer Irrigation District's water rights are specific in the method in which the water is used; the water rights are for irrigation use only. The water may not be used for any other application including but not limited to industrial uses and watering livestock.

The easements and rights-of-way of all laterals, canals, drains and other facilities used to deliver or drain irrigation water, must be kept clear of all encroachments and obstructions at all times. No fences, structures, or other encroachments are allowed on any of the District's easements or rights-of-ways. Further, all irrigation easements and rights-of-ways must be recorded on the final plat. **The 13.3 East Lateral has a 16 foot easement from top of bank, along each side.** If adjacent property sits beneath the canal bottom, the easement will extend to the toe of bank.

There are to be no encroachments within Pioneer Irrigation District easements unless specifically authorized by the District in writing as determined on a case-by-case basis.

A Land Use/Encroachment Application must be completed and submitted to Pioneer Irrigation District prior to engineering review or the drafting of any agreements permitting the

reconfiguration, relocation, or modification of, encroachment upon Pioneer Irrigation District facilities or their corresponding easements and rights-of-way. A Land Use/Encroachment Application can be obtained at Pioneer's District office.

Please be advised that NO change to/or crossing of a District facility can take place unless a License or Crossing Agreement between the District and the owner/developer of the property has been signed and recorded.

Pioneer Irrigation District will recommend disapproval of the final plat approval, until the pertinent agreement has been executed and recorded. If construction begins without the required agreement, Pioneer Irrigation District will seek judicial relief to stop the construction.

Pioneer Irrigation District requests that plans be received by November 15th, 2015. All construction which may impact District facilities must be completed prior to the March 1st, 2016 deadline. The construction time-frame which Pioneer Irrigation District allows is November 1st of the current year to March 1st of the following year. See Pioneer Irrigation District Standards and Specifications. Note: The deadline for construction during 2015/2016 has been missed.

Any proposed development upstream of water users dependent upon gravity flow-based irrigation methods must be designed in a manner that protects and maintains the existing downstream irrigation facilities and methods of irrigation. All Proposed pressurized irrigation systems must be separate from the existing gravity flow based irrigation system to the extent possible (with the exceptions of diversion intake structures and return flow/bypass structures).

Please be advised the developer shall submit detailed engineering drawings of any proposed relocations or modifications of Pioneer Irrigation District facilities, **prior to preliminary plat approval.** All facility relocations or modifications are subject to the prior approval of the Superintendent and/or the Board of Directors of Pioneer Irrigation District.

If construction is not completed by March 1st in a manner which allows for adequate delivery of water, Pioneer shall perform or cause whatever work is necessary to allow adequate delivery of water to patrons. This work will be performed at the convenience and discretion of Pioneer Irrigation District. The developer/landowner shall pay the costs of this remedial work. See Pioneer's Standards and Specifications.

Any encroachment upon, or discharge of water into, a federal drain must meet the prior written approval of Lupe Rodriguez of the Bureau of Reclamation. Pioneer Irrigation District does not assume any responsibility for such an approval. Her telephone number is 383-2221. As with Pioneer Irrigation District facilities, there shall be no encroachments or obstructions constructed or placed within the federal facility rights-of-way absent the prior written permission of the Bureau of Reclamation.

Any construction impacting Waters of the United States may require a Clean Water Act Section 404 permit from the United States Army Corps of Engineers. Greg Martinez of the Army Corps of Engineers can be contacted at 345-2154.

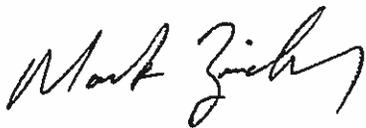
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Prior to finalization of any agreements with Pioneer Irrigation District, Pioneer must receive a copy of a Section 404 permit that has been properly executed. If the Army Corps of Engineers determine that a Section 404 permit is not necessary for the proposed project, Pioneer Irrigation District must be notified in writing by the Army Corps of Engineers that the Section 404 permit is not required.

NOTE: This letter does not authorize any construction to commence until all the necessary agreements with Pioneer Irrigation District have been executed and recorded.

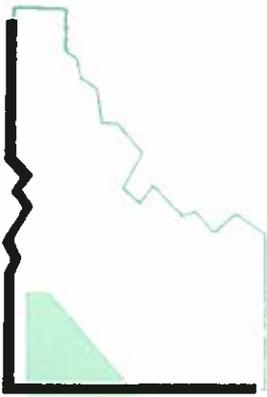
If you have any questions or comments, please do not hesitate to contact me.

Sincerely,



Mark Zirschky
Superintendent

cc: Carl Hayes – Pioneer Irrigation District



ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH

NAMPA, IDAHO 83651-4395

FAX # 208-463-0092

January 13, 2016

Phones: Area Code 208

Norman L. Holm
City of Nampa
411 3rd St.
Nampa, ID 83651

OFFICE: Nampa 466-7861
SHOP: Nampa 466-0663

RE: SUB665-15/ Madison Industrial 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 or P.O. Box 426 Caldwell, ID 83606-0426.

All laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, Nampa & Meridian Irrigation District (NMID) must review drainage plans.

Sincerely,

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

PC: Office/File
Pioneer

