



PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission Meeting of 08 MARCH 2016 Public Hearing No. 2

Analyst: Robert Hobbs

Applicant(s)/Engineer(s):

Mission Aviation Fellowship with Lanco, Inc. and David Bills as representatives

File(s): CUP 2145-16

Requested Action Approval(s) and Location:

1. Conditional Use Permit Approval:

To sanction expansion of the already established campus and local headquarters of operation for, and in behalf of, Mission Aviation Fellowship...

Pertaining to:

Property [land] in a IL (Light Industrial) Zone and addressed variously as 112 N. Pilatus Lane, and 0, 4305, 4321 & 4411 Airport Road (being an 8.98 acre portion of the SE ¼ of the NE ¼ of Section 24, T3N, R2W Boise Meridian and 10.02 acres being all of the NW ¼ of the SE ¼ of the SE ¼ of Section 24, T3N, R2W, Boise Meridian) -- hereinafter the "Property"...

History:

- Prior 2005 City approval provided for an office/chapel facility, plant facility, residential units and RV parking spaces for use in association with workers at the Mission Aviation Fellowship (a religiously affiliated charity "storage and [avionic] distribution" operation) facility; and,
- Prior 2007 City approval granted CUP expansion of the RV Park (Instrument No. 2007053416); and,

CONDITIONAL USE CONCLUSIONS OF LAW

Relevant **Conclusions of Law** for a/this Conditional Use Permit hearing item:

- A. That the location, size, design and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage and density, to the**

availability of public facilities and utilities; to the harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development.

- B. That the location, design and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrants.**
- C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.**

COMMENTARY

Cities and counties in this country have for the past 100 or so years adopted and then administered zoning laws. Such laws, colloquially termed “codes”, are designed, in part, to help ensure orderly community population and structural growth, predictability of development rules, the upholding of property values, protection of the public’s health, safety and welfare, fair regulation of land use, and so forth. The level of detail of any such code, and, its aptitude in balancing the vested rights of individual property owners with those of their neighbors, varies from jurisdiction to jurisdiction.

Idaho, in the 1970s, adopted a set of laws to generally govern land use and development in the state. Said laws are collectively titled the “Local Land Use Planning Act” (I.C. 67-6501 et al). At the time of adoption, it was provided that cities and counties could choose to enact their own set of zoning laws and empower planning and/or zoning commissions to make certain land use related decisions. Nampa adopted a zoning ordinance many years ago and both renewed and revamped its ordinance in 1971. Since that time, varying amendments to the same have been passed into law. Commensurate with other zoning ordinances, Nampa identifies a number of possible land use types and establishes the permissibility of those uses within given land use districts (zones) that overlay the community. Uses thus may be deemed as permitted/allowed by right, not allowed/prohibited, or, allowed upon issuance of a “Conditional Use Permit” (N.C.C. § 10-25).

Conditional Use Permits (CUPs) are a common implement used by zoning codes and authorities to facilitate review of a given (or proposed) land use in a proposed location to ascertain the use’s perceived [future] compatibility with neighboring land uses as considered from a variety of view points and based upon a number of determined facts. Conditional Use Permits commonly invoke some form of formal review by a city or county, often requiring at least one public hearing. Nampa requires a public hearing to review those land uses that require Conditional Use approval (N.C.C. § 10-25-14).

A hearing allows vetting of any concerns of the public, the governing jurisdiction’s departments, or that of outside agencies. Such a hearing is used in part to discover land use related impacts that may stem from the proposed use and, if necessary, to levy any reasonable mitigations perceived necessary to keep the proposed use and the environment around in harmonious co-existence.

Projects or structures or properties made the subject of Conditional Use Permits are subject to the invoking of new entitlement requirements upon expansion of those uses or the

inside/outside area devoted to the same by more than 25% (N.C.C. § 10-25-15.A.2). The proposal under consideration would enlarge the “campus” area by 111% by creating a new footprint 19 acres in size. The Applicant’s narrative explanation of the intended use is hereto attached. Per N.C.C. § 10-3-2, in a Light Industrial land use zone in Nampa, a “Church” is presently an allowed use by right, a “RV Park” requires conditional use approval, “Welfare and Charitable Distribution” is also an allowed use by right. Copies of the Applicant’s concept site plans (two varying forms) are hereafter attached.

The immediate area surrounding the Property has a mix of residential, open land, and industrial uses (including the Nampa Airport).

Staff has provided the Commission with all of the information we have regarding the application according to what was submitted. No departmental comments, outside agency comments or public comments (other than from City Engineering – see attached) have been provided to Staff as of March 01, 2016 in reference to this newest CUP request for the Property.

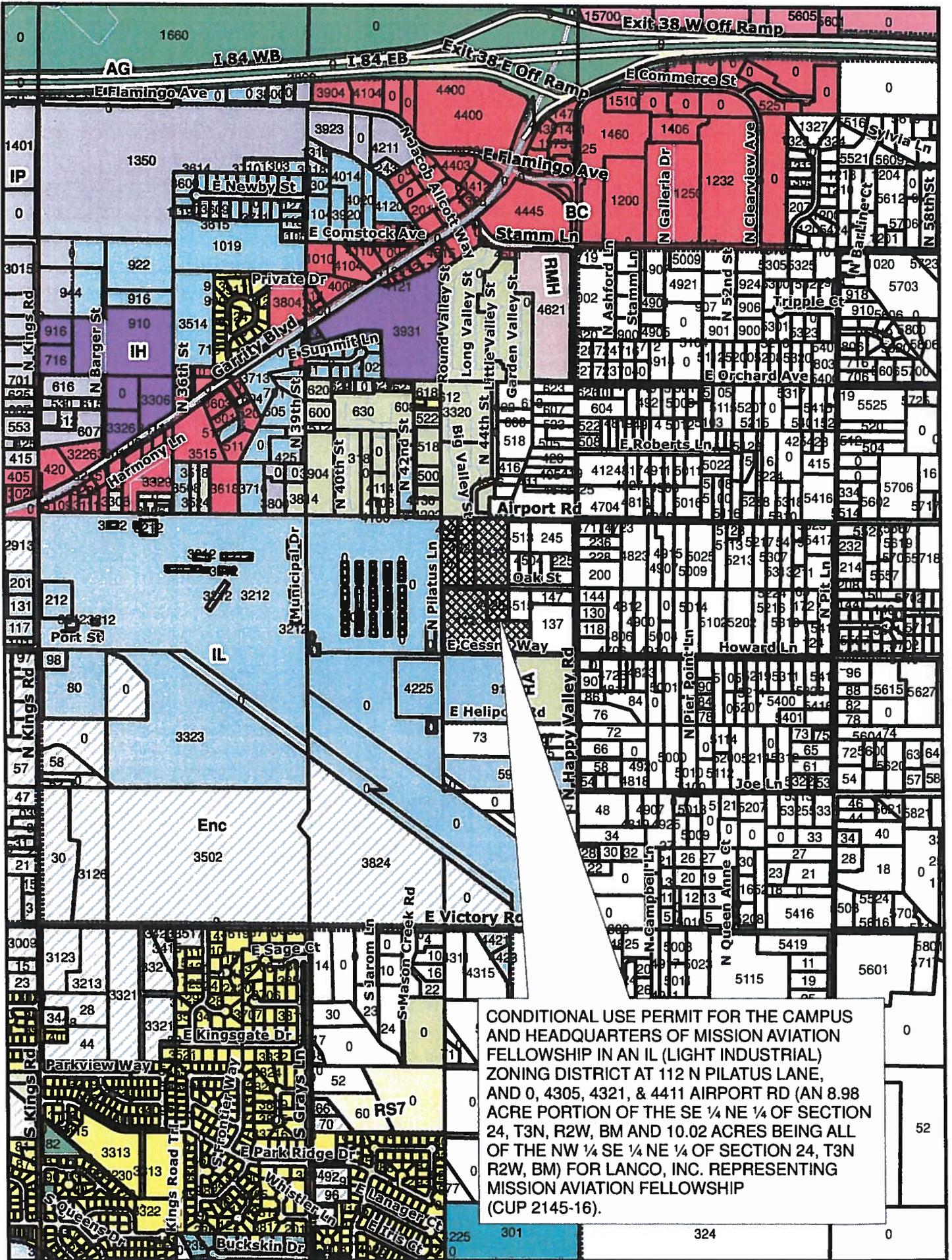
RECOMMENDED CONDITION(S) OF APPROVAL

Should the Commission vote to approve the requested Conditional Use, Staff would then recommend that the Commission consider imposing the following Condition(s) of Approval on the Project/applicant(s):

1. Owner/operator/Applicant(s) shall comply with all applicable requirements (including obtaining proper permits and making requisite site improvements) as may be imposed by City agencies appropriately involved in the review of this request (e.g., Nampa City Clerk, Fire, Building, Planning and Zoning and Engineering Departments, etc.) as well as state or federal agencies/departments that may be involved in this matter as the CUP approval does not and shall not have the affect of abrogating requirements from those agencies/departments....
2. Any other conditions imposed by the Commission or by City departments or outside agencies in relation to the/this CUP request...

ATTACHMENTS

- Zoning and location Vicinity Map (page/Exhibit 4)
- Copy of CUP application (page/Exhibit 5)
- Copy of Applicant’s representative’s narrative explanation (pages/Exhibits 6-7)
- Copies of Applicant’s concept site plans (pages/Exhibits 8-11)
- Copies of 2007 CUP and related materials (pages/Exhibits 12-16)
- Copies of “Google Maps” street view digital images from off site of Property (pages 17-18)
- Copy of agency/department/public correspondence (pages/Exhibits 19+)



CONDITIONAL USE PERMIT FOR THE CAMPUS AND HEADQUARTERS OF MISSION AVIATION FELLOWSHIP IN AN IL (LIGHT INDUSTRIAL) ZONING DISTRICT AT 112 N PILATUS LANE, AND 0, 4305, 4321, & 4411 AIRPORT RD (AN 8.98 ACRE PORTION OF THE SE 1/4 NE 1/4 OF SECTION 24, T3N, R2W, BM AND 10.02 ACRES BEING ALL OF THE NW 1/4 SE 1/4 NE 1/4 OF SECTION 24, T3N R2W, BM) FOR LANCO, INC. REPRESENTING MISSION AVIATION FELLOWSHIP (CUP 2145-16).



3/5/16 RZ
Robert

Application for Conditional Use Permit

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 the appropriate fee of \$234.00 (1 acre or less) or \$463.00 (more than 1 acre).

Name of Applicant/Representative: Lanco, Inc for MAF Phone: 465-1600
Address: 3400 S. Montego Way City: Nampa State: ID Zip Code: 83686
Applicant's interest in property: (circle one) Own Rent Other Representative
Owner Name: Mission Aviation Fellowship MAF Phone: _____
Address: 112 Pilatus Lane City: Nampa State: ID Zip Code: 83687

Address of subject property: 112 Pilatus, 464 Pilatus, 464 Cassara Way

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

Subject Property Information
(Please provide the following REQUIRED DOCUMENTATION to complete the CUP):

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

OR, Subdivision _____ Lot _____ Block _____ Book _____ Page _____

A sketch drawing of the site and any adjacent property affected, showing all existing and proposed locations of streets, easements, property lines, uses, structures, driveways, pedestrian walks, off-street parking and off-street loading facilities and landscaped areas, preliminary or final building plans and building elevations, together with any other information considered pertinent to the determination of this matter.

Project Description

State (or attach a letter stating) the reason for the proposed Conditional Use Permit: Attached

Length of time requested for the Conditional Use Permit: _____ Months and/or _____ Years. Perpetual

Date conditional use is expected to begin after permit is granted: _____/_____/_____ Follow my approval
Please note: Conditional use permits expire if not used within six (6) months after granting.

Dated this 11th day of February, 2016

[Signature]
Signature of applicant

Notice to Applicant

This application will be referred to the Nampa Planning Commission for its consideration. The Planning Commission shall hold a public hearing on the application and it shall be granted or denied. Notice of public hearing must be published in the Idaho Press-Tribune 15 days prior to said hearing. Notice shall also be posted on the premises not less than 1 week prior to the hearing. Hearing 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 hearing and should be present to answer any questions.

If a Conditional Use Permit is granted by the Planning Commission it shall not become effective until after an elapsed period of 15 days from the date of Planning Commission action. During this time any interested person may appeal the action to the City Council. You will be notified of any pending appeals.

If the conditional use permit is denied by the Planning Commission, you may appeal the decision to the City Council within 15 days from the date such action is taken by the Planning Commission. At the time the Conditional use permit becomes effective you will be sent a document which constitutes an official "Conditional Use Permit". This document will enumerate the conditions attached to the issuance of the permit and state the consequences of failure to comply.

Acceptance by the City of this application does not exempt an applicant's need to comply with all other civil, local, state or federal agency laws, covenants or standards that may appertain to the proposed Conditional Use, including, where applicable, Home Owners' Association Board approval and compliance with private Covenants, Conditions and Restrictions.

For Office Use Only:
File Number: CUP 2145 -2016 Project Name: Mission Aviation Headquarters

Exhibit 1 – Narrative

Mission Aviation Fellowship

New and Restated Conditional Use Permit

Background:

Mission Aviation Fellowship granted original CUP for Office/Chapel facility, Plant Facility, Residential Units, RV spaces with ancillary park playground uses in 2005. In 2006, CUP expanded with additional land not listed in original CUP to cover RV spaces. Original parcel was approximately 6 acres and additional parcel was 3 acres for total of 9 acres.

Current Proposal Restated and New/Additional:

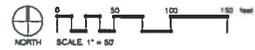
Mission Aviation Fellowship Campus Headquarters (MAF) will consist of the uses shown and be in general conformance of the new Master Plan. MAF has acquired an additional 10 acres of property adjacent to the existing 9 acre campus for a total of 19 acres. An additional 1.5 acre parcel has not yet been acquired. This additional parcel is shown in the long range plan option, but the masterplan layout for near future shows the layout without this parcel. Oak Street is in the process of being vacated by the Nampa Highway District. Soon this land will be transferred to MAF and is included as part of the legal for the CUP.

The Campus will consist of the uses with said uses likely to be in the location as shown on the Master Plan Drawing; however, flexibility and relocation may be needed as design and final build requirements may dictate or location change found to be more suitable for a particular use/facility if the final parcel is acquired.

Uses: Main Office and Auditorium Building, Supplementary Office and/or Auditorium Facility, Residential Duplex/Triplex Units (3) existing with allowance to be relocated(non-conforming remaining), New Residential Duplex Units (up to 8), Lodging Building, Commons Facility, Visitor/Education Center, Base Ops Building (previously noted as Plant Facility, Storage yard adjacent to Base ops, RV parking with Laundry Facility, Ancillary uses including but not limited to park, playground, water splash park, basketball, tennis, pickle ball court(s), soccer field, walking paths, prayer garden, memorial garden/wall, signage, monument signage, exterior lighting, landscaping and berms, fencing, storm drainage facilities surface and below surface, irrigation pumping station, drive aisles, and parking lots.

Timeframe: MAF is projecting a build out timeframe of seven to ten years; however, that timeframe may decrease or increase pending funding. The new phase one of this Campus Expansion will include the Base Ops building and storage yard, completion of RV spaces and Laundry building, two Duplex Units, lodging pad site, drive aisles, parking, pipe infrastructure, landscaping and berms, irrigation facilities, clearing and grubbing the new land preparing for future use, and signage. Monument signage may include a displayed airplane on pylons with specialty lighting.

Areas vacant after Phase One will be left with a leveled look and dry grass seeded, being maintained appropriately. Building permits will be submitted on future phases being reviewed to be in conformance to this CUP and current codes.



MISSION AVIATION
MASTER PLAN - OPTION 1

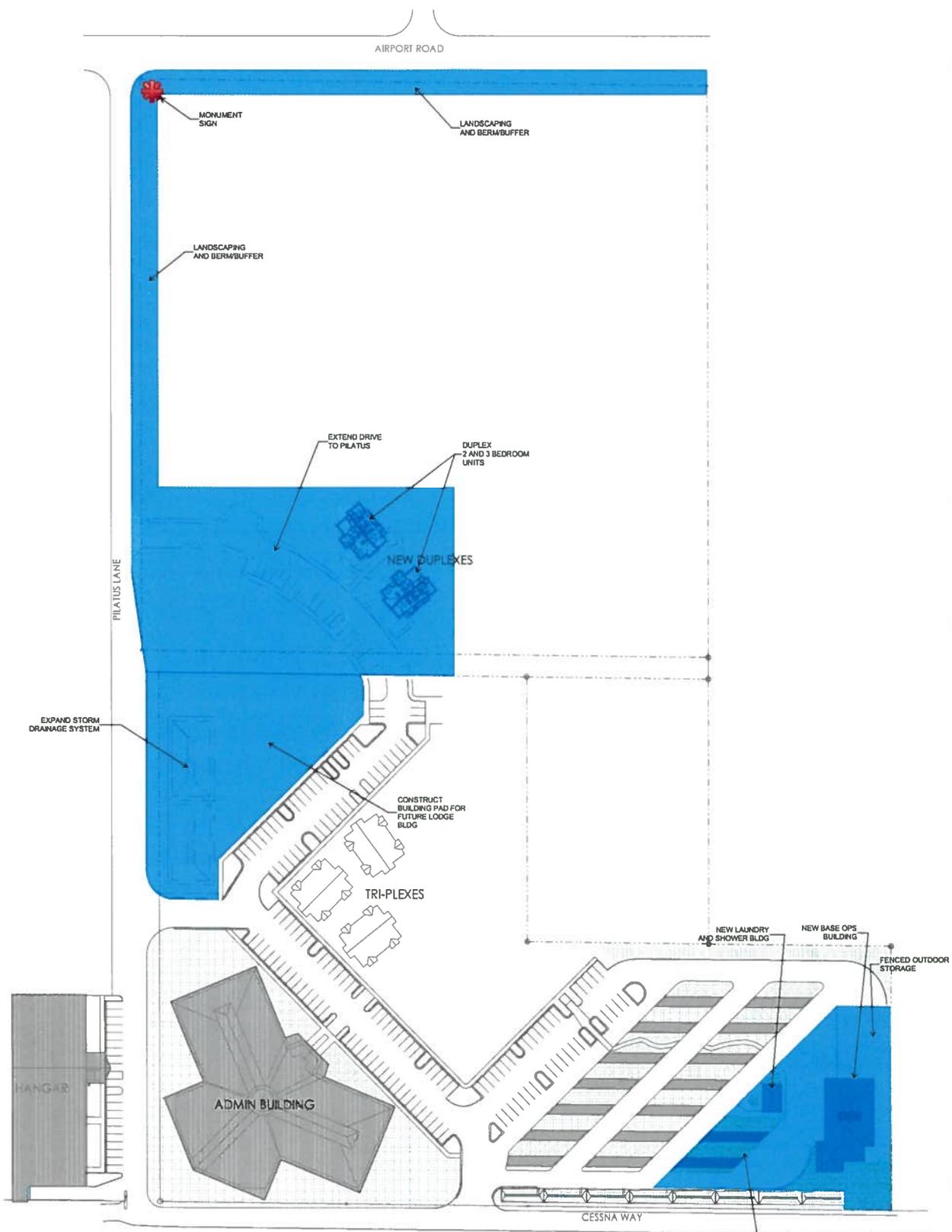
1-24-19

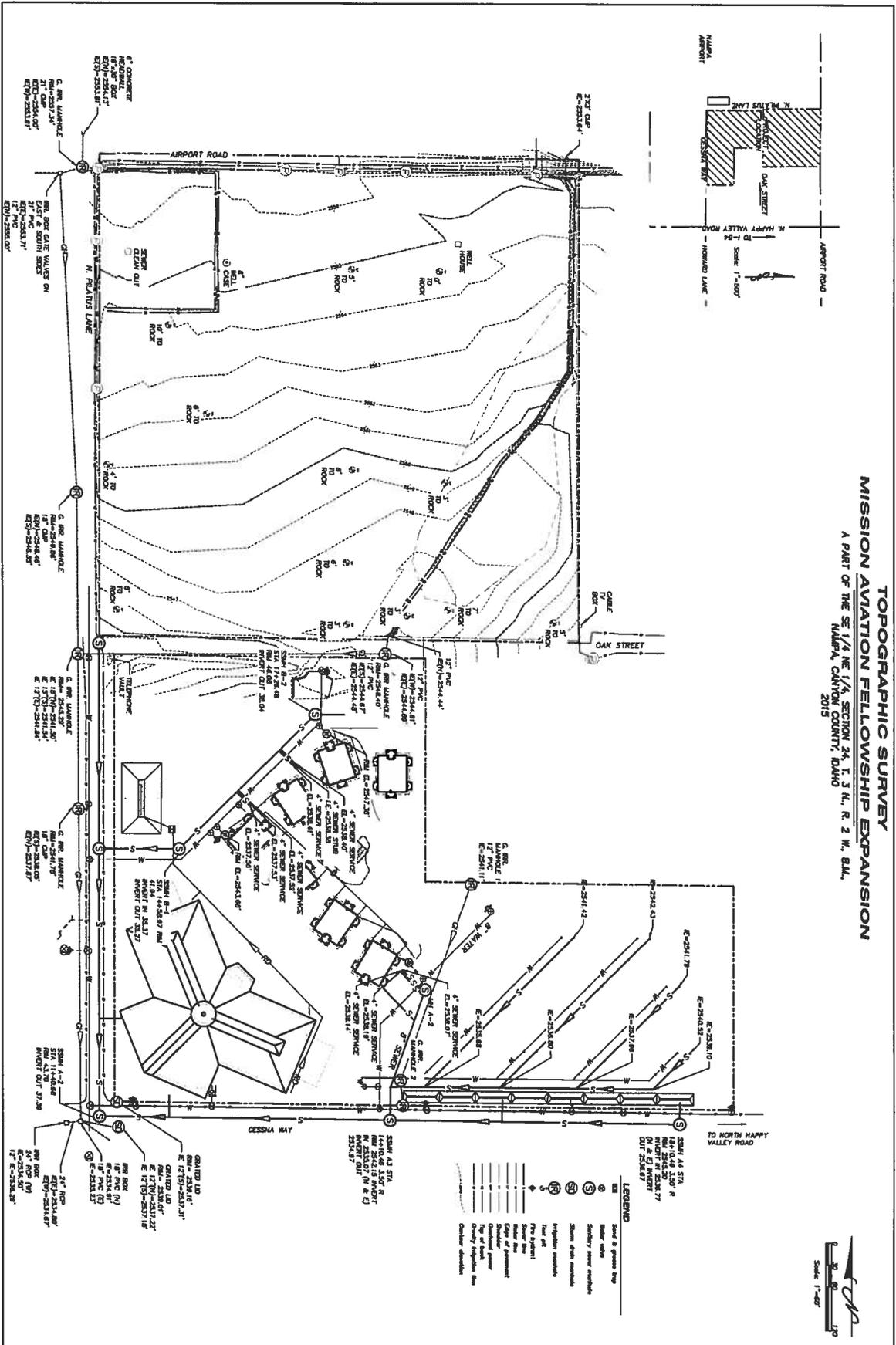




MISSION AVIATION
MASTER PLAN - OPTION 2
 29.16







TOPOGRAPHIC SURVEY
MISSION AVIATION FELLOWSHIP EXPANSION
 A PART OF THE SE 1/4, NE 1/4, SECTION 24, T. 3 N., R. 2 W., BL. 11
 NAMPA, CANYON COUNTY, IDAHO
 2015



<p>DRAWING TITLE TOPOGRAPHIC SURVEY MISSION AVIATION FELLOWSHIP EXPANSION NAMPA, IDAHO</p> <p>SHEET NO. 1 OF 1 SHEETS</p>	<p>JOB NO. NY1015 DWG NO. AS BULK1 SCALE DATE 11-24-15 BY JLS CHKD JLS</p>	<p>CLIENT Mission Aviation Fellowship c/o Latham, Inc. 3400 S. Montego Way Nampa, ID 83686 (208) 488-0800</p>	<p>DESIGNED BY: JLS DRAWN BY: JLS CHECKED BY: APPROVED BY:</p>
--	---	---	---

Mason & Stanfield
 Professional Engineers,
 Land Surveyors
 & Planners
 302 S. 10th Street, Suite 101
 Nampa, ID 83686
 (208) 488-0800

5/...

WILLIAM H. HURST
CANYON CNTY RECORDER
[Signature]

2007 AUG 2 AM 9 45

RECORDED

2007053416

CONDITIONAL USE PERMIT

A Conditional Use Permit is hereby granted by the City of Nampa for the following described real property located within the City limits of Nampa, Canyon County, Idaho, more particularly described as follows, to wit:

4223 AIRPORT ROAD, NAMPA
North Side of E Cessna Way, west of Happy Valley Rd
Lots L and M, Home Acres Subdivision
(Legal Description Attached)

REQUEST NAMPDA CITY OF
TYPE AVIAC FEE

The City of Nampa issues this Conditional Use Permit on the basis of the following findings:

- A. The above described property is situated within zoning district: **IL.**
- B. Nampa Municipal Code 10-25-4 permits within the above zoning district the conditional use of: **Expansion of Recreational Vehicle Park - Mission Aviation Fellowship.**
- C. The permitted use will be compatible with the existing zoning district and/or enhance or serve the community if, and only if, the following regulations are continuously met by the owner, his heirs and assigns, in the use of the above described property:
 - 1. **Compliance with all applicable requirements of agencies appropriately involved in the review of the request (e.g. Nampa Fire Department, Department of Health & Welfare, City Clerk, Nampa Building, Planning and Zoning, and Engineering Departments, etc).**
 - 2. **Apply for and obtain all required permit(s) for construction of the recreational vehicle park.**
 - 3. **The conditional use permit shall be issued to Mission Aviation Fellowship only for the life of the land use for a recreational vehicle park, and shall not be transferable to any other party.**

- 4. The following exceptions to the design and development requirements of Title 10, Chapter 32 Recreational Vehicle Parks, are hereby granted in connection with this conditional use permit:
 - a. Exception to Section 10-32-3-A allowing recreational vehicles to occupy spaces in excess of forty five (45) continuous calendar days.
 - b. Exception to Section 10-32-3-F requiring a minimum of one visitor parking space for each 10 recreational vehicle spaces.
 - c. Exception to Section 10-32-4-L requiring all utilities, streets, paved areas and landscaping must be completed within one year of the start of construction, as construction will be phased over a two year period.
 - d. Exception to minimum size, width, and depth requirements of Section 10-32-4-B allowing minor variations based upon the experience of Mission Aviation Fellowship at other locations.

This permit is hereby granted for the life of the land use for a recreational vehicle park, from the date of issuance. In the event (1) actual construction or alteration does not begin, (2) authorized activity does not commence when no construction is involved or, (3) extensions are not granted pursuant to Nampa Municipal Code Section 10-25-11 within six months of the date of issuance, this permit shall be terminated.

Issued this 11th day of April, 2006.

CITY OF NAMPA:



Norman L Holm
Planning Director



Project No: 07.1- 0660

14

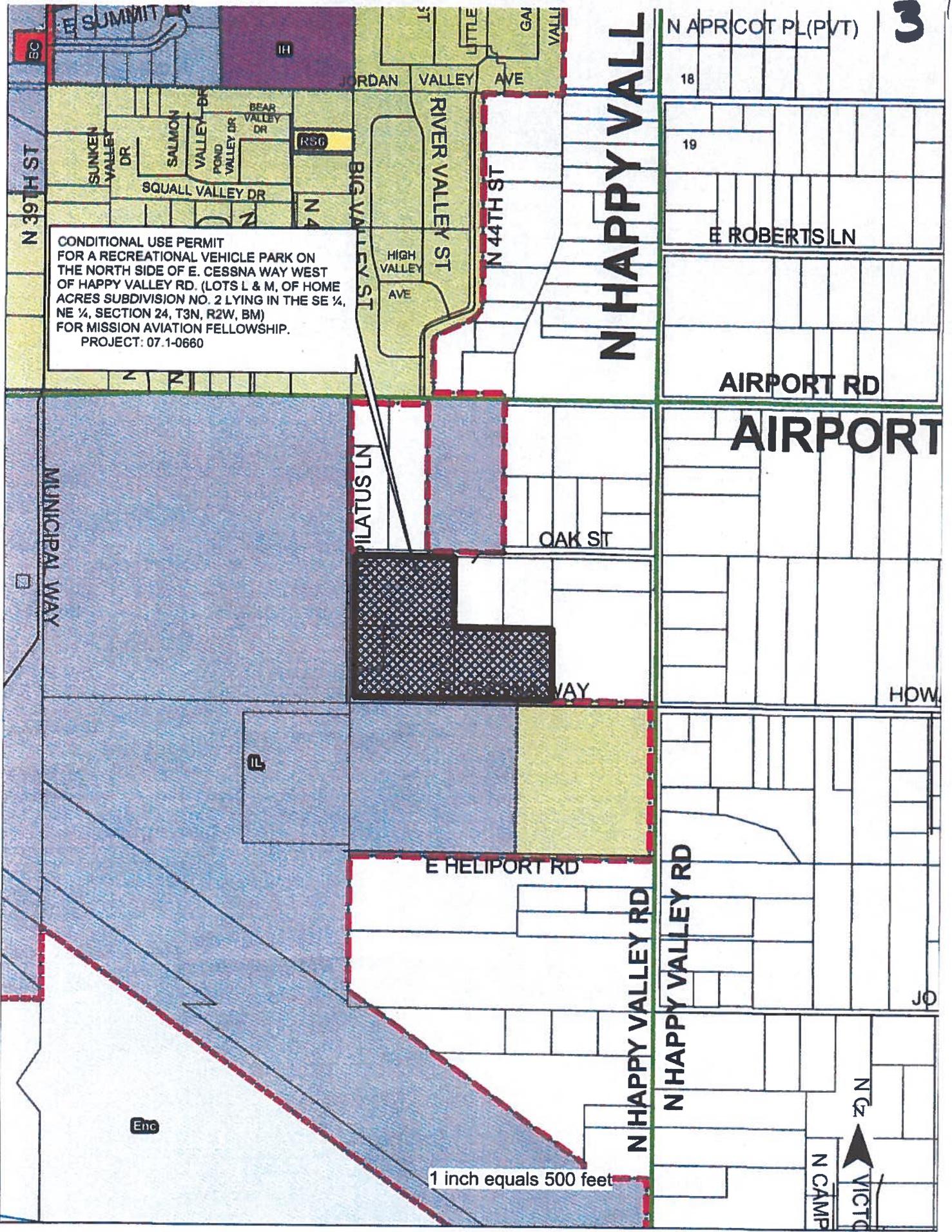
State of Idaho)

Canyon County)

Subscribed and sworn to before me this 11th day of April , 2006.

Julie Lockey.
Julie Lockey
Residing at: Nampa, Canyon County, Idaho
My Commission Expires: 05/11/2011





N HAPPY VALL

N APRICOT PL(PVT)

18

19

E ROBERTS LN

AIRPORT RD

AIRPORT

OAK ST

HOW

E HELIPORT RD

N HAPPY VALLEY RD

N HAPPY VALLEY RD

N CAMP

N VICTO



Enc

N 39TH ST

ENC

SUMMIT

JORDAN VALLEY AVE

RIVER VALLEY ST

N 44TH ST

HIGH VALLEY AVE

PILATUS LN

MUNICIPAL WAY

P

WAY

JO

N Happy Valley Rd
Tampa, FL 33610
Sat, Jun 20, 2015



Hide imagery

17

N Happy Valley Rd
Maple, OR 97130
BESS view, Jan 2015



Hide map >>
< >

Memorandum

To: Planning and Zoning
Cc: Daniel Badger, P. E., Staff Engineer
Cc: Michael Fuss, P. E., MBA, Nampa City Public Works Director
From: Jim Brooks – Engineering Division
Date: March 1, 2016
Re: Conditional Use Permit-Mission Aviation Fellowship (MAF) Campus Expansion
Applicant: Lanco, Inc.
Address: 112 Pilatus Lane

CUP2145-16 for the March 08, 2016 Planning & Zoning Meeting



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

The Engineering Division does not oppose the granting of this conditional use permit request with the condition that at time of site development all necessary and required public utilities will be extend to and through the site as required.