



Planning & Zoning Department
Before the Planning & Zoning Commission
April 12, 2016

Staff Report – Public Hearing #4

To: Planning & Zoning Commission
Applicant: Lori & Victor Cordell
File No: ANN 2158-16

Prepared By: Norman L. Holm
Date: April 4, 2016

Requested Actions: Annexation & Zoning to RA (Suburban Residential)

Purpose: For connection to city pressure irrigation and continued use as personal residence.

GENERAL INFORMATION

Zoning & Planning History: The applicant has requested annexation and zoning with a request submitted to connect the property to pressure irrigation service.

Status of Applicant: Owner

Annexation Location: 80 N Sugar St

Proposed Zoning: RS 7 (Single Family Residential – 7,000 sq ft)

Total Size: .772 acres or 33,635 sq ft

Existing Zoning: County R-1 (Single Family Residential)

Comprehensive Plan Designation: Medium Density Residential

Surrounding Land Use and Zoning:

North- Rural Residential; County R-1

South- Rural Residential; County R-1

East- Residential, City RS 6

West- Railroad then Residential, City RS 6

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 part of a 3-parcel 2.54 acre enclaved area along the east side of N Sugar St.

Existing Uses: Existing rural residential parcel.

SPECIAL INFORMATION

Public Utilities:

10" water main in N Sugar St
21" sewer main in N Sugar St
8" irrigation main in N Sugar St

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

Physical Site Characteristics: Existing rural residential home site

Transportation: Access to the property is via N Sugar St

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 a small part of a 3-parcel 2.54 acre enclaved area along the east side of N Sugar St.
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 desires annexation in order to be eligible to connect the property to city irrigation service.

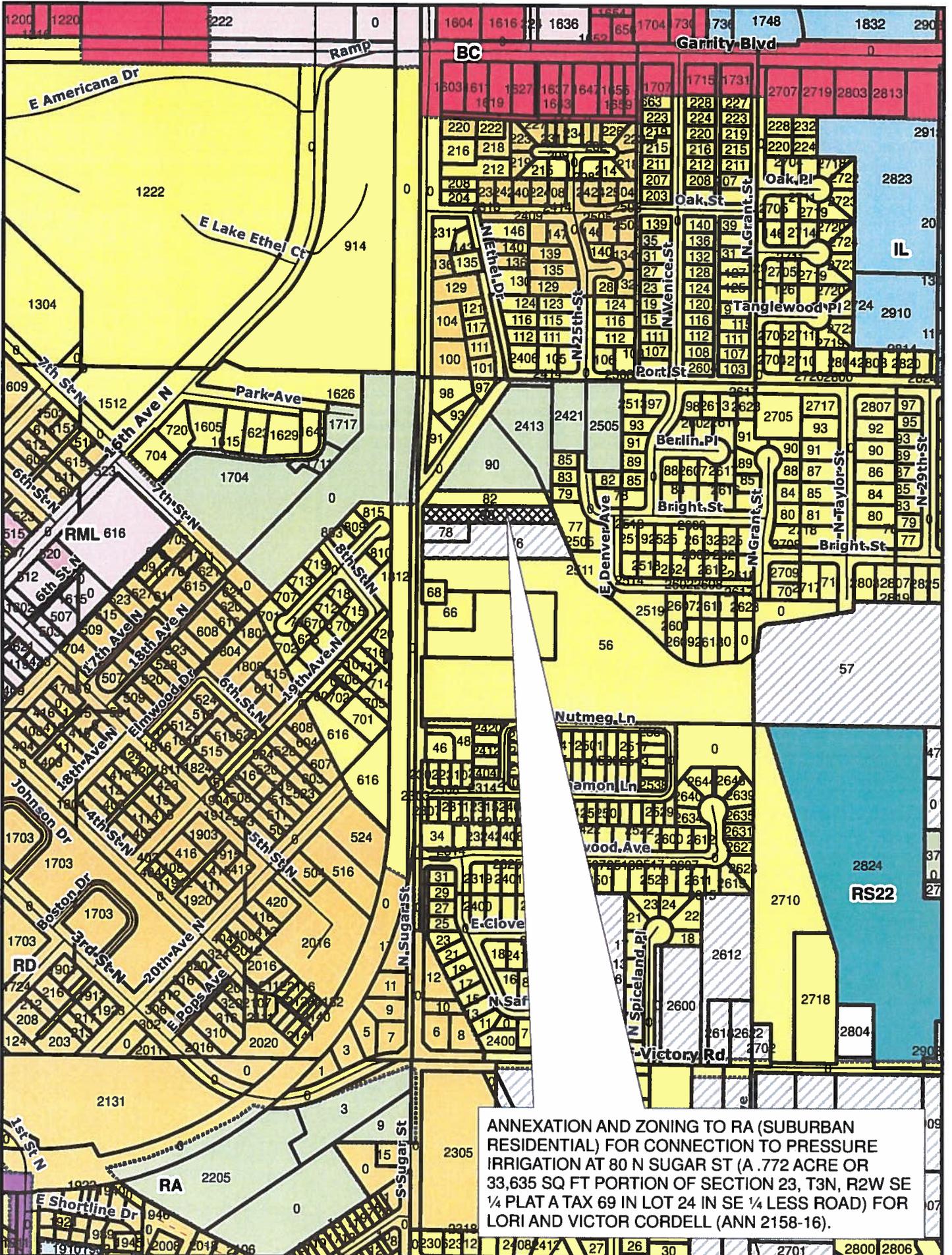
RECOMMENDED CONDITIONS OF APPROVAL

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) Annexation into the Municipal Pressure Irrigation System is required. Owner will sign consent form to be annexed into the Municipal Pressure Irrigation System.
- 2) Owner to dedicate 15-feet of right-of-way for future widening of Sugar Street.
- 3) Pay or arrange to pay hook-up fees prior to connection.

ATTACHMENTS

Vicinity map
Aerial photo of property
Application
Agency and other correspondence



ANNEXATION AND ZONING TO RA (SUBURBAN RESIDENTIAL) FOR CONNECTION TO PRESSURE IRRIGATION AT 80 N SUGAR ST (A .772 ACRE OR 33,635 SQ FT PORTION OF SECTION 23, T3N, R2W SE 1/4 PLAT A TAX 69 IN LOT 24 IN SE 1/4 LESS ROAD) FOR LORI AND VICTOR CORDELL (ANN 2158-16).





ANN 2158-16

4/12/16 RA APPLICATION FOR ANNEXATION/ZONING
City of Nampa, Idaho
Noan

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: Lori Cordell Phone: 208 371-1730
Address: 80 N Sugar St City: Nampa State: ID Zip Code: 83687
Applicant's interest in property: (circle one) Own Rent Other
Owner Name: Caleb + Lori Cordell Phone: 208 371-1730
Address: 80 N Sugar St City: Nampa State: ID Zip Code: 83687
Address of subject property: 80 N Sugar St Nampa, ID 83687
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: RA

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

Pressurized irrigation

Dated this _____ day of _____, 20 _____

Lori M. Cordell
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 2158 - 2016 Project Name: ANNEX + RA ZONING
80 N. SUGAR ST
LORI AND VIKTOR CORDELL

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: April 1, 2016

Rev:

Re: Annexation and Zoning – Connect to City Pressure Irrigation

Applicant: Lori and Victor Cordell

Address: 80 Nor. Sugar Street

ANN2158-16 for the April 12, 2016 P & Z Meeting

The Engineering Division has no concerns with granting the applicant's request in order to connecting to the City's Pressurized Irrigation system with the following conditions:

1. Annexation into the Municipal Irrigation System is required. Owner will sign consent form to be annexed into the Municipal Irrigation System.
2. Right-of-way dedication for Sugar Street:
 - a. Owner to dedicate 15-feet of right-of-way for future widening of Sugar Street.
3. Pay or arrange to pay hook-up fees prior to connection.

Christopher Daly

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, March 30, 2016 1:50 PM
To: Christopher Daly
Subject: ANN 2158-16

Good Afternoon Christopher,

The Nampa Highway District #1 has no objection to the Annexation and Zoning to RA for connection to pressure irrigation at 80 N Sugar St. for Lori and Victor Cordell, as this area is not within the Highway District's 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

Sylvia Mackrill

From: Neil Jones
Sent: Tuesday, March 08, 2016 7:13 AM
To: Sylvia Mackrill
Subject: RE: ANN2158 16 Annexation and RA zoning for 80 N Sugar St for Lori and Victor Cordell

Building Department has no conditions on this at this time.

Neil Jones
Assistant Building Official

From: Sylvia Mackrill
Sent: Saturday, March 05, 2016 9:14 AM
To: Amanda Morse <morsea@cityofnampa.us>; Beth Ineck <ineckb@cityofnampa.us>; Brent Hoskins <hoskinsb@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 <brooks@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>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <collinsrr@cityofnampa.us>; Tina Fuller <tfuller@compassidaho.org>; Vickie Holbrook <holbrookv@cityofnampa.us>
Subject: ANN2158 16 Annexation and RA zoning for 80 N Sugar St for Lori and Victor Cordell

ANN2158-16: Lori and Victor Cordell have requested Annexation and RA (Suburban Residential) zoning for 80 N Sugar Street, Nampa (Canyon County parcel R14285562) a .77 acre parcel located on the east side of N Sugar St, north of E Victory Rd and south of Garrity Blvd.

The applicants are requesting annexation in order to connect to the City of Nampa Pressurized Irrigation system. The application will go before the Planning and Zoning Commission as a public hearing item on their April 12, 2016 agenda.

Please review the attached application and forward any comments to my attention prior to April 1st.

Thank you,

Sylvia Mackrill
City of Nampa Planning Department
208-468-5484
mackrill@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.

Shellie Lopez

From: Marlen Salinas
Sent: Wednesday, March 09, 2016 11:54 AM
To: Shellie Lopez
Subject: FW: CC16-000002

ANN2158-16: Lori and Victor Cordell have requested Annexation and RA (Suburban Residential) zoning for 80 N Sugar Street, Nampa (Canyon County parcel R14285562) a .77 acre parcel located on the east side of N Sugar St, north of E Victory Rd and south of Garrity Blvd.

From: Juan Vergara
Sent: Wednesday, March 09, 2016 11:42 AM
To: Marlen Salinas
Cc: Shellie Lopez
Subject: CC16-000002

P/Z inspection NO code violations at this time.

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