



PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 22 March 2016

PUBLIC HEARING ITEM NO. 4 STAFF REPORT

Applicant(s)/Engineer(s), Representative(s):

Zoke LLC, Nate Hosac as Applicants, Kelly Kehrer and KM Engineering as representatives

File(s): ANN 2153-16 & CUP 2154-16

Analyst: Robert Hobbs

Requested Action Approval(s)/Recommendation(s) & Project Area/Location:

1. Annexation and Zoning Assignment of a RMH (High Density Multiple Family Residential) Zone -- Recommendation:

Of and upon certain land addressed as 820 and a portion of 1002 N. Happy Valley Road (comprising a 4.536 acre parcel of land -- being situated in a portion of Lots 1 and 2 of Orchalara Heights in the SW ¼ of the SW ¼ of Section 18, T3N, R2W, BM, Canyon County, Idaho) – hereinafter the “Property”; and,

2. Conditional Use Permit -- Decision:

To allow construction/development of a 99-bed skilled nursing facility on the aforementioned Property (hereinafter the “Project”)...

Per the Application narrative, the facility is intended to, “...house people who require full-time care as they transition from a hospital environment to a more self-sustaining situation. The building will house a rehabilitation center, staff offices, resident rooms, a full-size kitchen, dining areas, and other amenities designed to enhance the experience of the people staying at the facility. Eventually, the facility is intended to employ in excess of 100 people who will provide all of the services required to house up to 99 residents.”

History:

No prior land use/entitlement history has been discovered in association with the Property intended for development as noted in this report.

ANNEXATION/[RE]ZONING CONCLUSIONS OF LAW

10-2-3 (C) Annexations and/or Rezones/Zoning assignments must be reasonably necessary, in the interest of the public, further promote the purposes of zoning, and be in agreement with the adopted Comprehensive Plan for the neighborhood.

ANNEXATION/[RE]ZONING FINDINGS OF FACT

Pertaining To The 4.536 Acres Of Land Requested To Be Annexed and zoned RMH, Staff Finds That It May Be Argued:

1. Surrounding City Zoning:

That City RMH zoned land adjoins the Property to the west (across Happy Valley Road) and City BC zoning overlay parcels to the north of the Property across Stamm Lane (see attached Vicinity Map); and,

2. Surrounding Land Uses:

That a hospital, commercial shopping center, stand alone businesses, car lots, single-family detached residences and open land surround, or are in proximity to, the Property; Most directly abutting the Property is a newly approved/developing 256-unit apartment project (across Happy Valley); and,

3. Reasonable:

That it may be variously argued that annexation of the Property is reasonable given that the Property is already located within the City of Nampa Impact Area in an area expanding with or expected to contain commercial and residential uses (including transitional varieties of the same); that an annexation pathway exists providing a chain of connectivity between land already in the City's limits and the Property so that a "shoe string" connection is not forced/caused by virtue of this application; that City utility and emergency services are, or may be made, available to the Property; that the Property is a large section of relatively flat open ground located in such a way as to be readily developed into a skilled nursing facility development, and, given other physical factors bearing on the Property (i.e., pre-developed residential parcels to the immediate north, east and south, the Property's location across Stamm an intervening parcel from the Gateway Shopping Center, the Property's position directly across Stamm Lane from a high density residential development site, and, yet at the same time the juxtapositioning of the Property against a high-traffic arterial right-of-way while lacking size and depth adequate for a small subdivision with a hammerhead design), said Property is not easily made marketable for single-family, commercial, or especially, industrial uses; and,

4. Public Interest:

That Nampa has determined that it is in the public interest to provide a variety of housing products for its citizens and acknowledges the marketing attempts and studies conducted by developers of housing suggesting demand for the same as well as suitable locations for such development – in accordance with City endorsed locations and densities. Expressions of that policy are made in Nampa's adopted Comprehensive/Master Plan as well as embodied in its decisions to date regarding similar applications; and,

5. Promotion of Zoning Purpose(s):

That one of the multiple purposes of zoning strives to ensure orderly, systematic development and patterns thereof which promote public health, safety and welfare. Included in the regulations therefore governing subdivision development are standards appertaining to housing density, building setbacks, building heights, provision of parking for housing, yard landscaping maintenance, street dimensions and composition standards, street lighting regulations, etc. We find that the Project proposes an orderly concept development plan – some details of the same to be iterated hereafter; and,

6. Comprehensive Plan:

That the currently adopted (Feb. 2012) Comprehensive Plan Future Land Use Map designates the Property as being within, and suitable for, “Community Mixed Use” development. An area of “High Density Residential” is overlaid on land west of, and abutting, the Property. An area of “Highway Commercial” is overlaid on land north of, and nearby the Property. Land to the east and south of the Property is also established in a setting of “Community Mixed Use” according to the currently adopted City Master Plan.

According to the City’s Comprehensive Plan, the “Community Mixed Use” setting districts, “...are recommended locations for development of activity centers that are specifically planned to include commercial uses, would focus on more communitywide needs and services. These areas should be sited along major transportation corridors. Community Mixed Use Principles: a. Provide an interconnection circulation system that is convenient for automobiles, pedestrians and transit; b. Located on major transportation corridors; c. May include higher densities residential; and, d. Landscape areas.”

The “Community Mixed Use” setting has been deemed as supporting of, and harmonious with, residential zones’ allowed land uses and directly with City RMH allowed densities (i.e., dwelling units per acre [du/a]); the Project proposes a singular skilled nursing home facility, conceptually built in three linked sections...

In summary, the Property may be zoned RMH, but nothing will [ultimately] force the Council to do as it acts in its quasi-judicial capacity to decide on the proper land use zone/district to assign to the Property. Given the findings noted above, however, RMH zoning is certainly an “entertainable” zone...

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.

ABBREVIATED FINDINGS OF FACT

As Far As The Conditional Use Permit Aspect Of This Application Set Is Concerned, It May Be Argued Or Found, In Part, That:

1. The Property is currently within Canyon County's jurisdiction and zoned RR (Rural Residential); and,
2. The area within which the Property lies has been established by the City's Comprehensive Plan as being slated for "Community Mixed Use" residential -- or noted as a location where such is anticipated to be developed; and,
3. The Applicant has requested the Property be rezoned to RMH in conjunction with proposing that development of a skilled nursing [home] facility, which also requires Conditional Use Permit approval to be allowed; and,
4. Besides other relevant applications, a complete CUP application for a skilled nursing home facility has been submitted to the City by the Applicant and reviewed by the City; and,
5. Public/Agency/City Department comments have been received regarding this matter. Such correspondence as received from agencies or the citizenry regarding this application package [received by noon March 16, 2016] is hereafter attached to this report. Staff has not received commentary from any surrounding property owners or neighbors (either supporting or opposing this request). Synopsis of principal comments from agencies or departments that responded to this application and the public hearing notice(s) associated therewith are as follows:
 - a. City Engineering has no objection(s) concerning the annexation/zoning or Conditional Use Permit applications, and has provided recommended requirements in the event that Property is annexed/zoned and the proposed Project entitled for development; and,
 - b. City's Building Department has no objection to the Project and has provided a recommended requirement in the event that Property is annexed/zoned and the proposed Project entitled for development; and,
 - c. The Nampa Highway District has no objection to the Property being annexed/zoned and the Project entitled for development; and,
 - d. Pioneer Irrigation District has no objection to the Property being annexed/zoned and the Project entitled for development...

6. The proposed Project's intended location, size, design and operating characteristics will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood as:
 - a. The Project lies in a position to provide a transition from [directly] an apartment development to [County] single-family zoning, and, [less directly] from a commercial activity center to a single-family area -- a traditional radius type buffer approach commonly used in zoning practice. Sufficient space on the Property exists to accommodate the use, associated parking spaces and code required landscaping or such may be adjusted to fit the Property in case of any deficiency. The extent of Project development is limited only to the Property and has no physical connectivity to the single-family properties to the north, east or south. Via a Development Agreement crafted in conjunction with the yet to be conducted review of this matter by the City's Council and/or via the Conditional Use Permit consideration made a part of this application, conceptual building elevations drawings (not heretofore provided) may/should be required, reviewed, approved, etc.; and,
 - b. Any needful on or off-site improvements to enhance the functionality and code compliance of the Project are, or will be put, in place by the Applicant should the CUP (and other associated applications to entitle the Project be approved. No off-site development is proposed that would impede or occupy adjoining properties not owned or under the control of the Applicant; and,
 - c. No change to the zoning of lots or parcels surrounding the Property may be forced or will occur by virtue of entertaining the entitlement requested in conjunction with this Application. No requirement of annexation is to be made applicable to properties surrounding the Property in the event the Property is annexed/zoned and further entitled to be developed via issuance of a Conditional Use Permit or any subsequent building or building related permits; and,
7. The proposed Project's intended location, design and site planning will provide a convenient and functional environment, and will be as attractive as the nature of the use and its location and setting warrants.
 - a. The Project's location is conveniently positioned adjacent to commercial and medical services, the interstate (I-84), Garrity Avenue which in turn(s) provide connection(s) to other nearby adjoining city activity centers, employment areas, commercial or medical services, entertainment opportunities, residential housing products, etc.; and,
 - b. The Project's concept plan appears to portray more than adequate conformance to City zoning based standards related to the Development in so far as parking space provision and setbacks are concerned. Again, no design images of the proposed Project have, as of yet, been made available to City Staff...
8. The Project will enhance the successful operation of the surrounding area in its basic community functions by providing an essential service to the community or region.
 - a. There are no other skilled nursing complexes in the very immediate surrounds of the Property; and,

- b. Nampa favors the influx of diverse housing products types to provide living areas for its citizen base and visitors to the community, and to help support its tax base used to provide essential community management, recreational and emergency services...

PUBLIC/AGENCY/CITY DEPARTMENT COMMENTS SECTION

Comments:

Any correspondence from agencies or the citizenry regarding this application package [received by noon March 16, 2016] is hereafter attached to this report. Staff has not received commentary from any surrounding property owners or neighbors either supporting or opposing this request. Synopsis of principal comments from the public, or, from agencies or departments that responded to this application and the public hearing notice(s) associated therewith are [again] as follows:

- a. City Engineering has no objection(s) concerning the annexation/zoning or Conditional Use Permit applications, and has provided recommended requirements in the event that Property is annexed/zoned and the proposed Project entitled for development; and,
- b. City's Building Department has no objection to the Project and has provided a recommended requirement in the event that Property is annexed/zoned and the proposed Project entitled for development; and,
- c. The Nampa Highway District has no objection to the Property being annexed/zoned and the Project entitled for development; and,
- d. Pioneer Irrigation District has no objection to the Property being annexed/zoned and the Project entitled for development...

Note: The recommended requirements alluded to above will be manifest in the recommended Conditions of Approval presented by Staff in this report hereafter...

RECOMMENDED CONDITION(S) OF APPROVAL

Should the Commission vote to recommend to the City Council that they approve the requested Annexation, and, related proposed Zoning Assignment of/to RMH for/on the Property and then approve the related Conditional Use Permit, as desired by the Applicant, then Staff would suggest that the Commission consider recommending to the Council that they in turn impose the following Conditions of Approval against the Development/Applicant as part of the Annexation/Zoning Assignment's conditions set:

Generally:

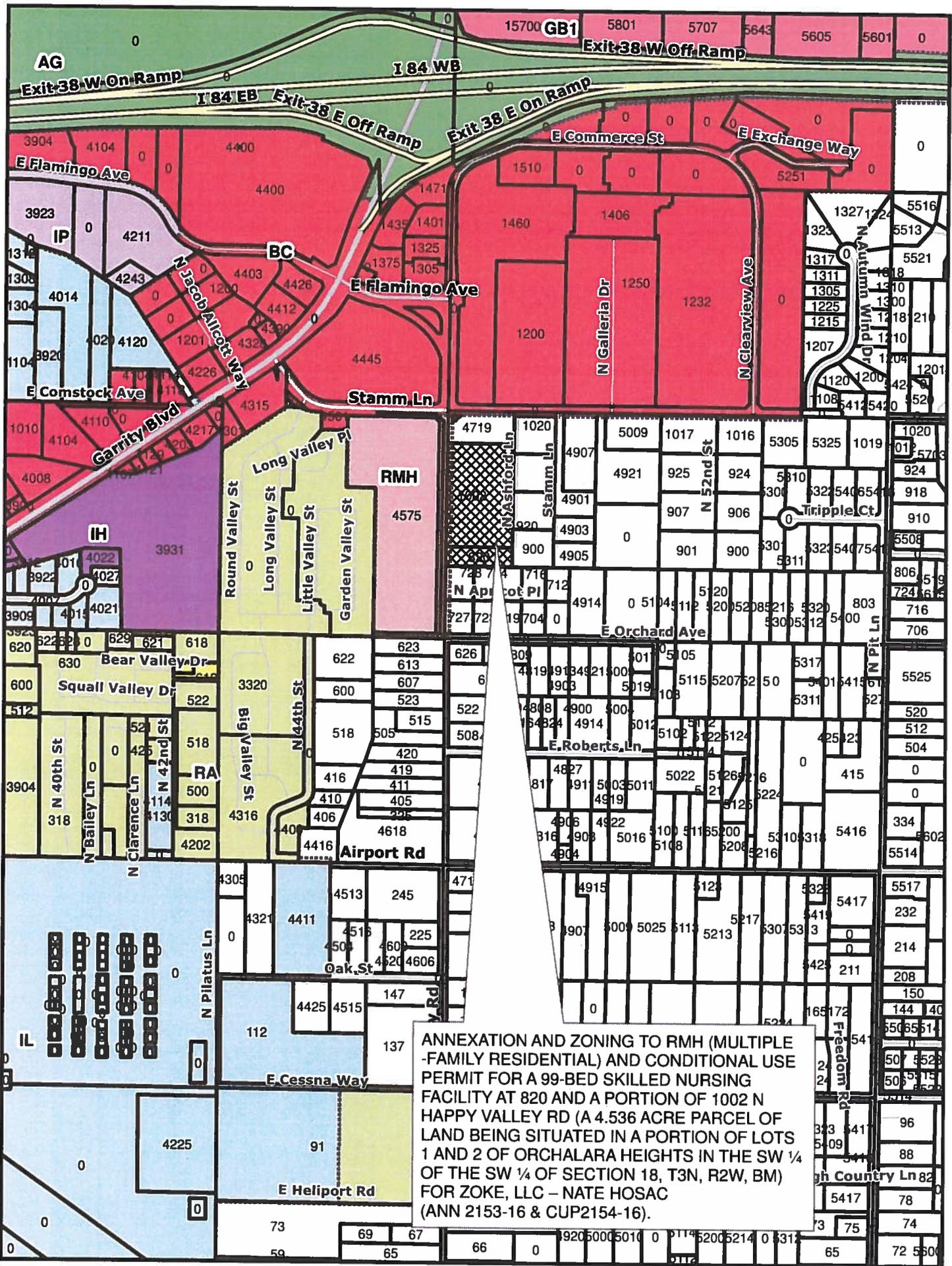
1. Applicant(s) shall comply with all applicable requirements [including obtaining proper permits – like a Building Permit, etc.] as may be imposed by City agencies appropriately involved in the review of this request (e.g., Nampa Fire, Building, Planning and Zoning and Engineering Departments/Divisions) as the entitlements granted by virtue of the City's approvals of the requested Rezone and Development Agreement Modification and Conditional Use Permit do not, and shall not have, the affect of abrogating requirements from those agencies in connection with entitlement of the Property; and,

Specifically:

2. That the Applicant, as Owner/Developer, [shall] enter into a Development Agreement with the City of Nampa. The Agreement shall contain such conditions, terms, restrictions, representations, exhibits, acknowledgments and timelines as necessary to facilitate development of the Property as contemplated by the Applicant and agreed to and conditioned by the City through its Council or executive departments or outside agencies properly involved in the review of the Applicant's request for the Property to be zoned RMH. Inclusively, the Agreement shall contain any/the concept development plans proposed by virtue of this composite application submittal as accepted, or accepted with required changes, by the City's Council...

ATTACHMENTS

- Copy of Vicinity Map (page/Exhibit 8)
- Copy of Applicant's representative's Project narrative [letter] (page/Exhibit 9)
- Copy of Annexation Application (page/Exhibit 10)
- Copy of CUP Application (page/Exhibit 11)
- Copy of aerial photo of Property with property address numbers (page/Exhibit 12)
- Copy of aerial photo of Property and surrounds showing Comprehensive Plan settings GIS activated layer over same area (page/Exhibit 13)
- Copy of conceptual Project site/landscape plan (page/Exhibit 14)
- Copy(ies) of City department, outside City agency and/or citizen correspondence (pages/Exhibits 15+)



ANNEXATION AND ZONING TO RMH (MULTIPLE-FAMILY RESIDENTIAL) AND CONDITIONAL USE PERMIT FOR A 99-BED SKILLED NURSING FACILITY AT 820 AND A PORTION OF 1002 N HAPPY VALLEY RD (A 4.536 ACRE PARCEL OF LAND BEING SITUATED IN A PORTION OF LOTS 1 AND 2 OF ORCHALARA HEIGHTS IN THE SW ¼ OF THE SW ¼ OF SECTION 18, T3N, R2W, BM) FOR ZOKE, LLC – NATE HOSAC (ANN 2153-16 & CUP2154-16).



February 26, 2016
Project No. 16-026

Mr. Robert Hobbs
City of Nampa
411 3rd Street South
Nampa, ID 83651

**RE: 820 and 1002 North Happy Valley Road – Nampa, ID
Annexation/Zoning/CUP Application**

Dear Mr. Hobbs:

On behalf of Zoke, LLC, we are pleased to submit the attached application and required supplements for the annexation and zoning of the property referenced above. In addition, you will also find a conditional use permit application. Please accept this letter as the required written narrative regarding the project.

The project site encompasses 4.536 acres on the east side of Happy Valley Road south of Stamm Lane and is presently zoned RR in Canyon County. This application proposes to annex the property into the City of Nampa with the RMH zoning designation, which is consistent with the Community Mixed Use land use designation as outlined in the City's Comprehensive Plan. With the issuance of a conditional use permit, this designation is also appropriate to accommodate the anticipated use for the site, which is a 99-bed skilled nursing facility that will house people who require full-time care as they transition from a hospital environment to a more self-sustaining situation. The building will house a rehabilitation center, staff offices, resident rooms, a full-size kitchen, dining areas, and other amenities designed to enhance the experience of the people staying at the facility. Eventually, the facility is intended to employ in excess of 100 people who will provide all of the services required to house up to 99 residents.

A site plan has been included with this application to aid in your review of the conditional use permit request. While it is preliminary in nature, the owner feels that it is an accurate representation of the general concept for development of the site.

Should you have questions or require further information in order to process this application, please let me know as soon as possible.

Sincerely,
KM Engineering, LLP

A handwritten signature in blue ink, appearing to read 'Kelly Kehrner', written over a vertical blue line that extends from the signature down towards the contact information.

Kelly Kehrner, P.E., P.L.S.
Principal Engineer & Land Surveyor

cc: Zoke, LLC



3/22 PZ
Roberts

ANN 2153-16 10

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: Zoke, LLC - Nate Hosac Phone: 208.867.4061

Address: 408 S. Eagle Rd., Ste. 110 City: Eagle State: ID Zip Code: 83616

Applicant's interest in property: (circle one) Own Rent Other under contract to purchase

Owner Name: Dennis Fulcher & Amy Fulcher Phone: _____

Address: 1002 N. Happy Valley Rd. City: Nampa State: ID Zip Code: 83687

Address of subject property: 820 & 1002 North Happy Valley Road

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

PSA

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: RMH

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

See attached letter

Dated this 26 day of February, 2016

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 2153 - 2016 Project Name: ANNEX RMH FOR PORTION OF 1002
+ 820 N. HAPPY VALLEY RD
ZOKE, LLC (NATE HOSAC)



3/22 FZ
ROBERT

Application for Conditional Use Permit

CUP 2154-16

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: Zoke, LLC - Nate Hosac Phone: 208.867.4061

Address: 408 S. Eagle Rd., Ste. 110 City: Eagle State: ID Zip Code: 83616

Applicant's interest in property: (circle one) Own Rent Other under contract to purchase

Owner Name: Dennis Fulcher & Amy Fulcher Phone: _____

Address: 1002 N. Happy Valley Rd. City: Nampa State: ID Zip Code: 83687

Address of subject property: 820 & 1002 North Happy Valley Road

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

Subject Property Information

PSA

(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: See attached letter

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

Date conditional use is expected to begin after permit is granted: 07 / 18 / 16

Please note: Conditional use permits expire if not used within six (6) months after granting.

Dated this 26 day of February, 2016

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:

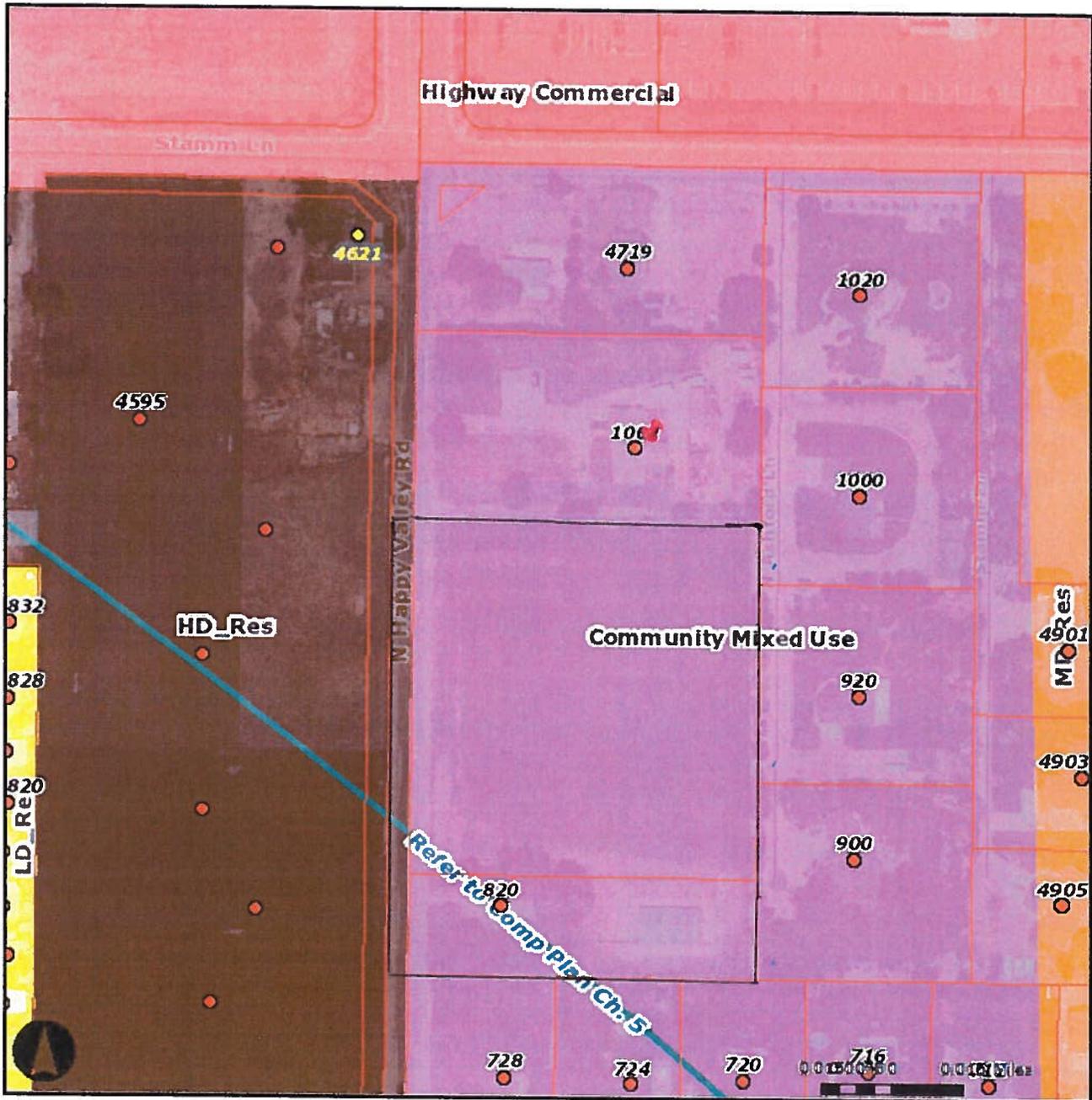
File Number: CUP 2154 -2016

Project Name: CUP 99 BED NURSING HOME

820 + PORTION OF 1002 N. HAPPY VALLEY RD
FOR ZOKI, LLC

13

Map



Address Candidates



County Parcels



Address Points



SITE INFORMATION:

APN: 25007000 0
 25007010 0
 GROSS AREA: 4.65 ACRES
 MAX. HEIGHT ALLOWANCE: 45 FEET

BUILDING DATA:

OCCUPANCY: I-2 (SNF)
 CONSTRUCTION TYPE: VA
 STORIES: 1

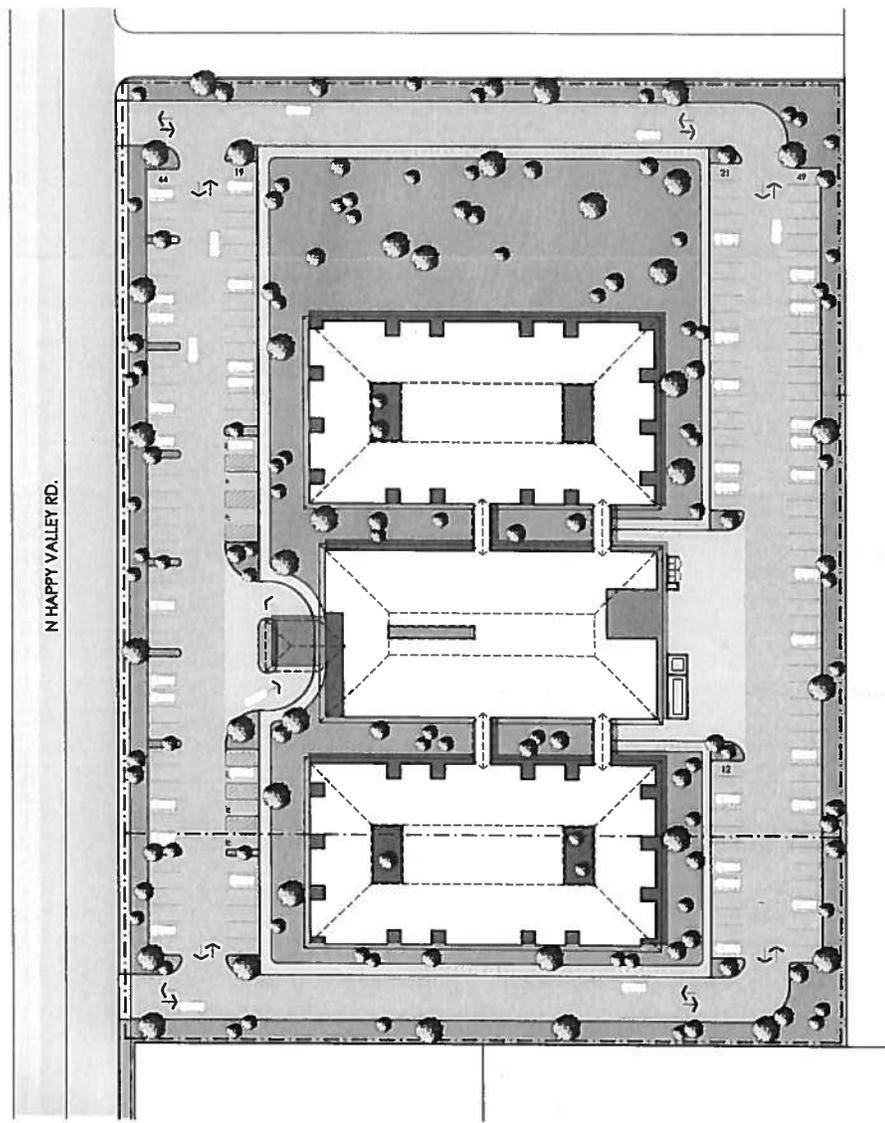
BUILDING AREA:
 PATIENT WING 1: ±16,200 S.F.
 PATIENT WING 2: ±16,200 S.F.
 ADMINISTRATION: ±15,580 S.F.
TOTAL BUILDING AREA: 547,980 S.F.

PROPOSED BED COUNT:
 PRIVATE: 32 BEDS
 SEMI-PRIVATE: 56 BEDS
TOTAL: 88 BEDS

PARKING TABULATION:

REQUIRED PARKING : 22
 S.N.F.: 11 PER 4 BEDS

PROPOSED PARKING PROVIDED:
 STANDARD SPACES: 148
 HANDICAP SPACES: 6
TOTAL PROPOSED SPACES: 154



PROPOSED OVERALL SITE PLAN

CASCADIA HEALTHCARE

ARCHITECTURE & INTERIOR PLANNING
 301 NORTH HAPPY VALLEY STREET, SUITE 100
 CHANICE, CA 95688 • PTEL: 916.283.1100
 PROJECT: 15020 - JANUARY 02, 2015



Memorandum

15

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:
Re: Annexation and Zoning – for Zoke, LLC.
Applicant: Zoke, LLC. Nate Hosac
Addresses: 820 & 1002 Nor. Happy Valley Road
ANN2153-16 for the March 22, 2016 P & Z Meeting

With construction of the 12” water main extension, fire flow at this location is anticipated to be better than 2,000 GPM.

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

General:

- Annexation and Zoning to include annexation into the Municipal Irrigation District at the time of connect to the City’s pressure irrigation system.
- That a development agreement is entered into with the City that will stipulate compliance with all Adopted City development standards.
- At time of development of the site, the developer shall extend all public utilities to and through the site in accord with current City Policy and Master Plans. These improvements will include, but not be limited to-
 - Sewer
 - Water
 - Pressure Irrigation
 - Storm drainage-both on and off-site
 - Gravity Irrigation-Either continued delivery to, or wastewater from adjacent properties
- Granting of any access or facility easements for and to the City of Nampa and any other utility company or jurisdictional entity as necessary for the operation and maintenance of any utility existing, proposed, or relocated with the development of this site.

- Abandonment of any existing domestic well or septic systems will be accomplished under the guidelines established by:
 - Domestic Well - the Idaho Department of Water Resources
 - Septic Systems – Southwest District Health Department
 - Copies of all related documents certifying that the well and septic systems have been abandoned shall be forwarded to the City of Nampa Engineering Division for the project files.

Access and Right-of-Way

- Access shall be in accord with the current adopted Access Management Policy.
- Right-of-way dedication required.
 - Happy Valley Road – Functional Classification is minor arterial. Width shall be 50’ from centerline of Happy Valley Road for half of a future 100’ right of way.
- Full frontage improvements are required and will include, but not be limited to-
 - Curb, gutter, and sidewalk
 - Pavement widening and striping as required
 - Landscaping as required
 - Stormdrainage

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:

Re: Annexation and Zoning – for Zoke, LLC.

Applicant: Zoke, LLC. Nate Hosac

Addresses: 820 & 1002 Nor. Happy Valley Road

CUP2154-16 for the March 22, 2016 P & Z Meeting

With construction and completion of the 12” water main extension, fire flow at this location is anticipated to be better than 2,000 GPM.

The Engineering Division has no concerns with granting this request.

18
Shellie Lopez

From: Neil Jones
Sent: Tuesday, March 08, 2016 7:07 AM
To: Shellie Lopez
Subject: RE: Annex 820 & 1002 N Happy Valley Rd & CUP 99 bed Nursing Home ANN2153 & CUP2154

When they get ready to build the owner will need to pull Building permits from the City of Nampa Building Department.

Neil Jones
Assistant Building Official

From: Shellie Lopez
Sent: Tuesday, March 01, 2016 4:27 PM
To: Amanda Morse <morsea@cityofnampa.us>; Beth Ineck <ineckb@cityofnampa.us>; Brent Hoskins <hoskinsb@cityofnampa.us>; Carl Miller <CMiller@compassidaho.org>; Craig Tarter <tarterc@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Don Barr <barrd@cityofnampa.us>; Jennifer Yost <yostj@cityofnampa.us>; Jim Brooks <brooks@cityofnampa.us>; Marlen Salinas <salinasm@cityofnampa.us>; Michael Fuss <fussm@cityofnampa.us>; Neil Jones <jonesn@cityofnampa.us>; Patrick Sullivan <sullivanw@cityofnampa.us>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <collinsrr@cityofnampa.us>; Sylvia Mackrill <mackrill@cityofnampa.us>; Tina Fuller <tfuller@compassidaho.org>; Tom Laws <tlaws@compassidaho.org>; Vickie Holbrook <holbrookv@cityofnampa.us>
Subject: Annex 820 & 1002 N Happy Valley Rd & CUP 99 bed Nursing Home ANN2153 & CUP2154

Good Afternoon!

ANN 2153-16 & CUP 2154-16:

KM Engineering, LLP on behalf of Zoke, LLC has requested Annexation to RMH (Multiple-Family Residential District) zone & a Conditional Use Permit for the property located at 820 & 1002 N Happy Valley Road, a 6.41 acre parcel (18 – 3N- 1W SW Orchalara Heights Subdivision TX 11 & 01342, Lots 1, & 2).

Zoke, LLC is requesting the CUP to operate a 99-bed skilled nursing facility that will house people who require full time care as they transition from a hospital environment to a more self-sustaining situation.

The Annexation & Conditional Use Permit applications will go before the Planning & Zoning Commission as a public hearing item on the March 22, 2016 agenda.

Please find attached the ANN 2153-16 & CUP 2154-16 files for your review and send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than March 9th.

Thank you & have a great day!

Norm Holm

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, March 09, 2016 10:08 AM
To: Norm Holm
Subject: ANN 2153-16 & CUP 2154-16

Good Morning Norman,

The Nampa Highway District #1 has no objection to the Annexation and zoning to RMH and Conditional Use Permit for a 99-bed Skilled Nursing Facility at 820 and a portion of 1002 N Happy Valley Rd, for Zoke, LLC - Nate Hosac as it is 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

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

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).

- 3) Annexation and Zoning to RMH (Multiple-Family Residential) and Conditional Use Permit for a 99-bed Skilled Nursing Facility at 820 and a portion of 1002 N Happy Valley Rd (A 4.536 acre parcel of land being situated in a portion of Lots 1 and 2 of Orchalara Heights in the SW ¼ of the SW ¼ of Section 18, T3N, R2W, BM) for Zoke, LLC – Nate Hosac (ANN 2153-16 & CUP2154-16).

Details of the above hearing items are available for review in the Planning & Zoning Department of City Hall during normal business hours. Copies of staff reports on the individual applications will be available upon request for public review or available online for download through the staff reports link at <http://www.cityofnampa.us/agendacenter> on the Thursday prior to the hearing date. Individuals, who require language interpretation or special assistance to accommodate physical, vision or hearing impairments, please contact the Planning Department in City Hall or call (208) 468-5484.

Date: February 29, 2016


 Norman L. Holm, Planning Director

PUBLISH: March 4, 2016

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.