



Planning & Zoning Department
Before the Planning & Zoning Commission
April 26, 2016

Staff Report – Public Hearing #1

To: Planning & Zoning Commission
Applicant: Daniel Badger representing Nampa Public Works
File No: REZ 2173-16

Prepared By: Norman L. Holm
Date: April 19, 2016

Requested Action: Rezone from Unzoned to IL (Light Industrial)

Status of Applicant: Representative for City of Nampa

Existing Zoning: Unzoned

Proposed Zoning: IL (Light Industrial)

Location: 100, 212, 300, 310, 360, and 0 W Railroad Street (A 61.71 acre portion of Section 16, T3N, R2W, BM; and a .54 acre portion of Lot 1 of Westview Nampa Idaho north & east of the Union Pacific Railroad and situated in Section 21, T3N, R2W, BM)

Size of Property: 62.25 acres

Existing Land Use: City of Nampa Wastewater Treatment Plant, Street Department yard, and Fire Training Center.

GENERAL INFORMATION

Planning & Zoning History: These facilities have 24 hour operations and include noise, odor, and other items associated with the uses. The Wastewater Treatment Plant has been at its current location since the 1960's.

Proposed Land Uses: No intended new uses just a continuation of existing uses and possible eventual future expansion of existing uses.

Surrounding Land Use and Zoning:

North- Commercial, BC (Community Business) and Unzoned
South- Industrial – UP Railroad, IH (Heavy Industrial)
East- Commercial, BC and Unzoned
West- Industrial, IH & IL (Light Industrial)

Comprehensive Plan Designation: Light Industrial

Applicable Regulations: Rezones 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.

SPECIAL INFORMATION

Public Utilities:

12" water main along the south side of the rezone area
42", 30", 24", 27", 21" sewer mains to and through the area
No irrigation service available to the area

Public Services: All present

Transportation and Traffic: The property has existing access from W Railroad St

Environmental: The rezone would have little effect on the adjoining properties. The impacts of continued city industrial related uses on the property will be no different than that which presently exists on the adjoining IL zoned properties to the south, east and west.

STAFF FINDINGS AND DISCUSSION

The requested rezone is appropriate. The parcels are designated for continued Light Industrial use on the Comprehensive Plan. It makes good sense for the City to have the parcels zoned IL, the same as their existing land use. Concern has also been expressed over the developing Broadmore property adjacent to the north which has also been Unzoned and parts of which are now requesting commercial zoning. Prospective uses in that area need to be made aware of the industrial nature of these city owned properties by their being rezoned from Unzoned to Light Industrial in conformance with their existing use.

If the Planning Commission votes to recommend to the City Council approval of the rezone, as requested, the following findings are suggested:

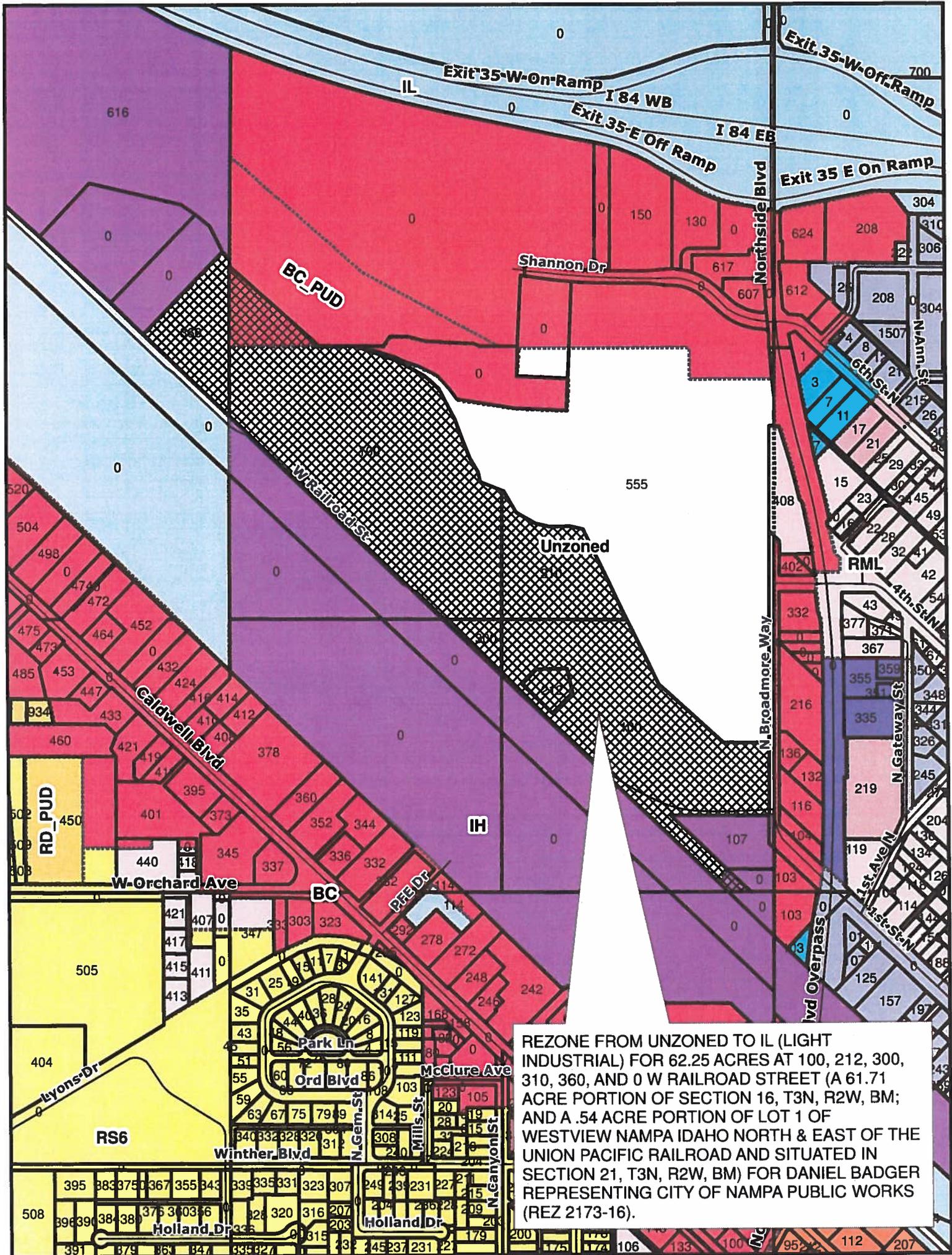
1. Rezone of the subject properties to IL are reasonably necessary in order to allow the City to have their property zoned in conformance with existing land uses.
2. Rezone of the subject properties to IL is in the interest of the City and conforms to the adopted comprehensive plan designation of Light Industrial.

3. Industrial use of the subject property will be compatible with the existing industrial character already established in the area.
4. The use of a development agreement to establish any conditions for the rezone of the property serves no purposes.

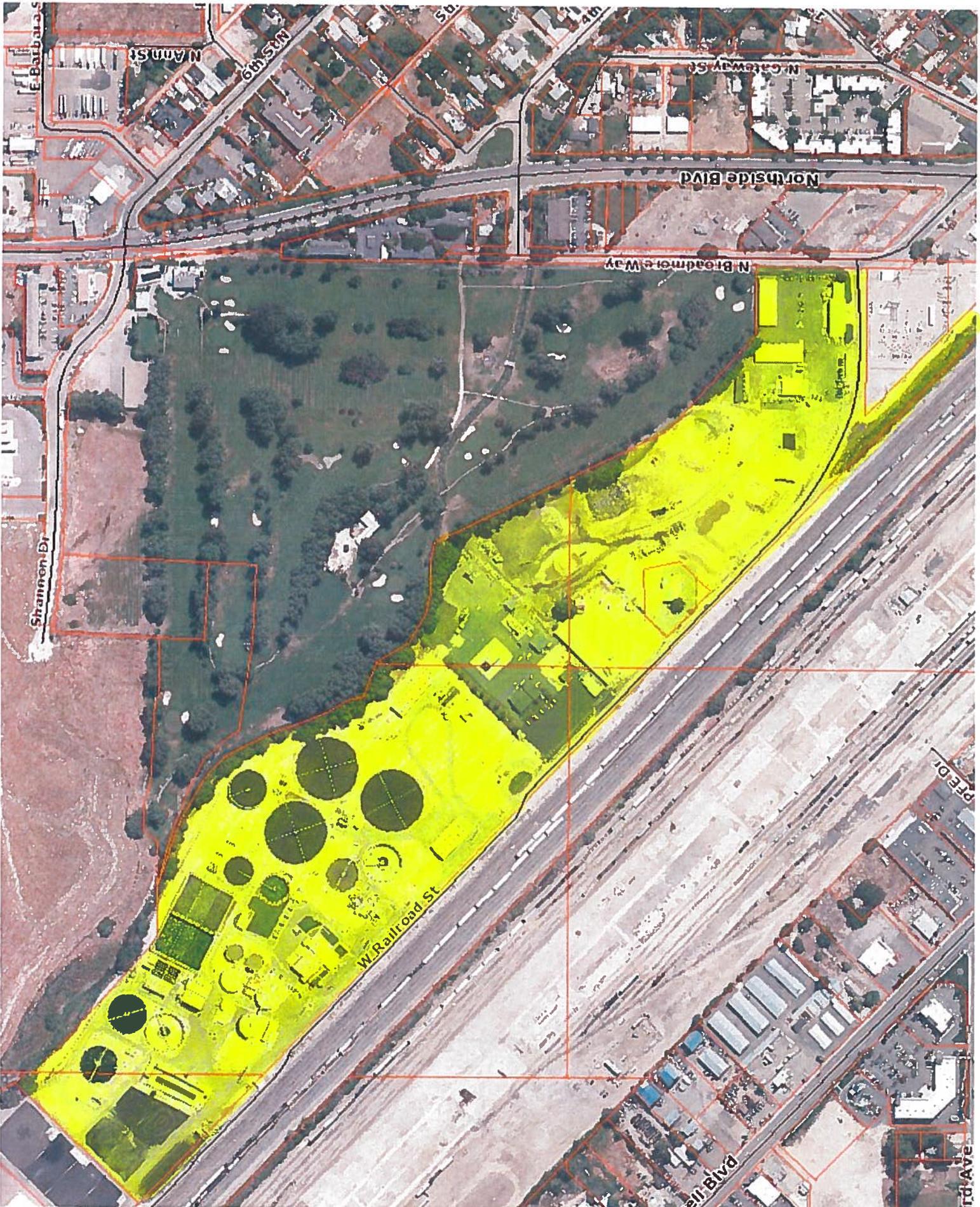
At the date of this memo staff has received no statements of opposition or support from any property owners, businesses or residents in the area.

ATTACHMENTS

Zoning and location map
Aerial photo of properties
Application
Parcel boundary descriptions
Record of survey
Agency and other correspondence



REZONE FROM UNZONED TO IL (LIGHT INDUSTRIAL) FOR 62.25 ACRES AT 100, 212, 300, 310, 360, AND 0 W RAILROAD STREET (A 61.71 ACRE PORTION OF SECTION 16, T3N, R2W, BM; AND A .54 ACRE PORTION OF LOT 1 OF WESTVIEW NAMPA IDAHO NORTH & EAST OF THE UNION PACIFIC RAILROAD AND SITUATED IN SECTION 21, T3N, R2W, BM) FOR DANIEL BADGER REPRESENTING CITY OF NAMPA PUBLIC WORKS (REZ 2173-16).



N Main St

6th St NW

5th St

N Inside Blvd

N Broadmore Way

Shannon Dr

W Railroad St

elli Blvd

3rd Ave



APPLICATION FOR AMENDMENT OF ZONING ORDINANCE OR MAP

City of Nampa, Idaho

REZ 2173-16

N-42672

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 **\$406.00** (for 1 acre or less), and **\$811.00** (for more than 1 acre) for a map amendment; or **\$213.00** for a text amendment.

Name of Applicant/Representative: City of Nampa, Public Works, Daniel Badger Phone: (208)468-5469

Address: 411 3rd Street South City: Nampa State: ID Zip Code: 83651

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

Owner Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Address of subject property: 100, 212, 300, 310 360, and 0 W. Railroad Street

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 amendment):

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: _____

State (or attach a letter stating) the zoning amendment desired, text or map, and the reason for the change, together with any other information considered pertinent to the determination of the matter. In the case of a text amendment please attach the full text of the proposed amendment.

The Public Works Department requests an IL zoning for the specified property. The property is currently used for the Wastewater Treatment Plant, Street Department yard, and the fire training center. These facilities have 24 hour operations and include noise, odor, and other items associated with these uses. The Wastewater Treatment Plant has been at its current location since the 1960's.

Dated this 24 day of March, 20 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 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. In the case of map amendments notice shall also be posted on the premises not less than 1 week prior to the hearings and notices will 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: REZ 2173 - 2016

Project Name: REZONE: UNZONED TO IL
WASTEWATER PLANT
CITY OF NAMPA



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

**City of Nampa
Railroad Street – Parcel 1
Boundary Description**

Project Number 10-16-014 January 21, 2016

A parcel of land situated in Section 16, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, and being more particularly described as follows:

Commencing at a brass cap marking the southeast corner of Section 16, Township 3 North, Range 2 West, Boise Meridian;

Thence N00°24'07"E, 369.73 feet along the east line of the southeast quarter of the southeast quarter of Section 16 to a found PK nail at the northeast corner of the Idaho Power Parcel, the POINT OF BEGINNING:

Thence N89°35'54"W, 505.51 feet along the boundary of the Idaho Power Parcel (Warranty Deeds 338318, 560535, & 711205, and Record of Survey 2009021589, records of Canyon County, Idaho) to a found 1/2 inch rebar;

Thence S46°12'07"E, 149.26 feet along the boundary of the Idaho Power Parcel (Warranty Deeds 338318 & 711205, and Record of Survey 2009021589, records of Canyon County, Idaho) to a found 1-1/2 inch pipe, reset with a 5/8 inch rebar;

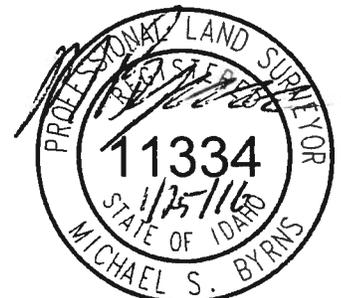
Thence S81°45'58"W, 6.44 feet (Warranty Deed 560535, records of Canyon County, Idaho) to a set 5/8 inch rebar;

Thence S46°16'02"E, 226.82 feet (Warranty Deed 127685, records of Canyon County, Idaho) to a set 5/8 inch rebar on the northerly boundary of the Nampa Drain;

Thence N67°58'32"W, 67.60 feet along the northerly boundary of the Nampa Drain (Warranty Deed 127685 & Quit Claim Deed 70896, records of Canyon County, Idaho) to a found 1-1/2 inch iron pipe;

Thence N46°16'02"W, 528.40 feet along the northerly boundary of the Nampa Drain (Warranty Deed 127685 & Quit Claim Deed 70896, records of Canyon County, Idaho) to a set 5/8 inch rebar;

Thence S43°43'58"W, 44.88 feet along the northerly boundary of the Nampa Drain (Warranty Deed 127685 & Quit Claim Deed 70896, records of Canyon County, Idaho) to a set 5/8 inch rebar on the northerly boundary of the Union Pacific Rail Road right-of-way;





J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Railroad Street – Parcel 1 continued...

Thence N46°16'02"W, 3946.01 feet along the northerly boundary of the Union Pacific Rail Road right-of-way (Oregon Short Line Railroad, Idaho Division-Main Line C.E. Drawing 80497, records of Union Pacific Railroad Company, Omaha, Nebraska, Warranty Deeds 127685, 403998, & 619677, Bargain & Sale Deed 9848461, Quit Claim Deed 200360579, Home Subdivision (Book 4 of Plats at Page 47), and Records of Surveys 9001667 & 20041897, records of Canyon County, Idaho) to a set 5/8 inch rebar;

Thence N43°48'10"E, 355.33 feet along the boundary of the Simplot Parcel (Quit Claim Deed 200360579 and Record of Survey 200418975) to Indian Creek, witnessed by a found 1/2 inch rebar that bears S43°48'10"W, 25.00 feet;

Thence S76°03'29"E, 461.71 feet along Indian Creek (Quit Claim Deed 200360579 and Record of Survey 200418975, records of Canyon County, Idaho) to a point referenced by a found 1/2 inch rebar that bears S24°30'48"W, 25.43 feet;

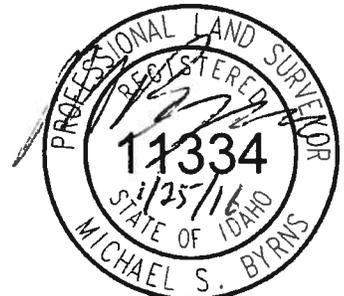
Thence S54°54'27"E, 73.36 feet along Indian Creek (Quit Claim Deed 200360579 and Record of Survey 200418975, records of Canyon County, Idaho) to a point witnessed by a found 1/2 inch rebar that bears S43°47'12"W, 25.00 feet;

Thence S51°33'22"E, 88.88 feet along the centerline of Indian Creek (Bargain & Sale Deed 9848461 and Record of Survey 200418975, records of Canyon County, Idaho) to a point referenced by a found 1/2 inch rebar that bears S50°59'03"W, 35.84 feet;

Thence S26°44'36"E, 138.47 feet along the centerline of Indian Creek (Bargain & Sale Deed 9848461 and Record of Survey 200418975, records of Canyon County, Idaho) to a point witnessed by a found 5/8 inch rebar that bears S43°43'42"W, 20.00 feet;

Thence S41°14'19"E, 52.19 feet along the centerline of Indian Creek (Warranty Deed 619677 and Record of Survey 9001667, records of Canyon County, Idaho) to the east line of the southeast quarter of the northwest quarter of Section 16, witnessed by a found 5/8 inch rebar that bears S00°18'03"W, 29.77 feet;

Thence N00°18'03"E, 38.90 feet along the west line of the northeast quarter of Section 16 (Warranty Deeds 344708, 344709, & 622793 and Record of Survey 9001667, records of Canyon County, Idaho) to a point on the south bank of Indian Creek (in 1948) which bears N00°18'03"E, 463.90 feet from the southwest corner of the northeast quarter of Section 16 and is witnessed by a set 5/8 inch rebar that bears N00°18'03"E, 25.00 feet;





J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

Railroad Street – Parcel 1 continued...

Thence S43°39'57"E, 643.58 feet (Warranty Deeds 344708, 344709, & 622793, records of Canyon County, Idaho) to a point on the south line of the northeast quarter of Section 16 which bears S89°47'15"E, 446.80 feet from the southwest corner of the northeast quarter and is witnessed by a set 5/8 inch rebar that bears S89°47'15"E, 20.00 feet;

Thence S89°47'15"E, 172.02 feet along the north line of the southeast quarter of Section 16 (Warranty Deed 622793 and Quit Claim Deeds 380380 & 387908, records of Canyon County, Idaho) to the centerline of Indian Creek;

Thence S72°46'37"E, 127.84 feet on a meander line along the center of Indian Creek (Warranty Deed 560535, records of Canyon County, Idaho);

Thence S69°45'02"E, 97.16 feet on a meander line along the center of Indian Creek (Warranty Deed 560535, records of Canyon County, Idaho);

Thence S60°18'24"E, 137.61 feet on a meander line along the center of Indian Creek (Warranty Deed 560535, records of Canyon County, Idaho);

Thence S50°08'21"E, 28.77 feet on a meander line along the center of Indian Creek (Warranty Deed 560535, records of Canyon County, Idaho);

Thence S47°04'37"E, 70.16 feet on a meander line along the center of Indian Creek (Warranty Deed 560535, records of Canyon County, Idaho);

Thence S27°52'24"E, 160.83 feet on a meander line along the center of Indian Creek (Warranty Deed 560535, records of Canyon County, Idaho);

Thence S19°35'41"E, 107.69 feet on a meander line along the center of Indian Creek (Warranty Deed 560535, records of Canyon County, Idaho);

Thence S21°57'22"E, 98.84 feet on a meander line along the center of Indian Creek (Warranty Deed 560535, records of Canyon County, Idaho);

Thence S30°48'11"E, 77.92 feet on a meander line along the center of Indian Creek (Warranty Deed 560535, records of Canyon County, Idaho);

Thence S11°38'10"E, 50.16 feet on a meander line along the center of Indian Creek (Warranty Deed 560535, records of Canyon County, Idaho);





J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Railroad Street – Parcel 1 continued...

Thence S68°45'56"E, 122.72 feet on a meander line along the center of Indian Creek (Warranty Deed 560535, records of Canyon County, Idaho);

Thence S30°23'12"E, 120.36 feet on a meander line along the center of Indian Creek (Warranty Deed 560535, records of Canyon County, Idaho);

Thence S59°42'14"E, 107.65 feet on a meander line along the center of Indian Creek (Warranty Deed 560535, records of Canyon County, Idaho);

Thence S78°00'22"E, 71.34 feet on a meander line along the center of Indian Creek (Warranty Deed 560535, records of Canyon County, Idaho);

Thence N89°11'36"E, 99.30 feet on a meander line along the center of Indian Creek (Warranty Deed 560535, records of Canyon County, Idaho);

Thence S75°35'10"E, 56.52 feet on a meander line along the center of Indian Creek (Warranty Deed 560535, records of Canyon County, Idaho) to a point witnessed by a set 5/8 inch rebar which bears S26°13'44"E, 25.00 feet;

Thence S26°13'44"E, 492.10 feet along the Broadmore Parcel (Quitclaim Deed 965551, records of Canyon County, Idaho) to a found 5/8 inch rebar on the north line of the southeast quarter of the southeast quarter of Section 16;

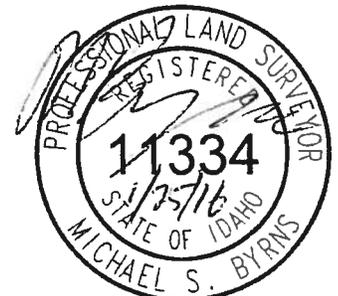
Thence S26°13'43"E, 349.95 feet along the Broadmore Parcel (Quitclaim Deed 965551, records of Canyon County, Idaho) to a point witnessed by a set 5/8 inch rebar that bears S47°50'54"E, 40.00 feet;

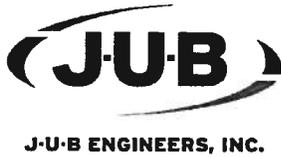
Thence S47°50'54"E, 424.63 feet along the Broadmore Parcel (Quitclaim Deeds 965551 & 8518833, records of Canyon County, Idaho) to a set 5/8 inch rebar;

Thence S89°45'13"E, 249.00 feet along the Broadmore Parcel (Quitclaim Deed 8518833, records of Canyon County, Idaho) to a set 5/8 inch rebar on the east line of the southeast quarter of Section 16;

Thence S00°24'07"W, 357.48 feet along the east line of the southeast quarter of Section 16 (Warranty Deed 560535, records of Canyon County, Idaho) to the POINT OF BEGINNING.

The above-described parcel contains 61.71 acres, more or less.





J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

**City of Nampa
Railroad Street – Parcel 2
Boundary Description**

Project Number 10-16-014 January 21, 2016

Lot 1 of Westview Nampa Idaho (Book 4 of Plats at Page 31, records of Canyon County, Idaho) north & east of the Union Pacific Railroad and situated in Section 21, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, and being more particularly described as follows:

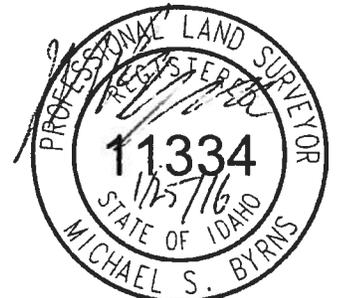
BEGINNING at brass cap marking the northeast corner of Section 21, Township 3 North, Range 2 West, Boise Meridian:

Thence S00°16'22"W, 210.89 feet along the east line of the northeast quarter of Section 21 (Warranty Deed 15475 and Westview Subdivision, records of Canyon County, Idaho) to a found 1/2 inch rebar reset with a 5/8 inch rebar on the northerly boundary of the Union Pacific Railroad right-of-way;

Thence N46°16'02"W, 306.55 feet along the northerly boundary of the Union Pacific Railroad right-of-way (Oregon Short Line Railroad, Idaho Division-Main Line C.E. Drawing 80497, records of Union Pacific Railroad Company, Omaha, Nebraska and Warranty Deed 15475 & Westview Subdivision, records of Canyon County, Idaho) to a set 5/8 inch rebar on the north line of the northeast quarter of Section 21;

Thence S89°44'07"E, 222.51 feet along the north line of the northeast quarter of Section 21 (Warranty Deed 15475 and Westview Subdivision, records of Canyon County, Idaho) to the POINT OF BEGINNING.

The above-described parcel contains 0.54 acres, more or less.



County Recorder's Certificate

Record of Survey
 Survey For: City of Nampa

Section 16, Township 2 North, Range 2 West, E.4,
 City of Nampa, Canyon County, Idaho.

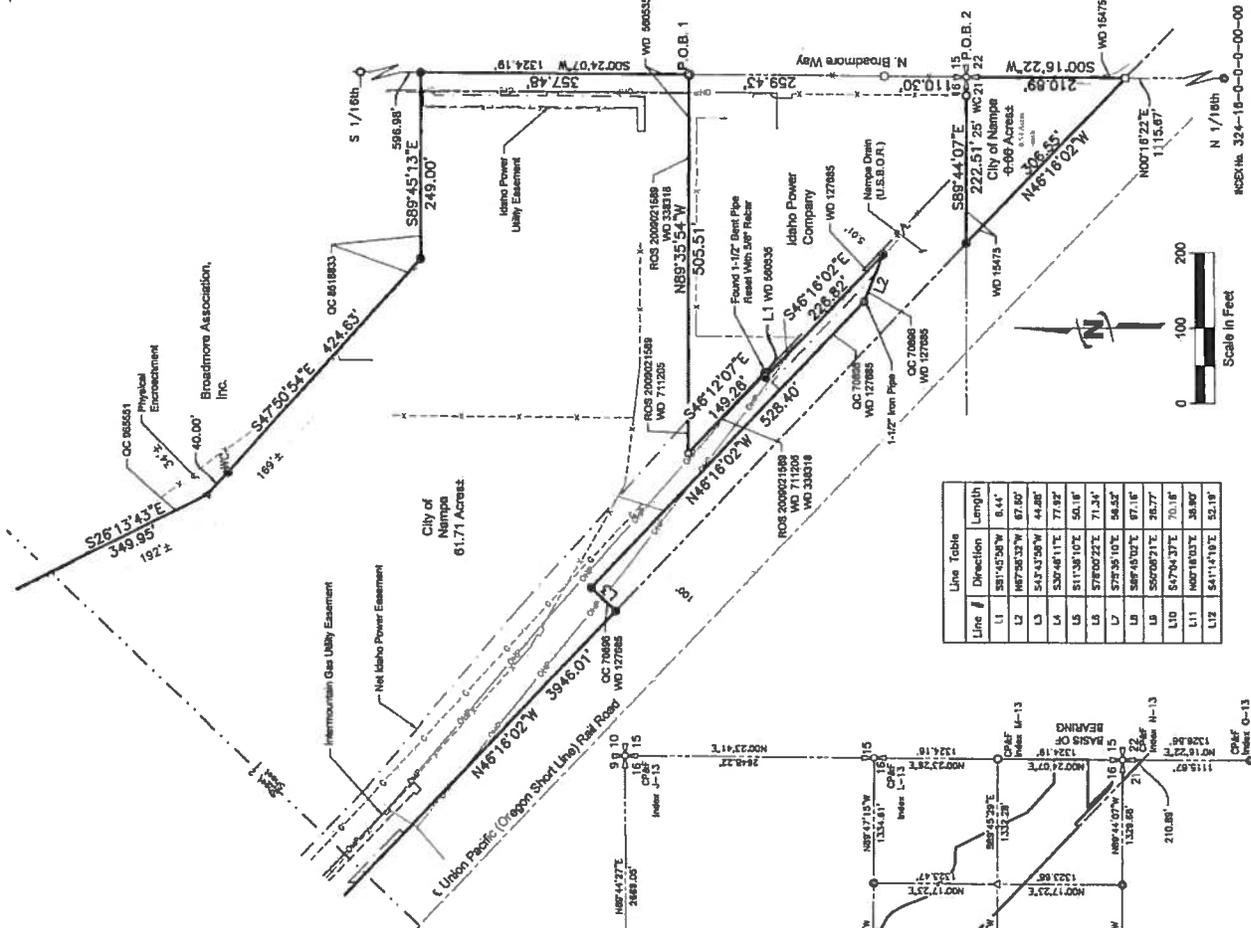
2013-042145
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CHRIS YAMAMOTO
 CANYON COUNTY RECORDER
 PEARL REEDORF
 SURVEY
 JUB ENGINEERS

Legend

- Boundary Line
- Section Line
- Right-of-Way Line
- Center Line
- Adjoint Property Line
- P/L
- Utility Easement Line - Intermountain Gas
- Utility Easement Line - Idaho Power
- Existing Fence Line
- Existing Utility Pole Line
- Existing Water Main Line
- Existing Gas Line
- Existing Check Conduits
- Section Corner, Found Brass Cap
- Quarter-Section Corner, Found Brass Cap
- Found Brass Cap
- Found 8/8" Rebar
- Found 1/2" Rebar
- Found Bolt
- Found 1/2" Pipe
- Found PVC/HDPE
- Found 1/2" Rubber, Round w/8/8"
- 1/2" 8/8" Rubber, Round w/8/8"
- 1/2" 8/8" Rubber, Round w/8/8"
- Monument, Not Set or Found



Line #	Direction	Length
L1	S81°45'36"W	6.44'
L2	N87°50'33"W	67.60'
L3	S43°43'36"W	44.88'
L4	S39°46'11"E	77.87'
L5	S17°38'10"E	50.18'
L6	S78°02'22"E	71.34'
L7	S78°35'10"E	98.43'
L8	S89°40'37"E	67.16'
L9	S50°02'31"E	36.77'
L10	S47°34'37"E	70.18'
L11	N00°18'03"E	38.90'
L12	S41°14'10"E	53.19'

Reference Documents

- ROC's Instrument Numbers 2004254, 220532, 201429, 202561, 2011673, 220621208, and 200200821
- ROC's Instrument Numbers 2004254, 220532, 201429, 202561, 2011673, 220621208, and 200200821
- Oregon Statewide National Alignment Map Book ACT, To Harney, O.S.E., Drawing No. 2218
- Bureau of Reclamation Civil Claim Deed 72888
- Gas Easement 03703
- Health Easement L-1 140239
- Health Easement L-2 140239
- Health Easement L-3 140239
- Health Easement L-4 140239
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JUB ENGINEERS, INC.
 250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
 P 208 376 7330 / F 208 333 9336 or www.jub.com
 Date: 07/20/2013 Project No: 10-1481

Scale in Feet
 0 100 200

North Arrow

Sheet 1 of 4

Record of Survey

Situated in
Section 16, Township 3 North, Range 2 West, B.M.,
City of Nampa, Canyon County, Idaho.

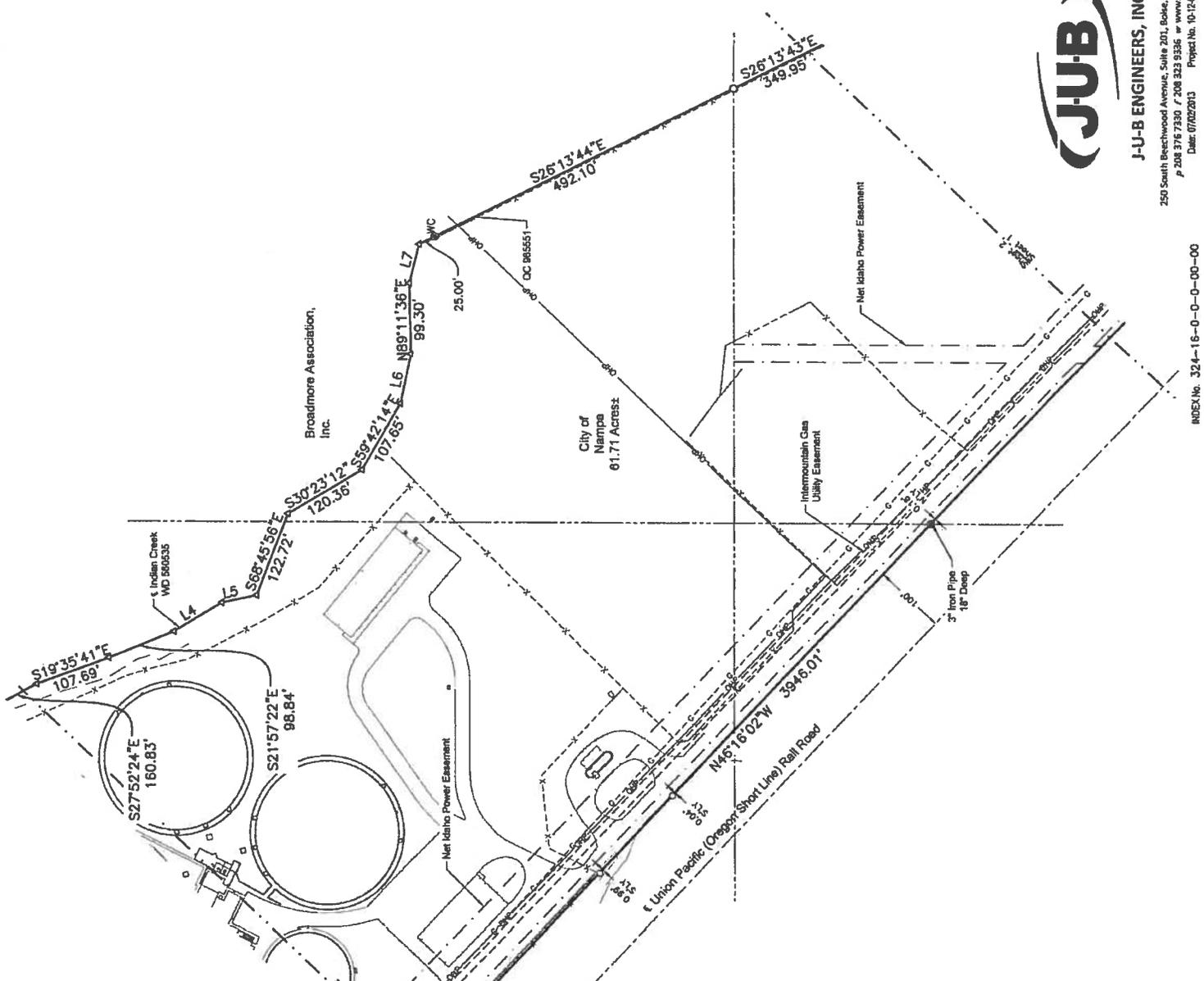
Survey For: City of Nampa



Legend

- Boundary Line
- Section Line
- Right-of-way Line
- Center Line
- P/L
- Adjacent Property Line
- Match Line
- Utility Easement Line - Intermountain Gas
- Utility Easement Line - Idaho Power
- Existing Fence Line
- Existing Overhead Power Line
- Existing Natural Gas Line
- Existing Creek Centerlines
- Section Corner, Found Brass Cap
- Quarter-Section Corner, Found Brass Cap
- Found Brass Cap
- Found 5/8" Rebar
- Found 1/2" Rebar
- Found Bolt
- Found Iron Pipe
- Found PK/AMC Nail
- Found Bolt 1/2" Rebar, Reset w/3/8" Rebar & Plastic Cap Marked "JUB 11334"
- Set 3/8"x3.0" Rebar with Plastic Cap Marked "JUB 11334"
- Monument Not Set or Found

Line #	Direction	Length
L1	S81°45'58"W	8.44'
L2	N87°58'32"W	87.80'
L3	S43°43'58"W	44.80'
L4	S29°48'11"E	77.82'
L5	S11°38'10"E	50.18'
L6	S78°00'22"E	71.34'
L7	S78°35'10"E	56.52'
L8	S89°45'02"E	87.16'
L9	S50°02'21"E	28.77'
L10	S47°04'37"E	70.16'
L11	N07°18'03"E	38.80'
L12	S41°14'18"E	82.18'

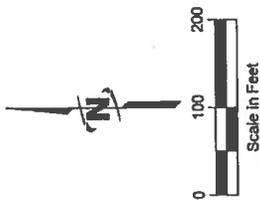


JUB ENGINEERS, INC.
250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
P 208.376.7330 / F 208.823.9336 w www.jub.com
Date: 07/02/2013 Project No. 10-12-081

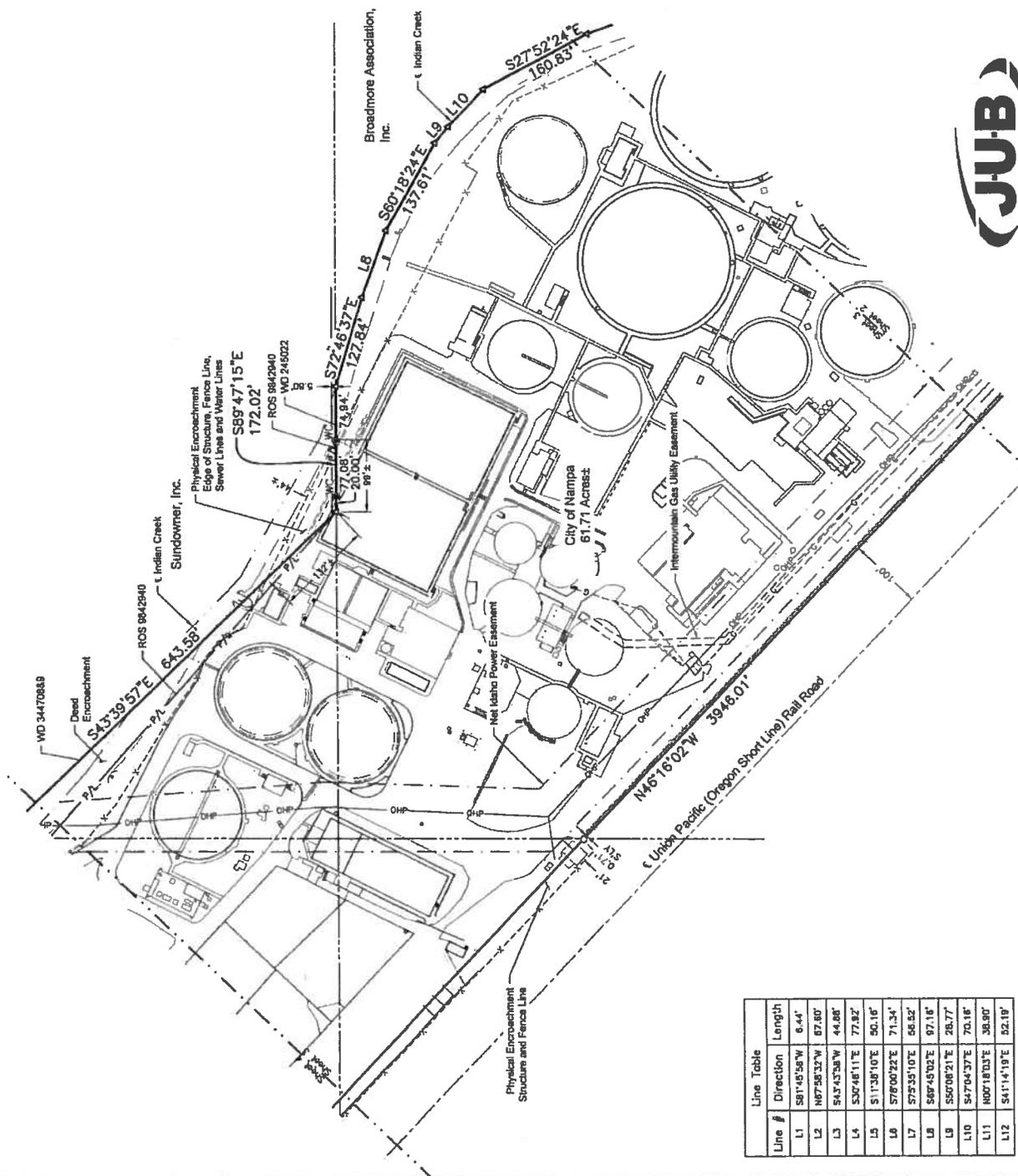
INDEX No. 324-16-0-0-00-00

Record of Survey

Standard in
 Section 16, Township 3 North, Range 2 West, B.M.,
 City of Nampa, Canyon County, Idaho.
 Survey For: City of Nampa



- Legend
- Boundary Line
 - Section Line
 - Right-of-way Line
 - Center Line
 - Adjacent Property Line
 - Match Line
 - Utility Easement Line - Intermountain Gas
 - Utility Easement Line - Idaho Power
 - Existing Fence Line
 - Existing Overhead Power Line
 - Existing Natural Gas Line
 - Existing Creek Centerline
 - Section Corner, Found Brass Cap
 - Quarter-Section Corner, Found Brass Cap
 - Found Brass Cap
 - Found 5/8" Rebar
 - Found 1/2" Rebar
 - Found Bolt
 - Found Iron Pipe
 - Found PK/JMD Nail
 - Found Bent 1/2" Rebar, Head #7/5/18"
 - Found 1/2" Rebar, Head #11/3/34"
 - Found 5/8" x 10" Bolt, Head #11/3/34"
 - Found 1/2" Rebar, Head #11/3/34"
 - Found 5/8" x 10" Bolt, Head #11/3/34"
 - Monument Not Set or Found



Line #	Direction	Length
L1	S81°45'56\"/>	



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 250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
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 Date: 07/02/2019 Project No. 10-12481

INDEX No. 324-16-0-0-00-00

Record of Survey

Subdivided in
 Section 18, Township 3 North, Range 2 West, B.M.,
 City of Nampa, Canyon County, Idaho.

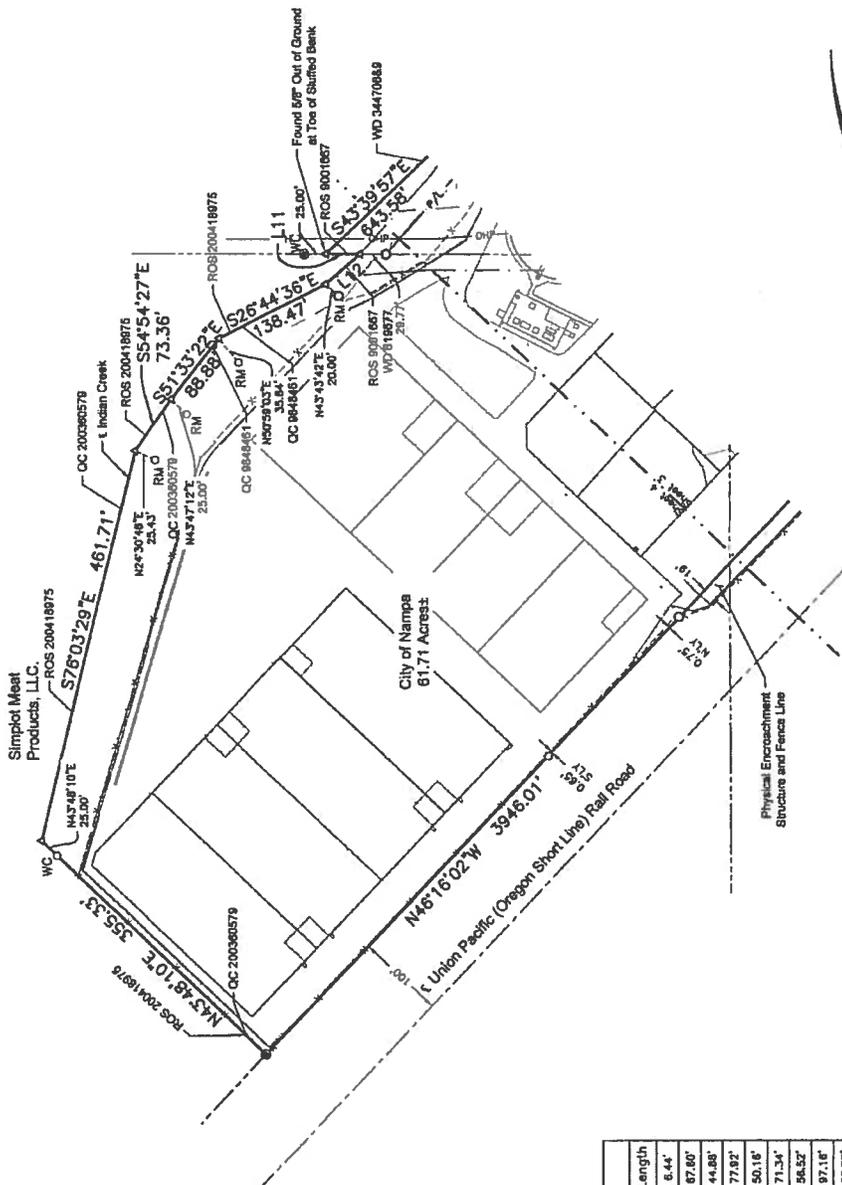
Survey For: City of Nampa



Scale In Feet

Legend

- Boundary Line
- Section Line
- Right-of-way Line
- Center Line
- Adjacent Property Line
- P/L
- Marsh Line
- Utility Easement Line - Inter-municipal Gas
- Utility Easement Line - Idaho Power
- Existing Fence Line
- Existing Overhead Power Line
- Existing Natural Gas Line
- Existing Creek Centerline
- Section Corner, Found Brass Cap
- Quarter-Section Corner, Found Brass Cap
- Found Brass Cap
- Found 5/8" Rebar
- Found 1/2" Rebar
- Found Bolt
- Found Iron Pipe
- Found PK/MAO Nail
- Found Bent 1/2" Rebar, Reset w/3/8" Rebar & Plastic Cap Marked "JUB 11334"
- Set 5/8"x3/8" Rebar, with Plastic Cap Marked "JUB 11334"
- Monument Not Set or Found



Line #	Direction	Length
L1	S51°45'58\"/>	
L2	N75°56'32\"/>	
L3	S43°43'58\"/>	
L4	S30°48'11\"/>	
L5	S11°38'10\"/>	
L6	S76°00'22\"/>	
L7	S75°35'10\"/>	
L8	S66°45'02\"/>	
L9	S50°08'21\"/>	
L10	S47°04'37\"/>	
L11	N00°18'03\"/>	
L12	S41°14'18\"/>	



J-U-B ENGINEERS, INC.

250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
 P 208 376 7330 / 208 323 8336 or www.jub.com
 Date: 07/02/2013 Project No. 10-12-061

INDEX No. 324-16-0-0-00-00

SHEET 4 OF 4

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: April 13, 2016

Re: Rezone request Unzoned to IL

Applicant: City of Nampa Public Works –Daniel Badger

Applicant Address: 411-3rd Street South

Parcel Addresses: 100, 212, 300, 310, and 0 W. Railroad Street.

REZ2173-16 for April 26, 2016 Planning & Zoning Meeting

The Engineering Division does not oppose the granting of this rezone request.

Sylvia Mackrill

From: Neil Jones
Sent: Thursday, March 31, 2016 7:39 AM
To: Sylvia Mackrill
Subject: RE: REZ2173 16 Rezone from Unzoned to IL for City of Nampa Wastewater Plant

The Building Department has no conditions on this rezone.

Neil Jones

From: Sylvia Mackrill
Sent: Tuesday, March 29, 2016 8:45 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>; Eric Skoglund <skoglundl@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: REZ2173 16 Rezone from Unzoned to IL for City of Nampa Wastewater Plant

REZ 2173-16:

The City of Nampa Public Works Department has requested a Rezone from currently Unzoned to IL (Light Industrial) for the City of Nampa Wastewater Plant located at 100, 212, 300, 310, 360 and 0 W Railroad St, Nampa, on the north side of W Railroad St, west of Northside Blvd.

The application will go before the Planning and Zoning Commission as a public hearing item on their April 26, 2016 agenda.

Please review and forward any comments to my attention prior to April 15th.

Thank you,

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

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