



Planning & Zoning Department

Planning & Zoning Commission Meeting
January 26, 2015

Staff Report – Public Hearing #2

To: Planning & Zoning Commission
Applicant: Donald W & Darla J Larson
File No: ANN 2081-15

Prepared By: Norman L Holm
Date: January 21, 2016

Requested Actions: De-Annexation from the City of Nampa for a narrow strip of land.

Purpose: To correct an encroachment following a lot line adjustment.

GENERAL INFORMATION

Zoning & Planning History: Approximately 3.35 acres of the subject property owned by the applicant is situated outside the City in Canyon County. The 6.362 acre RA zoned parcel to the east is situated in the City of Nampa. There was a lot line adjustment between the parcels due to an encroachment. De-annexation of the .15 acre strip would put the entire lot back into the county resulting in an increase in parcel size of 3.53 acres from the original parcel size of 3.38 acres.

Status of Applicant: Resident / Owner

Annexation Location: 24 S Jarom Lane

Proposed Zoning: To be determined by Canyon County following de-annexation.

Total Size: .15 acre or 6,534 sq ft de-annexation area

Existing Zoning: RA (Suburban Residential)

Comprehensive Plan Designation: Medium Density Residential

Applicable Regulations: In order for a property to be de-annexed it must have been previously annexed. The public hearing procedures for a de-annexation are the same as for an annexation.

Existing Uses: Agricultural

SPECIAL INFORMATION

Public Utilities:

12 water main to the north in E Victory Rd

No city sewer available

No city irrigation available

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

Physical Site Characteristics: A portion of the existing rural residential home site.

Transportation: Access to the property is via E Victory Rd (city) down S Jarom Lane (private).

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

STAFF FINDINGS AND DISCUSSION

From a land use standpoint the location of the strip is shown on the comprehensive plan "future land use map" as being compatible with the current city zoning and that proposed by the applicant upon de-annexation back into the County. This narrow strip constitutes an approximate .15 acre area that was previously part of the adjacent annexed parcel.

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

1. The requested de-annexation area is comprised of a .15 acre strip of land proposed to be de-annexed and continue as part of an established rural residential home site.
2. The area as developed can continue to exist as a portion of a viable rural residential lot situated in the county.
3. The planned County zoning following de-annexation will conform to 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.

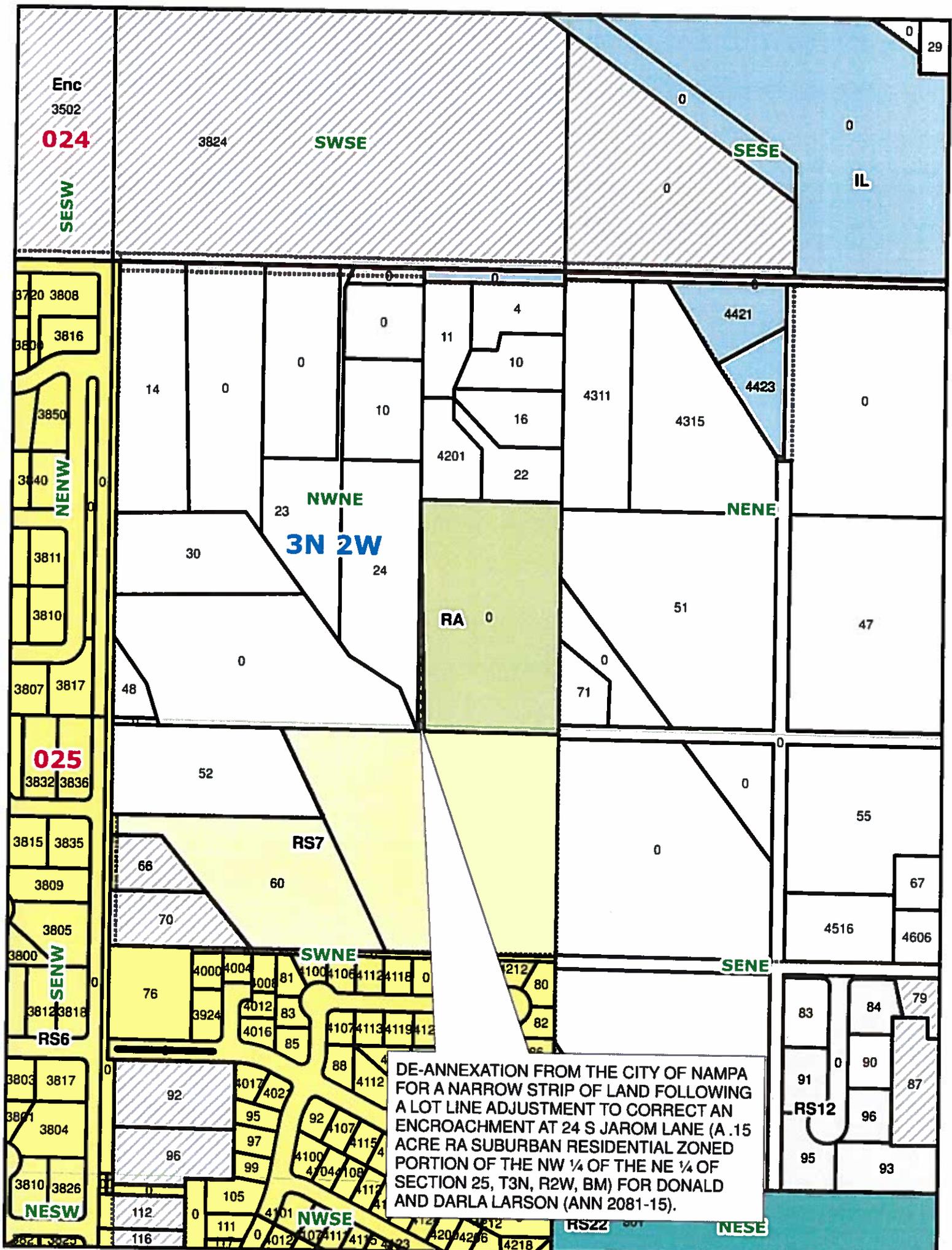
4. The property owner desires de-annexation to put the adjusted strip back into the county as a part of the existing rural residential lot.

RECOMMENDED CONDITIONS OF APPROVAL

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

ATTACHMENTS

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



DE-ANNEXATION FROM THE CITY OF NAMP
 FOR A NARROW STRIP OF LAND FOLLOWING
 A LOT LINE ADJUSTMENT TO CORRECT AN
 ENCROACHMENT AT 24 S JAROM LANE (A .15
 ACRE RA SUBURBAN RESIDENTIAL ZONED
 PORTION OF THE NW 1/4 OF THE NE 1/4 OF
 SECTION 25, T3N, R2W, BM) FOR DONALD
 AND DARLA LARSON (ANN 2081-15).

Map



Address Candidates



Address Points

● Active

● Hold

● Proposed

● Retired

● Other

County Parcels





DE-ANNEXATION

1/26/16 PZ
NORM

APPLICATION FOR ANNEXATION/ZONING

City of Nampa, Idaho

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: DONALD W & DARLA J. LARSON Phone: 208-867-0818

Address: 24 S. JAROM LN City: NAMPA State: ID Zip Code: 83687

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

Owner Name: DONALD W & DARLA J. LARSON Phone: 208-867-0818

Address: 24 S. JAROM LN City: NAMPA State: ID Zip Code: 83687

Address of subject property: 24 S. Jarom Ln NAMPA

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: DE-ANNEXATION BACK TO CANYON CO. PORTION OF PROPERTY

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

3.35 ACRES OF THIS PROPERTY IS CANYON COUNTY. CITY ANNEXED
6+ ACRES ADJOINING OUR PROPERTY. THERE WAS A LOT-LINE ADJUST-
MENT DUE TO ENCROACHMENT. DE-ANNEX. WOULD PUT ENTIRE LOT

Dated this 15 day of DECEMBER 2015 (15 ACRES) BACK IN COUNTY.

[Signature]
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 <u>2081</u> - 2015 <u>De- 2081</u>	Project Name: <u>Jarom Ln. De-Annexation</u>

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 30, 2015

Rev:

Re: De-annexation – for Don Larson

Address: 24 So. Jarom Lane

ANN2081-15 for the January 26, 2016 Planning & Zoning Meeting

Request by applicant to de-annex a portion of land following a lot line adjustment to correct an encroachment. Parcel in question consists of 0.15 acres more or less.

The Engineering Division has no concerns with granting the applicant's request.

Sylvia Mackrill

From: Juan Vergara
Sent: Tuesday, January 05, 2016 8:16 AM
To: Sylvia Mackrill
Subject: CC15-000045: LARSON DONALD 24 S JAROM LN

Good morning Sylvia,

The above address was a P/Z inspection with NO code violations at this time. If you need any more info please let me know. Thank you.

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.

Sylvia Mackrill

From: Neil Jones
Sent: Monday, January 04, 2016 10:03 AM
To: Christopher Daly
Cc: Sylvia Mackrill
Subject: RE: ANN2081-15 DE-Annexation

Building Department has no conditions on this.

Neil Jones
Assistant Building Official

From: Christopher Daly
Sent: Monday, December 28, 2015 9:58 AM
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>; Marlen Salinas <salinasm@cityofnampa.us>; Michael Fuss <fussm@cityofnampa.us>; Neil Jones <jonesn@cityofnampa.us>; Patrick Sullivan <sullivanw@cityofnampa.us>; Robin Collins <collinsrr@cityofnampa.us>; Tina Fuller <tfuller@compassidaho.org>; Vickie Holbrook <holbrookv@cityofnampa.us>
Subject: ANN2081-15 DE-Annexation

This is a public hearing notice of the DE-Annexation of a portion of the property at 24 S. Jarom Ln. applied for by Don Larson.

The public hearing date is set for 1/26/16 so all comments need to be in by Friday, 1/15/16.

Thank you and happy new year.

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

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