



Planning & Zoning Department

Planning & Zoning Commission Meeting

March 22, 2016

Staff Report – Public Hearing #2

To: Planning & Zoning Commission

Applicant: Nathan Pyles

File No: ANN 2146-16

Prepared By: Norman L. Holm

Date: March 15, 2016

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

Purpose: Annexation with intent to split the lot and build another single family home behind and to the east of the existing home.

GENERAL INFORMATION

Zoning & Planning History: The applicant is requesting annexation and zoning with the intent to split the property. This is the same as has been done with the two original parcels adjacent to the south.

Status of Applicant: Owner

Annexation Location: 2208 Sunny Ridge Rd

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

Total Size: .66 acre or 28,954 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 14-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. Any split of the property for the construction of new home behind and to the east of the existing home will require access by easement through the front property. The applicant presently owns the entire parcel with the intent to split following annexation and zoning.

The Sunny Ridge Rd right-of-way dedication and annexation adjacent this property was accomplished via Ordinance 3908 in 2010.

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 14-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 with intent to split the lot and build another single family home behind and to the east of the existing home.

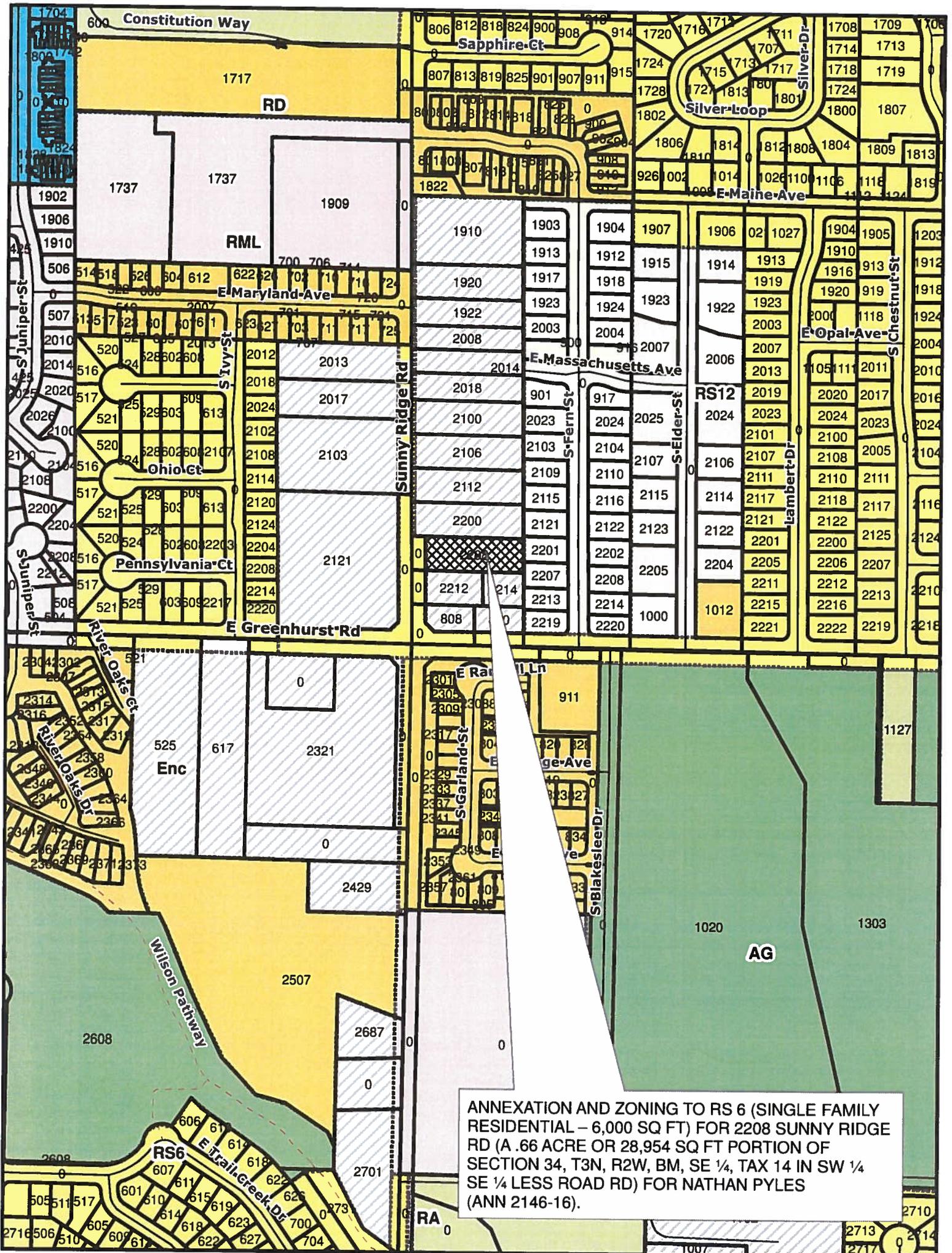
RECOMMENDED CONDITIONS OF APPROVAL

If the Planning & Zoning Commission votes to recommend approval of the annexation and zoning to the City Council the following Engineering Division required conditions are recommended:

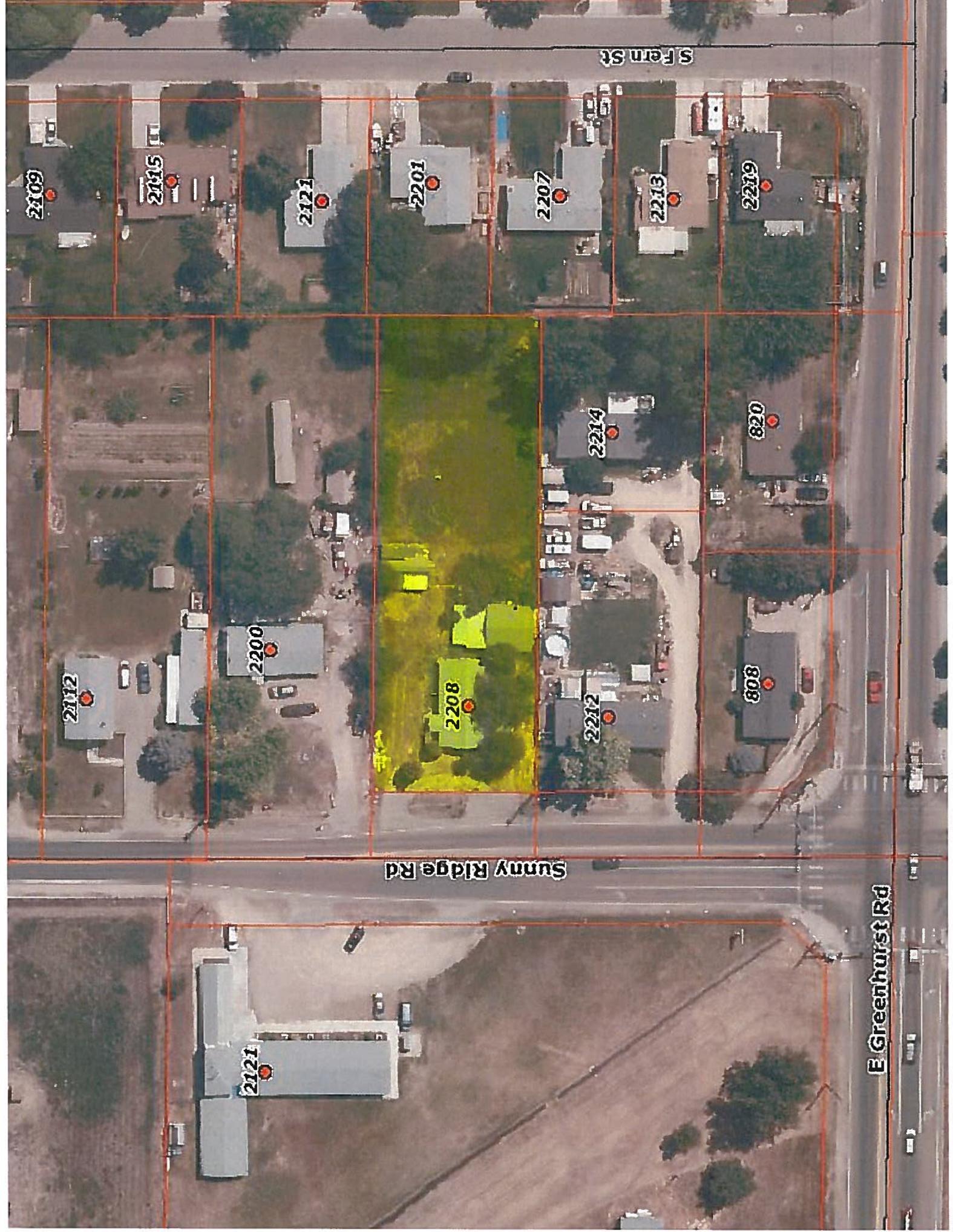
- 1) At time the parcel is split, in preparation for construction of the second residence on the parcel, the owner will be required to provide utility, ingress/egress, and cross access easements as necessary across the front parcel in favor of the new parcel. Copy of which will be required to be submitted with application for a building permit.
- 2) Owner(s) enter into a curb, gutter, sidewalk, and road widening deferral agreement with the City.
- 3) Annexation into the Nampa Municipal Irrigation System at time parcel is split, if owner requests to be connected to the City Pressurized Irrigation System.

ATTACHMENTS

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



ANNEXATION AND ZONING TO RS 6 (SINGLE FAMILY RESIDENTIAL – 6,000 SQ FT) FOR 2208 SUNNY RIDGE RD (A .66 ACRE OR 28,954 SQ FT PORTION OF SECTION 34, T3N, R2W, BM, SE ¼, TAX 14 IN SW ¼ SE ¼ LESS ROAD RD) FOR NATHAN PYLES (ANN 2146-16).



S Fern St

2109

2115

2121

2201

2207

2213

2219

2112

2200

2208

2214

808

820

Sunny Ridge Rd

2121

E Greenhurst Rd



3/22 PZ
No 12m

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: NATHAN PYLES Phone: 208-550-9492

Address: 6268 W Lake Hazel Rd City: Nampa State: ID Zip Code: 83687

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

Owner Name: Shiloh Management Services, INC Phone: 208-550-9492

Address: 6268 W City: _____ State: _____ Zip Code: _____

Address of subject property: 2208 Sunny Ridge, 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: Single family Residential

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

I would like to Annex this property into Nampa city with the intent to split the lot, and build another single family house next to the existing home.

Dated this 18 day of February, 2016

[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 2146 - 2016 Project Name: _____

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: March 9, 2016

Rev:

Applicant: Nathan Pyles

Address: 6268 W. lake Hazel Road, Nampa, Idaho 83687

Property Address: 2208 Sunnyridge Road

Re: Annexation and Zoning – for Nathan Pyles for future lot split

ANN2146-16 for the March 22, 2016 Planning & Zoning Meeting

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

Right-of-way dedication and annexation was accomplished via Ordinance 3908 in 2010.

The Engineering Division has no concerns with granting this request with the following conditions:

- At time the parcel is split, in preparation for construction of the second residence on the parcel, the owner will be required to provide utility, ingress/egress, and cross access easements as necessary across the front parcel in favor of the new parcel. Copy of which will be required to be submitted with application for a building permit.
- Owner(s) enter into a curb, gutter, sidewalk, and road widening deferral agreement with the City.
- Annexation into the Nampa Municipal Irrigation System at time parcel is split, if owner requests to be connected to the City Pressurized Irrigation System.

Shellie Lopez

From: Marlen Salinas
Sent: Monday, February 22, 2016 11:47 AM
To: Shellie Lopez
Subject: RE: Annexation to RS-6 2208 Sunny Ridge Road ANN 2146-16

As Per Martin: Property has tall dead vegetation in back of property and other debris on the property

From: Shellie Lopez
Sent: Friday, February 19, 2016 10:47 AM
To: Amanda Morse; Beth Ineck; Brent Hoskins; Carl Miller; Craig Tarter; Daniel Badger; Don Barr; Greg Goodman; Jennifer Yost; Jim Brooks; Juan Vergara; Kent Lovelace; Marlen Salinas; Martin Bautista; Michael Fuss; Neil Jones; Patrick Sullivan; Ray Rice; Robin Collins; Sylvia Mackrill; Tina Fuller; Tom Laws; Vickie Holbrook
Subject: Annexation to RS-6 2208 Sunny Ridge Road ANN 2146-16

Good Morning Everyone!

ANN 2146-16

Nathan Pyles has requested Annexation and RS-6 zoning designation for approximately 0.66 acres (R3226200000), located North of E. Greenhurst Road at 2208 Sunny Ridge Road, to allow for a future lot split.

The application is scheduled to go before the Planning and Zoning Commission as a public hearing item on the March 22, 2016 agenda.

Please find attached the ANN 2146-16 file for your review and send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) prior to March 10, 2016.

Thank you & have a great day!



Shellie A. Lopez

Administrative Assistant II
Planning & Zoning Department
City of Nampa

Norm Holm

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, March 09, 2016 10:01 AM
To: Norm Holm
Subject: ANN 2146-16

Good Morning Norman,

The Nampa Highway District #1 has no objection to the Annexation and Zoning to RS 6 for 2208 Sunny Ridge Rd. for Nathan Pyles as it is an enclave of the City and not within our 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

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Christopher Daly

From: Mark Zirschky <mark@pioneerirrigation.com>
Sent: Wednesday, March 09, 2016 10:41 AM
To: Christopher Daly
Subject: RE: Notice of Public Hearing Planning and Zoning Commission

Christopher,

The proposed changes within the submitted document do not impact any Pioneer Irrigation District owned or operated facilities.

Mark Zirschky, Superintendent
208-459-3617
208-250-8481



CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Christopher Daly [<mailto:dalyc@cityofnampa.us>]
Sent: Monday, March 07, 2016 4:56 PM
To: awestfall@nsd131.org; bocc@canyonco.org; Kristen.baumchen@vallivue.org; gwiles@nampachristianschools.com; pnilsson@canyonco.org; bob.parsons@phd3.idaho.gov; Tim.Wright@phd3.idaho.gov; bhamlin@designwestid.com; tfuller@compassidaho.org; djohnston@idahopower.com; lbishop@idahopower.com; cgrant@nmid.org; nmid@nmid.org; Mark Zirschky <mark@pioneerirrigation.com>; deerflat@fws.gov; eddy@nampahighway1.com; Nick@nampahighway1.com; chopper@canyonhd4.org; Jessica.mansell@intgas.com; Monica.taylor@intgas.com; Ben.melody@intgas.com; Ron Johnson <johnsonr@cityofnampa.us>; Melissa Close <closem@cityofnampa.us>; Brent Hoskins <hoskinsb@cityofnampa.us>; Reggie Edwards <edwardsr@cityofnampa.us>; Richard Davies <daviesr@cityofnampa.us>; Eric Skoglund <skoglundl@cityofnampa.us>; Jennifer Yost <yostj@cityofnampa.us>; Phillip Roberts <robertsp@cityofnampa.us>
Subject: Notice of Public Hearing Planning and Zoning Commission

NOTICE OF PUBLIC HEARINGS BEFORE THE CITY OF NAMPA, IDAHO

Notice is hereby given that on March 22, 2016 at 7:00 p.m. (or as soon after 7:00 p.m. as the matter may be heard), in the City Hall Council Chambers, 411 3rd Street South, Nampa, Canyon County, Idaho, public hearings on the following will be held before the Nampa Planning & Zoning Commission:

- 1) Annexation and Zoning to RS 6 (Single Family Residential – 6,000 sq ft) for 2208 Sunny Ridge Rd (A .66 acre or 28,954 sq ft portion of Section 34, T3N, R2W, BM, SE ¼, Tax 14 in SW ¼ SE ¼ less Road RD) for Nathan Pyles (ANN 2146-16).
- 2) Conditional Use Permit for Firearms Sales in an RS 6 (Single Family Residential – 6,000 sq ft) zoning district at 7469 Newbrook Dr (A .174 acre or 7,592 sq ft portion of Section 11, T3N, R2W, BM, SE ¼ Sunset Oaks 1 Phase 2 Tax 98236 of Lots 8 & 9 Block 9) for Anthony Smith (CUP 214816).