Planning & Zoning Department

Planning & Zoning Commission Meeting

August 9, 2016

Staff Report – Public Hearing #2

To: Planning & Zoning Commission
Applicant: Mason & Stanfield, Inc. representing William T Cushing
File No: ANN 2201-16

Prepared By: Norman L. Holm
Date: August 1, 2016

Requested Actions: Annexation and Zoning to BC (Community Business) for 3 acres, to IL (Light Industrial) for 7.79 acres, and to RS 18 (Single Family Residential – 18,000 sq ft) for 1.95 acres for a total of 13.36 acres more or less.

Purpose: Mr. Cushing proposes Single Family Residential use on the 4 large residential lots near Wilson Lane. A self storage facility is contemplated in the proposed IL zoned area north of the proposed RS 18 zoned area. The RS 18 zone will provide a buffer zone for the existing residential units near Wilson Lane. Commercial use is proposed along Southside Blvd. in the proposed BC zoned area.

GENERAL INFORMATION

Zoning & Planning History: These properties have been undeveloped for some time and previously proposed for similar development. The Planning & Zoning Commission on July 14, 2015 recommended to the City Council approval of the prior proposal. The City Council on August 17, 2015 voted to deny the application. The applicant asked for reconsideration and the City Council on September 21, 2015 voted to deny the request for reconsideration. That proposal included BC (Community Business) northwesterly 3 acres *(same as current)*, IL (Light Industrial) central 6.6 aces *(1.19 acres less than current)*, and RS 18 (Single Family Residential - 18,000 sq ft) southerly 3.71 acres *(1.76 acres more than current).*

Status of Applicant: Owner/developer's representative

Annexation Location: 1122, 1214, and 1216 Southside Boulevard, and 0 Wilson Lane

Total Size: Approximately 13.36 acres total

Existing Zoning: Combination of County M1 (Light Industrial) and County R2 (Medium Density Residential)

Proposed Zoning: BC (Community Business) for northwesterly 3 acres, to IL (Light Industrial) for central 7.79 acres, and to RS 18 (Single Family Residential – 18,000 sq ft) for southerly 1.95 acres.

Comprehensive Plan Designation: General Commercial for northwesterly 3 acres, Light Industrial for central 7.79 acres, and Low Density Residential for southerly 1.95 acres.

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. The 9 parcels comprising the proposed annexation are contiguous to one another and connected to the existing city limits along the annexed right-of-way of Southside Blvd.

Existing Uses: The 3 parcels along Southside Blvd (1122, 1214, and 1216 Southside Blvd) have existing single family residential uses and outbuildings. The other 6 parcels presently accessed via Wilson Lane are vacant and available for development.

KINGS CROSSING PROJECT OVERVIEW, INTENT, DESCRIPTION, BENEFITS, SUMMARY, AND REASONS FOR ANNEXATION & ZONING

Overview – Kings crossing is an approximate 13-acre site with boundaries on Southside/Dorothy and Wilson. It currently consists of raw agricultural land and residential properties and has sat dormant for many years providing the city and county with obsolescent underutilized property. There is no ongoing agriculture in the immediate area and residential communities are nearby. Southside is a medium traveled arterial road and travels north to south through Nampa. Nampa has designated the site within their general and zoning plan as commercial/light industrial and residential.

Intent – Considerable thought by the developer has gone into what highest and best use could be applied to the property for the benefit of all. What would yield the best contribution to local and county residents, the community and Nampa in general and provide an asset that would have minimal obsolescence over the years and stability.

Description – The developer has proposed based on the criteria above a mixed use project consisting of three components.

The First would be a commercial site on south side of approximate 3 acres that would consist of a Retail Gourmet Store and Deli, a Coffee Bistro Shop and Commercial Office Space. This site would have sufficient parking and offer services to the surrounding neighbors as well as commuters. It would provide services to the area for sundry items, food and beverage and local gatherings for coffee and pastries throughout the day. It would also be complimented by outside seating, bike racks and rest area/pocket park for those pedestrians taking walks or bicycling to stop and enjoy the Nampa lifestyle while enjoying a beverage and sandwich or supplying morning commuters a place to pick up lunch on the way to work. The bistro would provide a gathering spot for parents meeting over coffee, tea or pastries to discuss local community happenings, PTA events, and kid's soccer/softball schedules and so on.

The Second component would be the RV/Personal Storage Concierge Park. This portion would consist of utilizing about eight acres of the project and have a formal entrance dedicated to the south on the commercial site for ingress and egress to park clients.

The park would be fully enclosed and entrance gate guarded with high end residential white fencing with faux stone columns and landscaping providing it with a very compatible inclusion to the surrounding area while providing minimal intrusion to residential housing nearby and giving a value added worth to all surrounding property owners.

The park would provide enclosed and outdoor storage for RV's and other recreation toys and vehicles as well some personal storage spaces as well. The concierge service would provide prepping client's assets for day trips, long term road trips and providing limited service amenities such as detailing, tire/air/rotation, interior cleaning after a trip and so forth. The retail components of the market and bistro would complement the added services the park could provide as far as food and beverages for those stated trips or day outings. The buildings would be architecturally designed again to be compatible with the surrounding area and provide further value to the community.

The developer will work with the city to insure common sense setbacks are utilized so no structures will be imposing on surrounding neighbors. Business hours would be set at reasonable times so as to not bother the nearby property owners. Security would be maximized with state of the art surveillance technology to insure the commercial site and park and assets within are well protected.

Lastly on the south end of the project on Wilson would be Four Executive Home Sites that will provide Wilson with a buffer to the park as well as adding value to all properties nearby. The homes are projected to be from 2,400 to 3,600 square feet living space and the lots will have deep rear yards abutting the park but providing very adequate privacy.

Benefits – The approval /annexation and development of the mixed use project would the area with a long lasting community friendly site that compliments and improves the area. The project would provide value added amenities that all residents would benefit from.
The developers design and intent is evident that it is a fluid addition providing needed services for the area and county and is several steps up in concept from other similar uses that are in or nearby Nampa.

Summary – While the city has enacted a general plan and zoning that this site falls into the developer had weighed other options specifically under the IL zoning (light industrial)
Some of those within the city's description are:

Amusement center	Car wash
Equestrian center	Motel
Auto sales	Dairy production
Building material sales	Machine shop
Service station	Manufacturing
Auto repair shops	Fuel storage

The above, the developer feels are not services that would fit in to the city and community scheme and betterment of all. These the developer feels are not consistent with the city's intent of compatibility and the developer feels that kings crossing as stated above fits the ideal use for this site for the developers the nearby property owners and the city revenue.

Cushing Development respectfully appreciates and believes that the city leaders as well as most citizens and property owners will appreciate what is being submitted for approval and that the alternatives do not supply the value, amenities or services compatible to the area as this project does.

Applicant Reasons for Annexation and Zoning – We offer this application for annexation from Canyon County Agricultural to City of Nampa BC, RS18 and IL. The City limits currently adjoin the land along Southside Blvd.

The project is located along the north side of Wilson Lane east of Southside Blvd, west of Triple Crown Estates. The land to be annexed is approximately 13.36 acres. It extends to the south side of Wilson Lane platted right-of-way. The project includes existing seven parcels.

City potable water is available in Southside. City sewer is adjacent to the property along Wilson Lane. However, the existing sewer is near capacity. The City has assigned the subject lands to a sewer basin that drains to the northwest. The nearest sewer main serving said basin is approximately a mile away. The owner desires to improve the four large residential lots near Wilson Lane. A self-storage facility is contemplated north of the residential zone. The residential zone will provide a buffer zone for the existing residential units near Wilson. Business commercial is proposed along Southside Blvd.

The request includes three different zones, all of which match the City's Future land Use Map designations. The proposed BC zone consists of approximately 3 acres along the east side of Southside Blvd. The proposed IL consists of approximately 7.79 acres. The proposed RS18 consists of approximately 1.95 acres. As depicted by the Future land Use Map, a transition to the IL zone will be provided by the RS18 zone and the BC zone.

The request is the highest and best use of the land. Other land-use options are:

1) Develop the property in the County as residential and light industrial. This option is a viable alternative to annexing into Nampa. However, the land is adjacent to City limits and is within the area of impact. This option is advantageous to the owner, but not to the City. City services can support the area and as such, this option was not selected.

2) Annex the property into the City as entirely residential. Adequate sewer facilities do not exist to serve this option. The existing sewer in Wilson can easily accept a few units, but cannon accept flows from the number of units that would be associated with a larger project. Additionally, the land drops northerly, thus not allowing gravity flow into the sewer in Wilson Lane. The City historically discourages non-regional sewer lift stations.

3) Remain as-is. This is not a viable option. The land cannot effectively be used as agricultural. If left as-is, it will potentially become an eye-sore and it will not contribute to the tax base of Canyon County nor the city.

Given the above-described options, the annexation request is warranted and represents the best use for the land. Furthermore, the request complies with the Future Land Use Map."

SPECIAL INFORMATION

Public Utilities:
12" water main in Southside Blvd
8" sewer mains in Southside Blvd and Wilson Lane
10" irrigation main in Southside Blvd

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

Physical Site Characteristics: Existing residential uses on the 3 Southside Blvd parcels, and vacant and undeveloped uses on the 6 Wilson Lane parcels.

Transportation: Access to the annexation/development area is from both Southside Blvd and Wilson Lane. The proposed development agreement requires that *"Only emergency access and no public access to the proposed Self Storage Facility shall be allowed via Wilson Lane."*

Correspondence: As of the date of this staff report no correspondence has been received from any area property owners, residents or business owners regarding opposition to or support for the requested annexation and zoning. Numerous expressions of opposition were made last year for the applicant's prior proposal.

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 recommends approval of this Annexation and Zoning the following findings are recommended:

1) The requested 9 annexation parcels are contiguous to one another and connected to the existing city limits along the annexed right-of-way of Southside Blvd.
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, zoned and developed.
3) The proposed zoning conforms with the city's comprehensive plan future land use map for General Commercial, Light Industrial, and Low Density Residential land uses and is reasonably compatible with existing and proposed land uses in the area.
4) The applicant desires annexation in order to utilize the property for retail, self storage, and large lot residential (18,000 + sq ft) uses.
5) Section 10-2-4 allows an annexation/zoning application to be processed in connection with the execution of a development agreement. Through such agreements a property owner or developer may make written commitments concerning the use or development of a subject parcel in exchange for the change of zoning requested. Commitments made under such agreements are in addition to the regulations provided for in the zoning district by ordinance, and are established to assure compatibility of the resulting land uses with the surrounding area.

RECOMMENDED CONDITIONS OF APPROVAL

If the Planning & Zoning Commission determines to recommend approval of the annexation and zoning to the City Council Engineering & Planning Staff recommend request execution of a development agreement with the following specific commitments or conditions. *(Per Section 10-25 Nampa City Code: Through such agreements, a property owner or developer may agree to make written conditional commitments concerning the use or development of a subject parcel in exchange for the change of zoning requested. The purpose of such agreements is to allow development that provides benefits for both the property owner or developer and the city by providing a balance between the owner's or developer's desire for certainty in the development process and the city's desire for control of the impacts of the project):*

1) General:
   a) Extension of public utilities at owner's expense –
      i) Public water main to satisfy both domestic and fire flow requirements.
      ii) Sewer as necessary to provide service to any residential lots developed, and on-site manager's quarters/office for the storage units.
      iii) Sewer is available to serve the site both from Wilson Lane and Southside Boulevard (see attachment).
      iv) Pressure Irrigation to provide service to the residential lots and any required landscaping for the storage units proposed.
   b) Annexation into the Nampa Municipal Irrigation System at time of development and site is provided with City Pressure Irrigation.

2) Southside Boulevard: Functional Classification – Collector
   a) 40' right-of-way dedication for Southside Boulevard is required
   b) Full frontage improvements on Southside Boulevard are required and will include, but not be limited to-
      i) Curb, gutter, and sidewalk-will require design and approval
      ii) Landscaping-Southside Boulevard is an arterial roadway
      iii) Storm drainage
      iv) Pavement widening

3) Wilson Lane: Functional classification – Local
   a) Nampa Highway District is in agreement with City policy and will support City's requirements for the following:
      i) Right-of-way dedication required to Nampa Highway District for future total street right-of-way width of 60-feet, 30-feet from centerline if not already dedicated.
      ii) Full frontage improvements on Wilson Lane required and will include, but not be limited to-
         (1) Curb, gutter, and sidewalk-will require design and approval
         (2) Landscaping (if required by zoning)-Wilson Lane is a local street
         (3) Storm drainage - both on and off-site
         (4) Pavement widening
         (5) Water
         (6) Pressure Irrigation
         (7) Gravity Irrigation-Either continued delivery to, or wastewater from adjacent properties
         (8) Pavement widening and striping as required

4) Dorothy Lane: Private
   a) Currently is a private access. No right-of-way dedication required at this time.
   b) Owner/developer is required to provide recorded ingress/egress/cross access and utility easements, in favor of other property owners utilizing this access, if not already existing.
   c) The Dorothy Lane access to Southside Boulevard shall be improved with the Southside Boulevard improvements.
5) The Owner/Developer shall develop the Property in strict compliance with the "Kings Crossing Project Overview, Intent, Description, Benefits and Summary"; Parcel Zoning, Conceptual Residential Lot Layout; and Commercial/Industrial/Residential Design Sketches as stated and depicted in Exhibit "C".

6) Use: Land-use within the IL (light industrial) zone shall consist of storage use and the following uses necessary to support the operation of the business:
   a) Cleaning and detailing of customer's personal property
   b) Minor maintenance of customer personal property. Heavy repairs and/or body work is prohibited.
   c) Preparing customer's personal property for departure and return
   d) No businesses shall be operated within the storage units by tenants.
   e) On-site office
   f) Manager's residential quarters

7) Hours of Operation, within the IL (light industrial) zone
   a) Self-storage: Storage units accessible to tenants shall be limited to between 6:00 AM and 10:00 PM daily.

8) Building and Site Design Standards. The following standards shall apply to the proposed Facility to be constructed on the IL zoned parcel of the Property (as found in Section 10-1-19 of the Nampa Zoning Ordinance):
   a) Structure Appearance:
      i) Any portions of a building wall visible from a public street and longer than one hundred feet (100') shall include facade changes such as bases, fenestration, offsets, or wall plane jogs built into the same;
      ii) Shall on all buildings made a part of a facility feature a pitched roof to maintain storm water runoff onsite
      iii) Primary exterior paint colors shall not be black or reflective/fluorescent coloring
      iv) Storage facility offices shall, in addition, have at least twenty five percent (25%) glazing on their primary facade
      v) Self-Storage buildings for shall be limited to ten feet (10') in height at the edge of eaves.
   b) Project Design and Layout:
      (i) Only emergency access and no public access to the proposed Storage Facility shall be allowed via Wilson Lane;
      (ii) Service drives accessing and running between the units shall comply with standards adopted either by the Nampa fire department (as they also serve as fire lanes) or by regulations found in Chapter 22 of the zoning ordinance, whichever is more restrictive;
      (iii) All service drives and parking areas excepting for large recreational vehicle storage shall be paved. Parking areas exclusively designed for the parking of recreational vehicles (including trailers, RVs, boats and motorcycle/4-wheeler/ATV

vehicles on trailers, etc.) may be graveled and may be covered with a structure or fully enclosed structure, not exceeding 18' total height.

(iv) Building walls may be used as perimeter side and rear yard fencing when not adjoining a residentially zoned or used property within the City. In other locations along the perimeter of the IL Zone, a sight/site obscuring fence at least 6 feet in height and not more than 8 feet shall be emplaced. Accordingly, the building(s) closest to that property line shall comply with interior yard setback requirements pertinent to the IL zone;

c) Lighting And Security:

(i) All exterior structure lighting shall be shielded, screened, and/or shuttered from with ninety degree (90°) cutoff luminaries and shall be otherwise directed so as to prevent illumination of adjoining properties, particularly when located adjoining or across the street from residentially used or zoned properties; and

(ii) Pole lights shall be limited to two (2) light poles per one hundred feet (100') of service drive and shall not exceed twelve feet (12') in height. Such lights shall also use ninety degree (90°) cutoff luminaries ("down lighting"); and

(iii) Electrical feeds to outdoor light fixtures shall be placed underground not overhead; and

(iv) Floodlights shall not be allowed; and

(v) Security cameras shall be allowed but only directed inwardly towards areas of the facility itself excepting for the main entrance area of the project which may be monitored from the office or other location; and

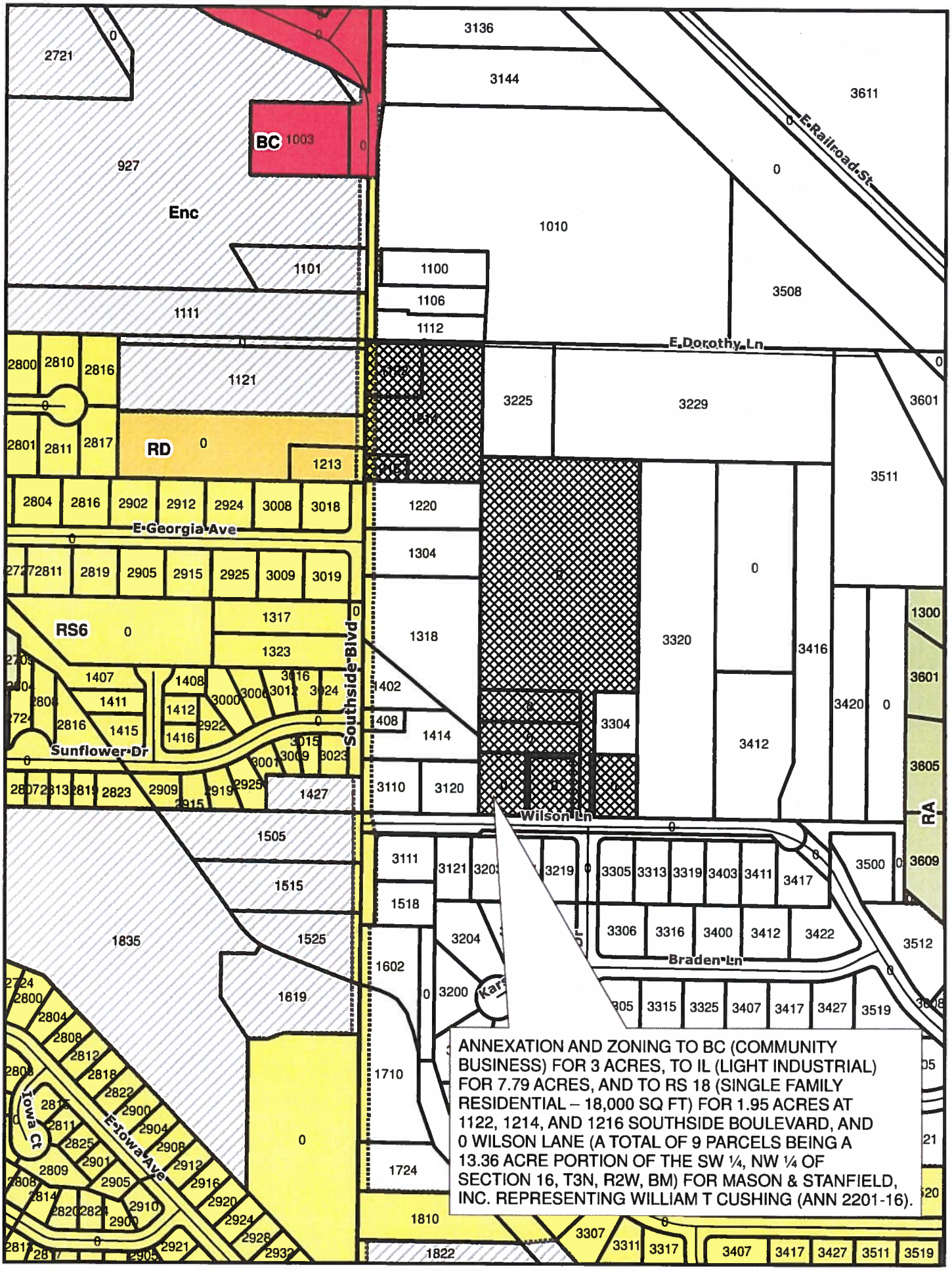
(vi) Audible alarms shall be controlled in decibel level so as to not exceed industry standard(s).

d) Signage:

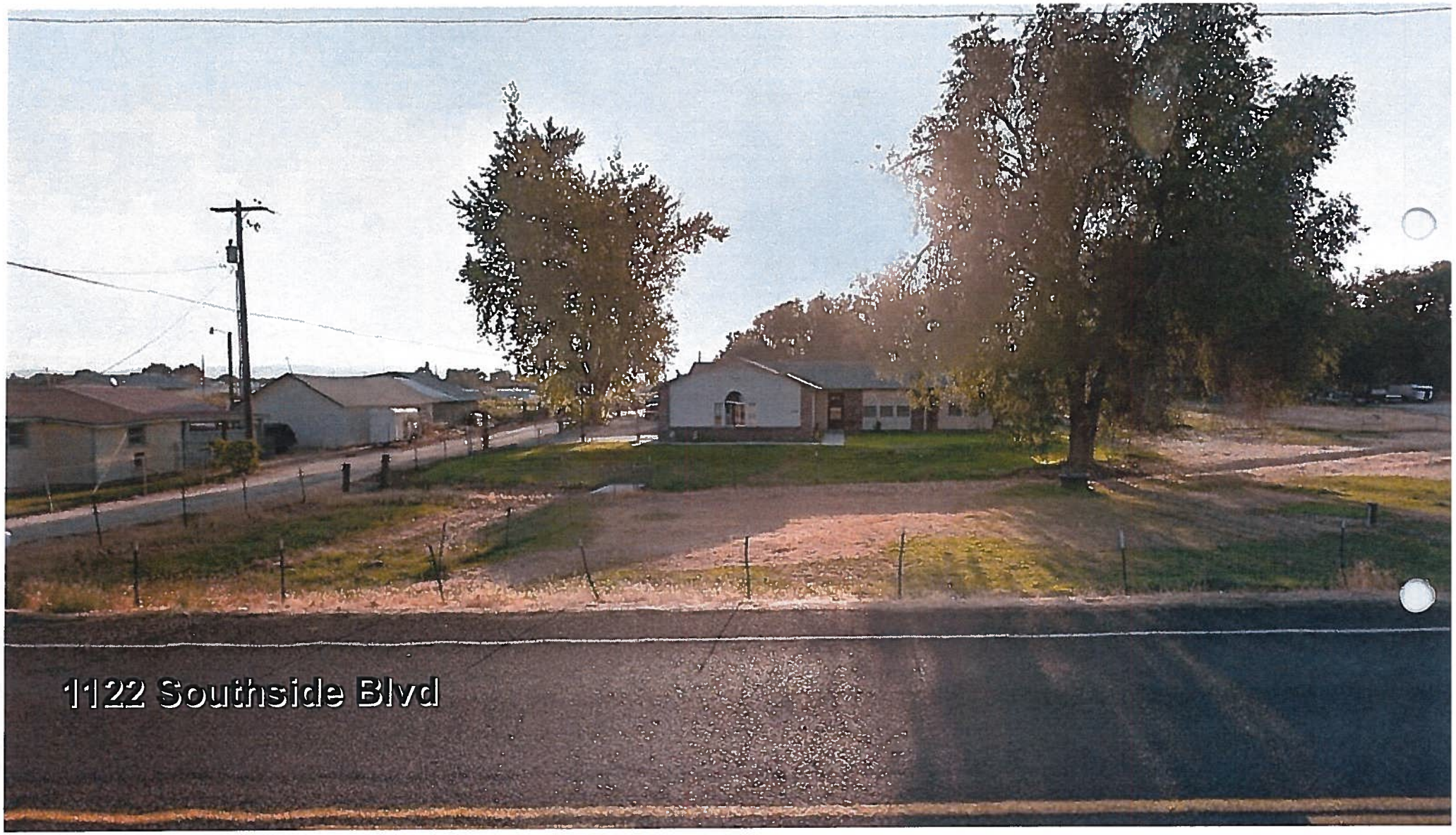
i) Signage shall be placed within the BC Zone and comply with the signage requirements for the BC Zone

ATTACHMENTS

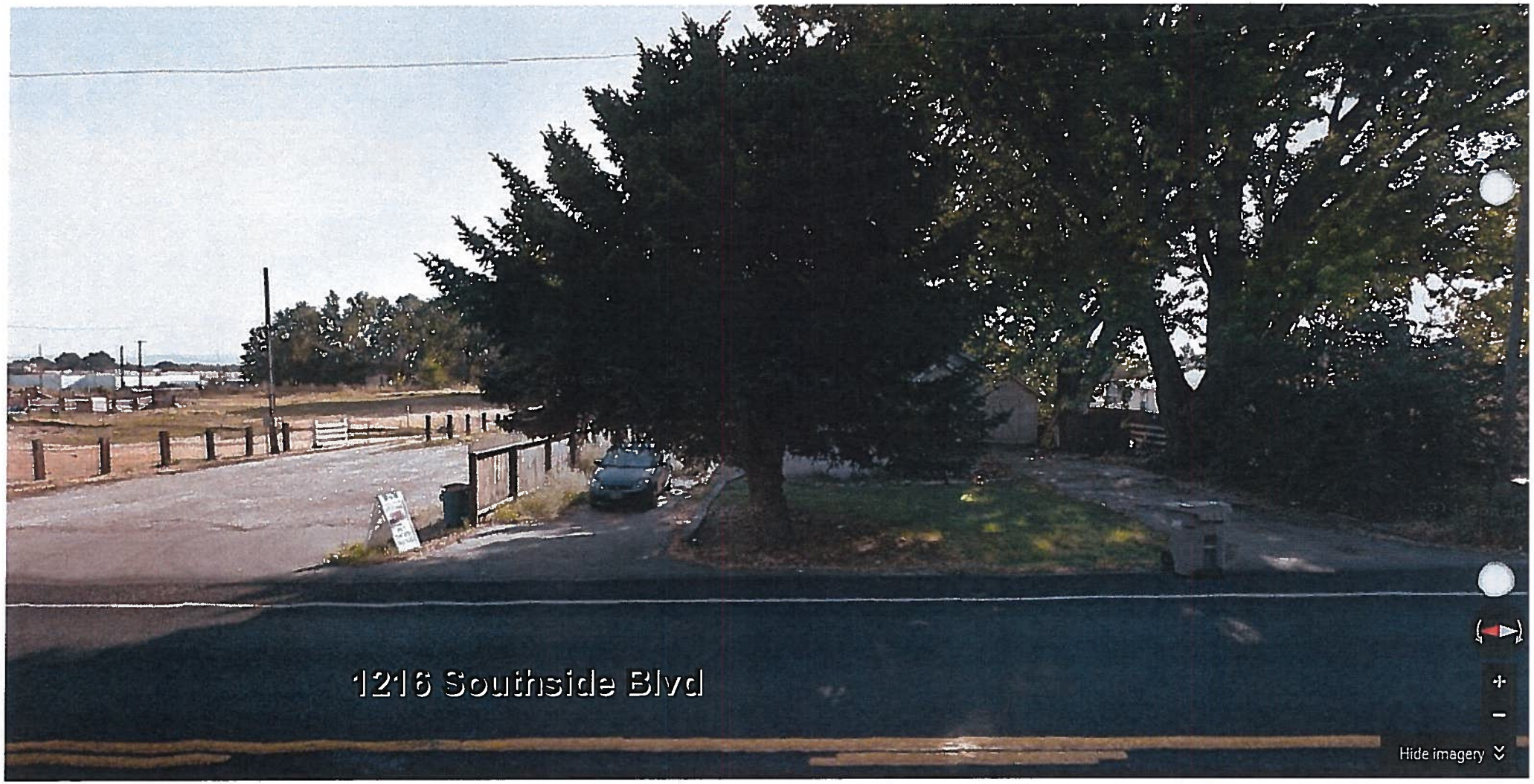
Vicinity map with zoning
Aerial map
Street views from Southside Blvd and Wilson Lane
Comprehensive Plan future land use map
Proposed Annexation and Zoning Map
Application
Applicant letter
Kings Crossing Project Overview, Intent, Description, Benefits and Summary
Commercial, Industrial, Residential Design Sketches
Annexation and zoning legal descriptions
Agency and other correspondence
Draft Development Agreement


BC
Enc
RD
RS6
RA
E Railroad St
E Dorothy Ln
E Georgia Ave
Southside Blvd
Sunflower Dr
Wilson Ln
Braden Ln
E Iowa Ave
Iowa Ct
ANNEXATION AND ZONING TO BC (COMMUNITY BUSINESS) FOR 3 ACRES, TO IL (LIGHT INDUSTRIAL) FOR 7.79 ACRES, AND TO RS 18 (SINGLE FAMILY RESIDENTIAL – 18,000 SQ FT) FOR 1.95 ACRES AT 1122, 1214, AND 1216 SOUTHSIDE BOULEVARD, AND 0 WILSON LANE (A TOTAL OF 9 PARCELS BEING A 13.36 ACRE PORTION OF THE SW ¼, NW ¼ OF SECTION 16, T3N, R2W, BM) FOR MASON & STANFIELD, INC. REPRESENTING WILLIAM T CUSHING (ANN 2201-16).

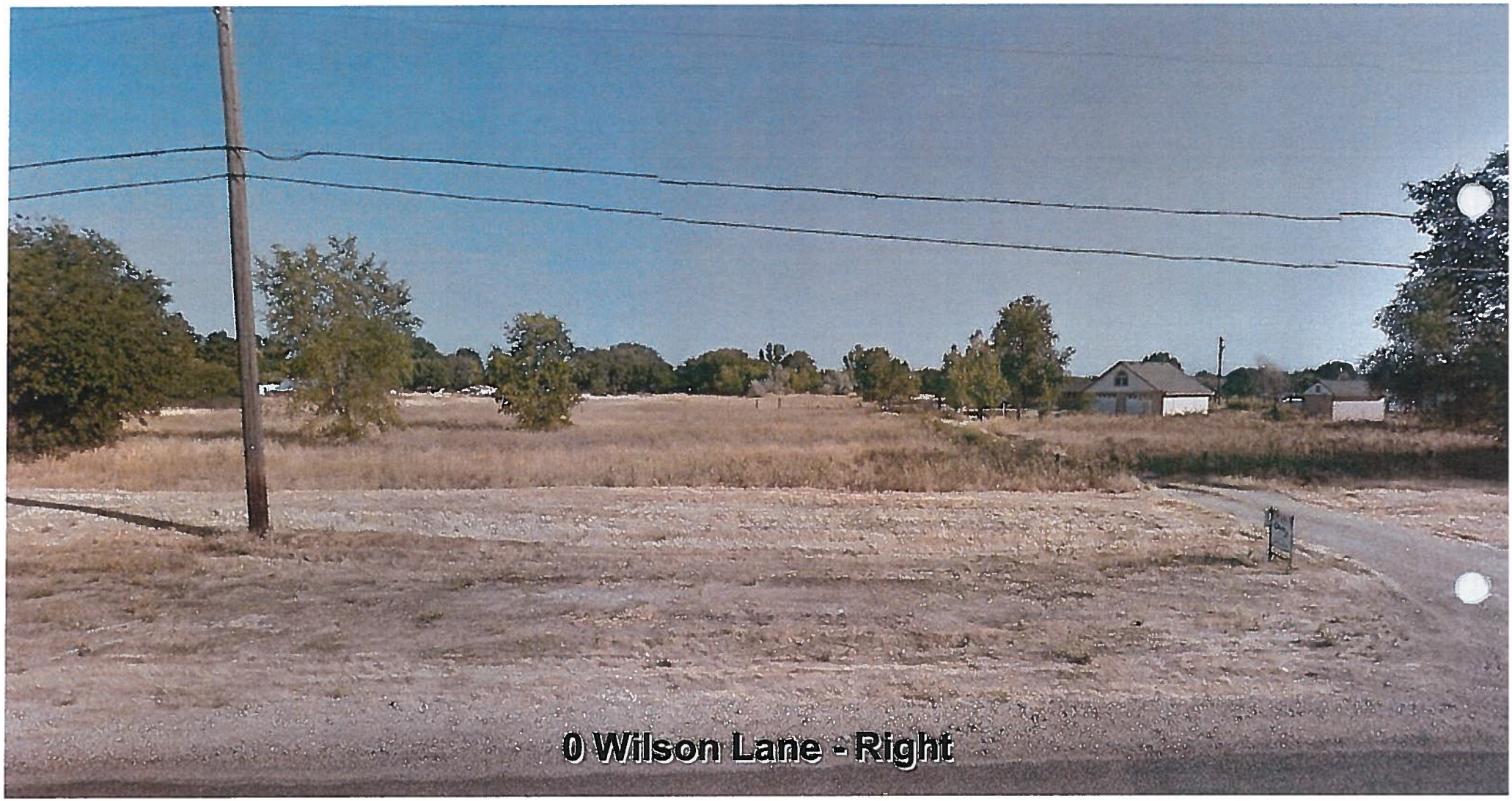
Southside Blvd
Wilson Ln
Roberts Ln

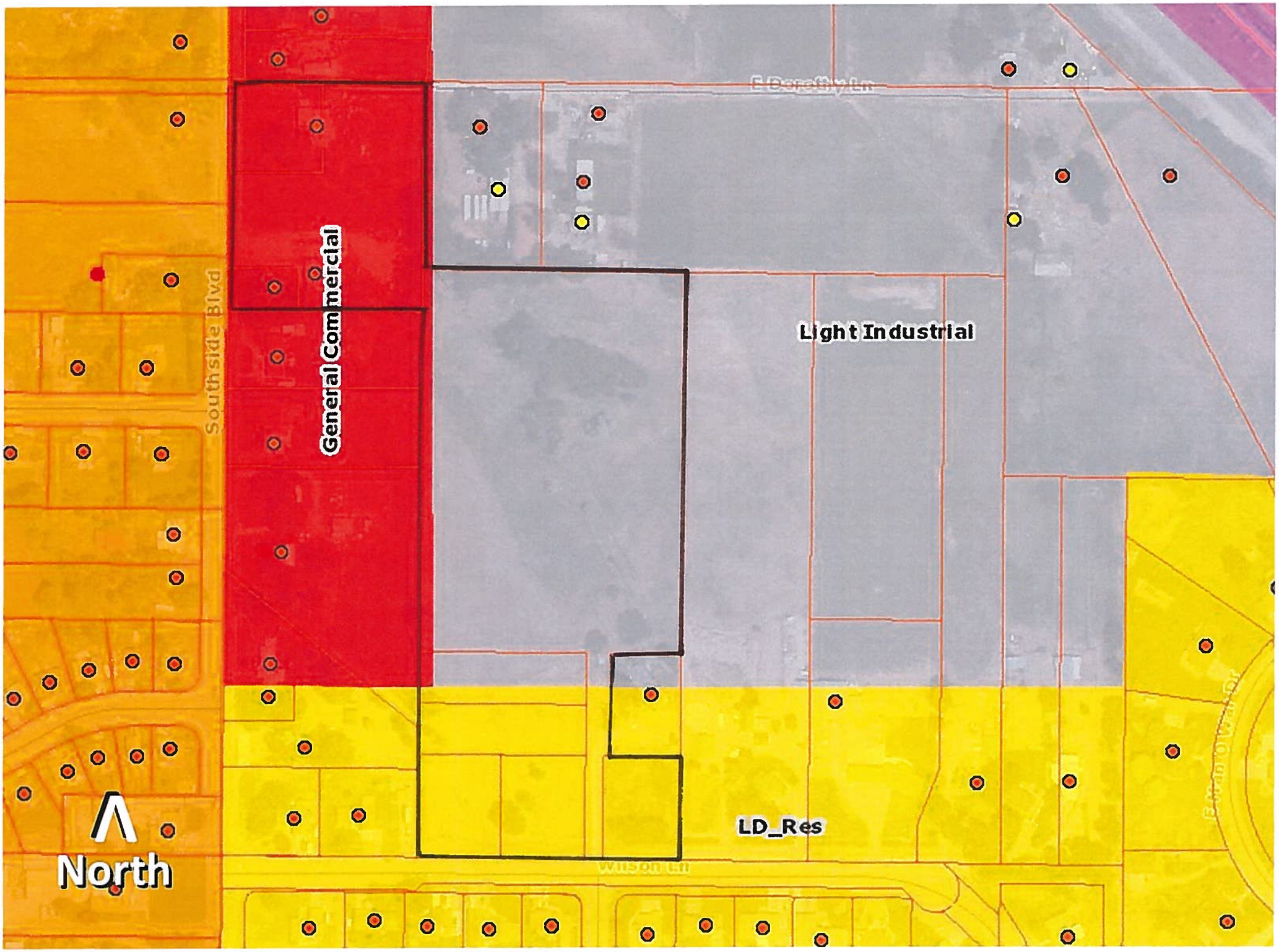

1122 Southside Blvd

1214 Southside Blvd


1216 Southside Blvd
Hide imagery

0 Wilson Lane - Left

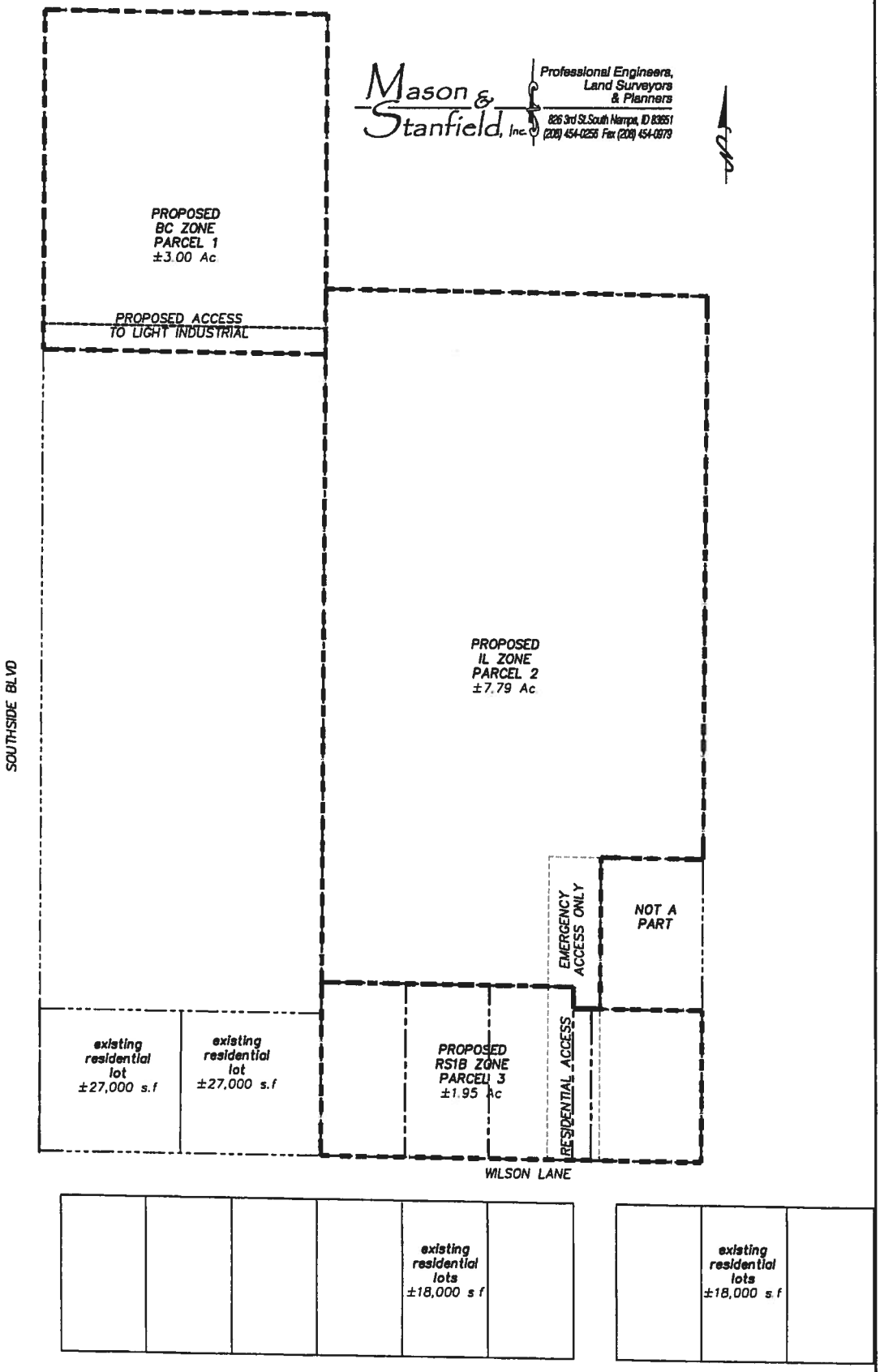

0 Wilson Lane - Right



E Dorothy Ln
Southside Blvd
General Commercial
Light Industrial
LD_Res
Wilson Ln
North

PROPOSED ANNEXATION & ZONING EXHIBIT

A PART OF THE SW 1/4 NW 1/4, SECTION 36, T. 3 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2016



8/9/16 PZ
Norm

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: Mason & Stanfield, Inc. C/O Scott Stanfield Phone: 454-0256

Address: 826 3rd St. So. City: Nampa State: ID Zip Code: 83651

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

Owner Name: Willim Cushing Phone: 714-393-7490

Address: 3360 Amy Dr. City: Corona State: CA Zip Code: 92882

Address of subject property: varies

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: RS18 (adjacent to Wilson), BC (adjacent to Southside), IL (internal)

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 narrative

Dated this 20 day of MAY, 20 16

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 2201- 2016 Project Name: Cushing Land Annex RS 18, IL, BC

12/11/13 Revised

Mason & Stanfield, Inc.

Professional Engineers, Land Surveyors and Planners

826 3rd St. South, Nampa, Idaho 83651
Ph (208) 454-0256 Fax (208) 454-0979
e-mail: sstanfield@mseng.us
www.masonandstanfield.com

NARRATIVE FOR CUSHING LAND ANNEXATION

On behalf of the owner, we offer this application for annexation from Canyon County Agricultural to City of Nampa BC, RS18 and IL. The City limits currently adjoin the land along Southside Blvd.

The project is located along the north side of Wilson Lane, east of Southside Blvd, west of Triple Crown Estates. The land to be annexed is approximately 13.36 acres. It extends to the south side of Wilson Lane platted right-of-way. The project includes existing seven parcels.

City potable water is available in Southside. City sewer is adjacent to the property along Wilson Lane. However, the existing sewer is near capacity. The City has assigned the subject lands to a sewer basin that drains to the northwest. The nearest sewer main serving said basin is approximately a mile away.

The owner desires to improve the four large residential lots near Wilson Lane. A self storage facility is contemplated north of the residential zone. The residential zone will provide a buffer zone for the existing residential units near Wilson. Business commercial is proposed along Southside Blvd.

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The request is the highest and best use of the land. Other land-use options are:

1. Develop the property in the County as residential and light industrial. This option is a viable alternative to annexing into Nampa. However, the land is adjacent to City limits and is within the area of impact. This option is advantageous to the owner, but not to the City. City services can support the area and as such, this option was not selected.

2. Annex the property into the City as entirely residential. Adequate sewer facilities do not exist to serve this option. The existing sewer in Wilson can easily accept a few units, but cannot accept flows from the number of units that would be associated with a larger project. Additionally, the land drops northerly, thus not allowing gravity flow into the sewer in Wilson Lane. The City historically discourages non-regional sewer lift stations.

3. Remain as-is. This is not a viable option. The land cannot effectively be used as agricultural. If left as-is, it will potentially become an eye-sore and it will not contribute to the tax base of Canyon County nor the city.

Given the above-described options, the annexation request is warranted and represents the best use for the land. Furthermore, the request complies with the Future Land Use Map.

CUSHING DEVELOPMENT

KINGS CROSSING BY CUSHING DEVELOPMENT
A MIXED USE DEVELOPMENT PROPOSED TO THE CITY OF NAMPA
JULY 13TH, 2016

Overview:
Kings crossing is an approximate 13-acre site with boundaries on South Side/Dorothy and Wilson.
It currently consists of raw agricultural land and residential properties and has sat dormant for many years providing the city and county with obsolescent underutilized property.

There is no ongoing agriculture in the immediate area and residential communities are nearby. South side is a medium traveled arterial road and travels north to south through Nampa.

Nampa has designated the site within their general and zoning plan as commercial/light industrial and residential.

Intent:
Considerable thought by the developer has gone into what highest and best use could be applied to the property for the benefit of all.

What would yield the best contribution to local and county residents, the community and Nampa in general and provide an asset that would have minimal obsolescence over the years and stability.

Description:
The developer has proposed based on the criteria above a mixed use project consisting of three components.

The first would be a commercial site on south side of approx. 3 acres that would consist of a retail gourmet store and deli, a coffee bistro shop and commercial office space.

This site would have sufficient parking and offer services to the surrounding neighbors as well as commuters. It would provide services to the area for sundry items, food and beverage and local gatherings for coffee and pastries throughout the day.

It would also be complimented by outside seating, bike racks and rest area/pocket park for those pedestrians taking walks or bicycling to stop and enjoy the Nampa lifestyle while enjoying a beverage and sandwich or supplying morning commuters a place to pick up lunch on the way to work. The bistro would provide a gathering spot for parents meeting over coffee, tea or pastries to discuss local community happenings, PTA events, and kid's soccer/softball schedules and so on.

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The park would be fully enclosed and entrance gate guarded with high end residential white fencing with faux stone columns and landscaping providing it with a very compatible inclusion to the surrounding area while providing minimal intrusion to residential housing nearby and giving a value added worth to all surrounding property owners.

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The developer will work with the city to insure common sense set backs are utilized so no structures will be imposing on surrounding neighbors. Business hours would be set at reasonable times so as to not bother the nearby property owners.

Security would be maximized with state of the art surveillance technology to insure the commercial site and park and assets within are well protected.

Lastly on the south end of the project on Wilson would be four executive home sites that will provide Wilson with a buffer to the park as well as adding value to all properties nearby. The homes are projected to be from 2400 to 3600 square feet living space and the lots will have deep rear yards abutting the park but providing very adequate privacy.

Benefits:
The approval /annexation and development of the mixed use project would the area with a long lasting community friendly site that compliments and improves the area. The project would provide value added amenities that all residents would benefit from.
The developers design and intent is evident that it is a fluid addition providing needed services for the area and county and is several steps up in concept from other similar uses that are in or nearby Nampa.

Summary:
While the city has enacted a general plan and zoning that this site falls into the developer had weighed other options specifically under the IL zoning (light industrial)
Some of those within the city's description are:

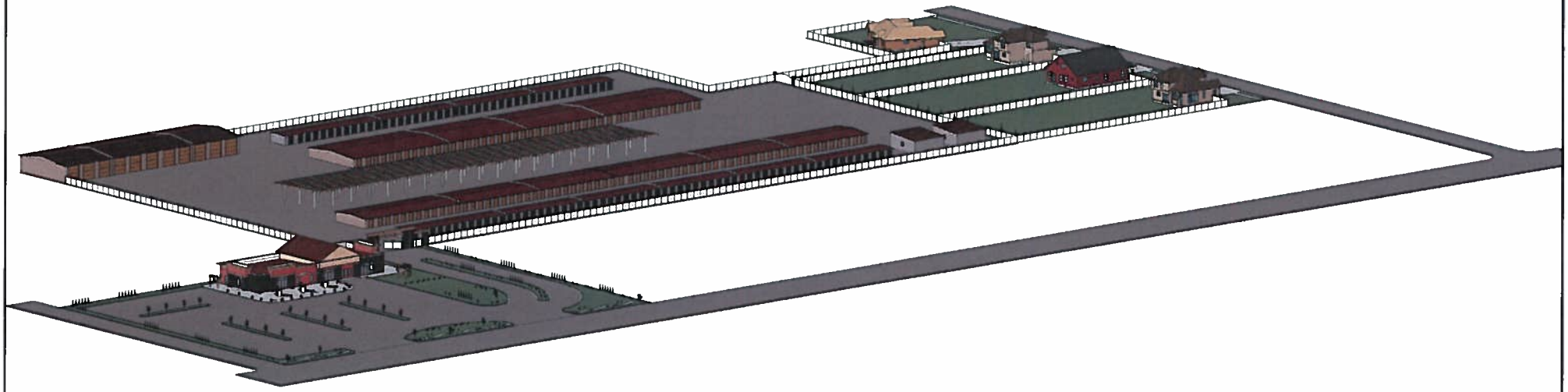
Amusement center	Car wash
Equestrian center	Motel
Auto sales	Dairy production
Building material sales	Machine shop
Service station	Manufacturing
Auto repair shops	Fuel storage

The above the developer feels are not services that would fit in to the city and community scheme and betterment of all. These the developer feels are not consistent with the city's intent of compatibility and the developer feels that kings crossing as stated above fits the ideal use for this site for the developers the nearby property owners and the city revenue.

Cushing development respectfully appreciates and believes that the city leaders as well as most citizens and property owners will appreciate what is being submitted for approval and that the alternatives do not supply the value, amenities or services compatible to the area as this project does.

Respectfully submitted,

William Cushing
Owner
Cushing development



1 Birds Eye-2

-

KINGS CROSSING PROJECT

208-371-9037

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BIRD EYE VIEW

Project number	090202- 161118	1
Date	3/30/2016	
Drawn by	DXD	
Checked by	DLW	Scale 1"=80'

3/30/2016 10:27:11 AM

1 South looking North From Wilson-2

-

KINGS CROSSING PROJECT

208-371-9037

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From Wilson

Project number	090202- 161118	2
Date	3/30/2016	
Drawn by	DXD	
Checked by	DLW	Scale

3/30/2016 10:30:03 AM

1 Section 9
1/8" = 1'-0"

-

KINGS CROSSING PROJECT

208-371-9037

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FIRE LANE BACK GATE

Project number	090202- 161118	3
Date	3/30/2016	
Drawn by	DXD	
Checked by	DLW	Scale 1/8" = 1'-0"

3/30/2016 10:32:12 AM

1 GATE 2

-

KINGS CROSSING PROJECT

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Gate 2 Closeup

Project number	090202- 161118	4
Date	3/30/2016	
Drawn by	DXD	
Checked by	DLW	Scale

3/30/2016 10:33:08 AM

1 GATE 2- Retail

-

KINGS CROSSING PROJECT

208-371-9037

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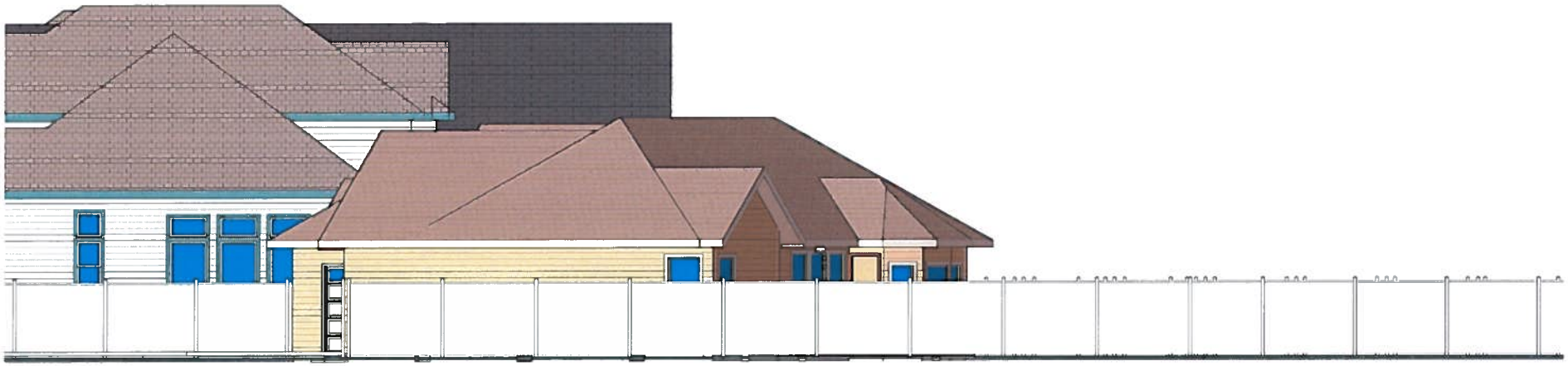
Retail Close Up

Project number	090202- 161118	5
Date	3/30/2016	
Drawn by	DXD	
Checked by	DLW	Scale

3/30/2016 10:33:56 AM



1 Callout EAST 1of4
1/8" = 1'-0"

-

KINGS CROSSING PROJECT

208-371-9037

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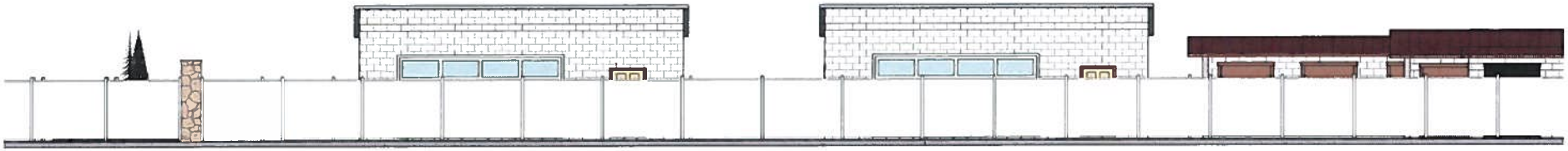
EAST TO WEST

Project number	090202- 161118	6
Date	3/30/2016	
Drawn by	DXD	
Checked by	DLW	Scale 1/8" = 1'-0"

3/30/2016 10:36:04 AM



1 Callout EAST 2of4
1" = 10'-0"

-

KINGS CROSSING PROJECT

208-371-9037

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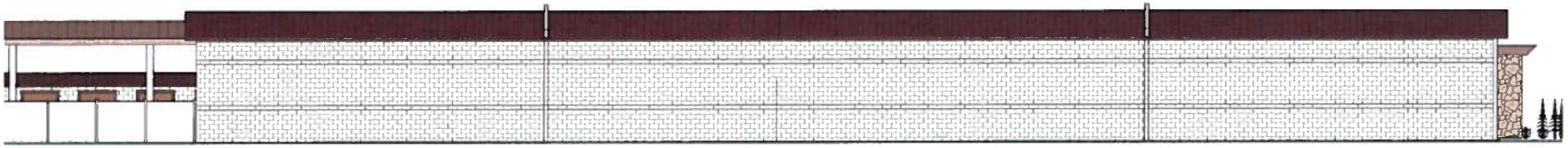
EAST TO WEST

Project number	090202- 161118	7
Date	3/30/2016	
Drawn by	DXD	
Checked by	DLW	Scale 1" = 10'-0"

3/30/2016 10:37:43 AM



1 Callout EAST 3of4
1/16" = 1'-0"

-

KINGS CROSSING PROJECT

208-371-9037

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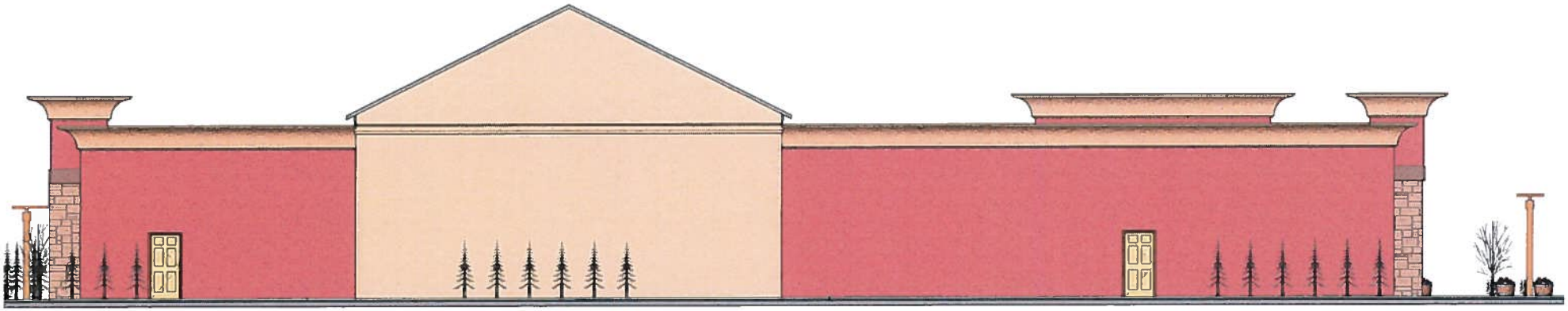
EAST TO WEST

Project number	090202- 161118	8
Date	3/30/2016	
Drawn by	DXD	
Checked by	DLW	Scale 1/16" = 1'-0"

3/30/2016 10:39:09 AM



1 Callout EAST 4of4
1" = 10'-0"

-

KINGS CROSSING PROJECT

208-371-9037

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EAST TO WEST

Project number	090202- 161118	9
Date	3/30/2016	
Drawn by	DXD	
Checked by	DLW	Scale 1" = 10'-0"

3/30/2016 10:40:24 AM

1 GATE 3

-

KINGS CROSSING PROJECT

208-371-9037

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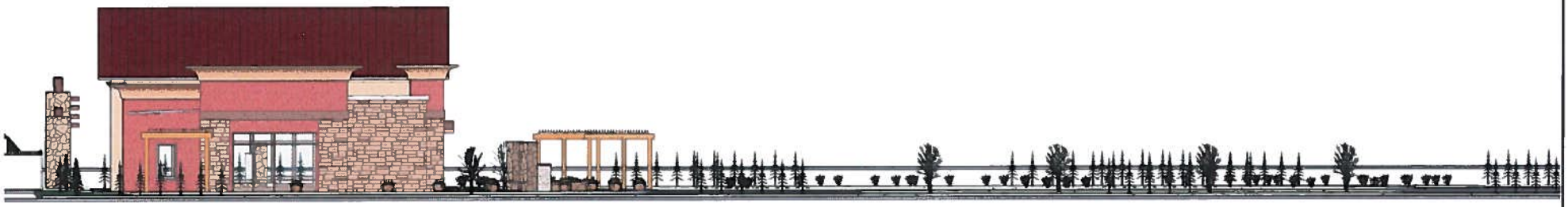
SOUTHSIDE STREET

Project number	090202- 161118	10
Date	3/30/2016	
Drawn by	DXD	
Checked by	DLW	Scale

3/30/2016 10:44:18 AM



1 Dorthy Retail

-

KINGS CROSSING PROJECT

208-371-9037

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Dorthy Retail

Project number	090202- 161118	11
Date	3/30/2016	
Drawn by	DXD	
Checked by	DLW	Scale

3/30/2016 11:00:28 AM

Mason & Stanfield, Inc.

Professional Engineers, Land Surveyors and Planners

826 3RD St. South, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 454-0979

e-mail: dholzhey@mseng.us

FOR: Bill Cushing
JOB NO.: April 29, 2015
DATE: MR0715

ANNEXATION PARCEL

A parcel of land being a portion of the SW1/4 NW1/4 of Section 36, Township 3 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

BEGINNING at the northwest corner of the SW1/4 NW1/4;

Thence S 89° 11' 33" E a distance of 329.87 feet along the north boundary of the SW1/4 NW1/4;

Thence S 00° 27' 06" W a distance of 320.01 feet;

Thence S 89° 11' 33" E a distance of 445.01 feet;

Thence S 00° 27' 06" W a distance of 651.39 feet;

Thence N 89° 13' 06" W a distance of 120.00 feet;

Thence S 00° 27' 06" W a distance of 175.00 feet;

Thence S 89° 13' 06" E a distance of 120.00 feet;

Thence S 00° 27' 06" W a distance of 175.00 feet to a point on the south boundary of the SW1/4 NW1/4;

Thence S 00° 27' 06" W a distance of 60.00 feet to a point on the southerly right of way of Wilson Lane;

Thence N 89° 13' 06" W a distance of 445.01 feet along said southerly right of way;

Thence N 00° 27' 06" E a distance of 60.00 feet to a point on the south boundary of the SW1/4 NW1/4;

Thence N 00° 27' 06" E a distance of 925.60 feet;

Thence N 89° 11' 33" W a distance of 329.91 feet to a point on the west boundary of the SW1/4 NW1/4;

Thence N 00° 27' 28" E a distance of 396.00 feet along said west boundary to the **POINT OF BEGINNING.**

This annexation parcel contains 13.36 acres more or less.

PROFESSIONAL LAND SURVEYOR
REGISTERED
9366
4/29/15
STATE OF IDAHO
DARIN HOLZHEY

Mason & Stanfield, Inc.

Professional Engineers, Land Surveyors and Planners

826 3RD St. South, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 454-0979
e-mail: dholzhey@mseng.us

FOR: Bill Cushing
JOB NO.: April 29, 2015
DATE: MR0715

COMMERCIAL PARCEL

A parcel of land being a portion of the SW1/4 NW1/4 of Section 36, Township 3 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

BEGINNING at the northwest corner of the SW1/4 NW1/4; commercial

Thence S 89° 11' 33" E a distance of 329.87 feet along the north boundary of the SW1/4 NW1/4;

Thence S 00° 27' 06" W a distance of 396.00 feet;

Thence N 89° 11' 33" W a distance of 329.91 feet parallel with the north boundary of the SW1/4 NW1/4 to a point on the west boundary of the SW1/4 NW1/4;

Thence N 00° 27' 28" E a distance of 396.00 feet along said west boundary to the **POINT OF BEGINNING.**

This parcel contains 3.00 acres more or less.

PROFESSIONAL LAND SURVEYOR
REGISTERED
9366
4/29/15
STATE OF IDAHO
DARIN HOLZHEY

Mason & Stanfield, Inc.

Professional Engineers, Land Surveyors and Planners

826 3RD St. South, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 454-0979
e-mail: dholzhey@mseng.us

FOR: Bill Cushing
JOB NO.: April 13, 2016
DATE: MR0715

RESIDENTIAL PARCEL

A parcel of land being a portion of the SW1/4 NW1/4 of Section 36, Township 3 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the southwest corner of the SW1/4 NW1/4; residential

Thence S 89° 13' 06" E a distance of 330.01 feet along the south boundary of the SW1/4 NW1/4 to the **POINT OF BEGINNING**;

Thence N 00° 27' 06" E a distance of 200.00 feet

Thence S 89° 13' 06" E a distance of 294.00 feet parallel with the south boundary of the SW1/4 NW1/4;

Thence S 00° 27' 06" W a distance of 25.00 feet;

Thence S 89° 13' 06" E a distance of 151.00 feet parallel with the south boundary of the SW1/4 NW1/4;

Thence S 00° 27' 06" W a distance of 175.00 feet to a point on the south boundary of the SW1/4 NW1/4;

Thence N 89° 13' 06" W a distance of 445.01 feet along the south boundary of the SW1/4 NW1/4 to the **POINT OF BEGINNING**;

This parcel contains 1.95 acres more or less.

PROFESSIONAL LAND SURVEYOR
REGISTERED
9366
4/13/16
STATE OF IDAHO
DARIN HOLZHEY

Mason & Stanfield, Inc.

Professional Engineers, Land Surveyors and Planners

826 3RD St. South, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 454-0979

e-mail: dholzhey@mseng.us

FOR: Bill Cushing
JOB NO.: April 13, 2016
DATE: MR0715

LIGHT INDUSTRIAL PARCEL

A parcel of land being a portion of the SW1/4 NW1/4 of Section 36, Township 3 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the southwest corner of the SW1/4 NW1/4;

Thence S 89° 13' 06" E a distance of 330.01 feet along the south boundary of the SW1/4 NW1/4;

Thence N 00° 27' 06" E a distance of 200.00 feet to the **POINT OF BEGINNING**;

Thence N 00° 27' 06" E a distance of 801.59 feet to a point that is 320.00 feet south of the north boundary of the SW1/4 NW1/4;

Thence S 89° 11' 33" E a distance of 445.01 feet parallel with and 320.00 feet south of the north boundary of the SW1/4 NW1/4;

Thence S 00° 27' 06" W a distance of 651.39 feet;

Thence N 89° 13' 06" W a distance of 120.00 feet parallel with the south boundary of the SW1/4 NW1/4;

Thence S 00° 27' 06" W a distance of 175.00 feet;

Thence N 89° 13' 06" W a distance of 31.00 feet;

Thence N 00° 27' 06" E a distance of 25.00 feet;

Thence N 89° 13' 06" W a distance of 294.00 feet to the **POINT OF BEGINNING**.

This parcel contains 7.79 acres more or less.

PROFESSIONAL LAND SURVEYOR
REGISTERED
9366
4/13/16
STATE OF IDAHO
DARIN HOLZHEY

Memorandum

To: Planning and Zoning

Cc: Tom Points, P. E., City Engineer

Cc: Daniel Badger, P.E., Staff Engineer

Cc: Michael Fuss, P.E., Nampa City Public Works Director

From: Jim Brooks – Engineering Division

Date: May 24, 2016

Rev:

Applicant: Mason and Stanfield, Inc., on behalf of William Cushing

Applicant Address: 826-3rd Street South, Nampa, Idaho 83651

Property Location: Wilson Lane and Southside Boulevard

Re: Annexation and Zoning to RS-15, BC, and IL

ANN2201-16 for the June 14, 2016 Planning & Zoning Meeting

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

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

General:

- Extension of public utilities at owner's expense –
  - Public water main to satisfy both domestic and fire flow requirements.
  - Sewer as necessary to provide service to any residential lots developed, and on-site manager's quarters/office for the storage units.
  - Sewer is available to serve the site both from Wilson Lane and Southside Boulevard (see attachment).
  - Pressure Irrigation to provide service to the residential lots and any required landscaping for the storage units proposed.
- Annexation into the Nampa Municipal Irrigation System at time of development and site is provided with City Pressure Irrigation.

Southside Boulevard: Functional Classification - Collector

- 40' right-of-way dedication for Southside Boulevard is required
- Full frontage improvements on Southside Boulevard are required and will include, but not be limited to-
  - Curb, gutter, and sidewalk-will require design and approval
  - Landscaping-Southside Boulevard is an arterial roadway
  - Storm drainage
  - Pavement widening

<u>Wilson Lane:</u> Functional classification - Local
Nampa Highway District is in agreement with City policy and will support City's requirements for the following:

- Right-of-way dedication required to Nampa Highway District for future total street right-of-way width of 60-feet, 30-feet from centerline if not already dedicated.
- Full frontage improvements on Wilson Lane required and will include, but not be limited to-
    - Curb, gutter, and sidewalk-will require design and approval
    - Landscaping (if required by zoning)-Wilson Lane is a local street
    - Storm drainage - both on and off-site
    - Pavement widening
    - Water
    - Pressure Irrigation
    - Gravity Irrigation-Either continued delivery to, or wastewater from adjacent properties
    - Pavement widening and striping as required

<u>Dorothy Lane:</u> Private

- Currently is a private access. No right-of-way dedication required at this time.
- Owner/developer is required to provide recorded ingress/egress/cross access and utility easements, in favor of other property owners utilizing this access, if not already existing.
- The Dorothy Lane access to Southside Boulevard shall be improved with the Southside Boulevard improvements.

NAMPA
IDAHO

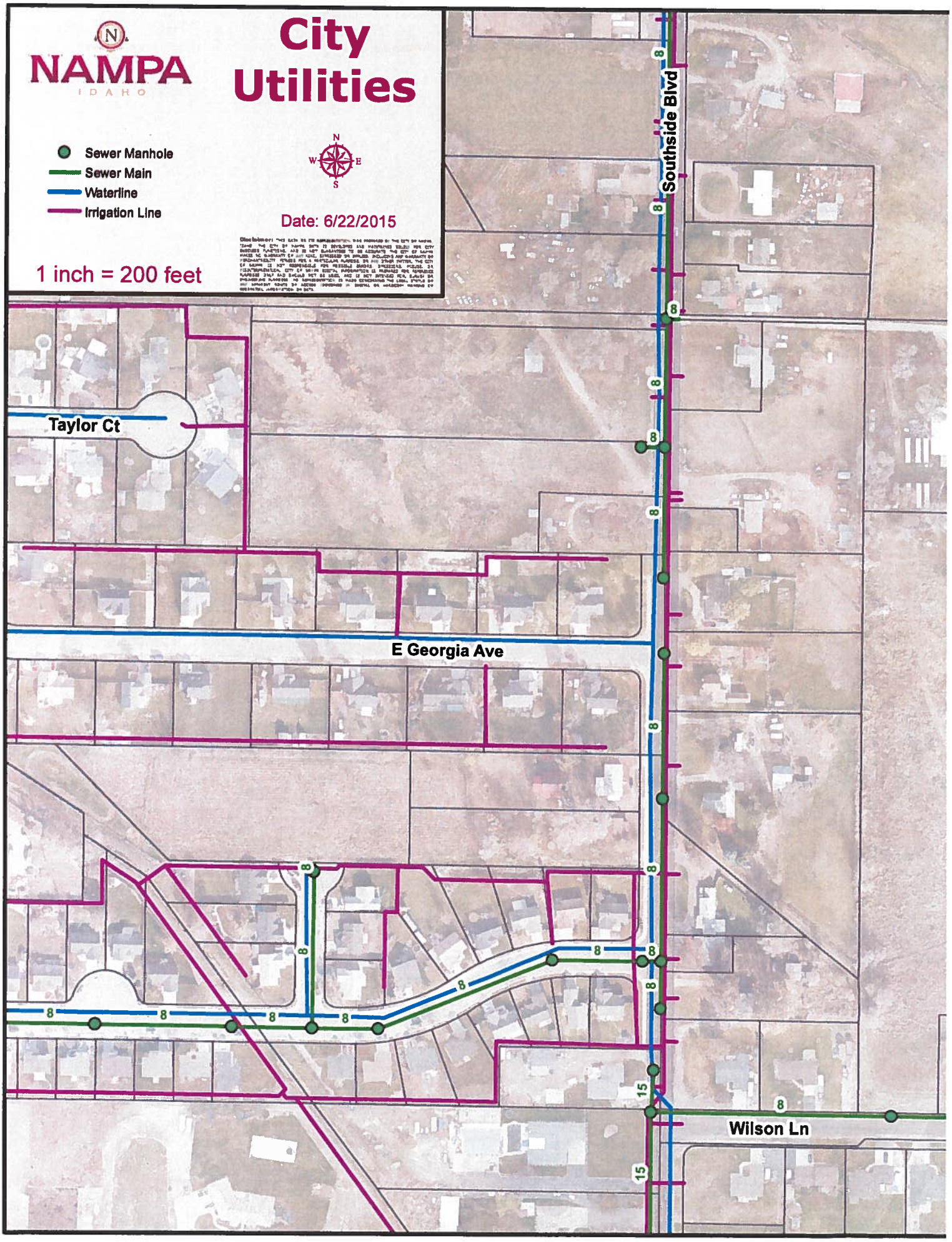
City Utilities

Sewer Manhole
Sewer Main
Waterline
Irrigation Line

N
W E
S

Date: 6/22/2015

1 inch = 200 feet



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "**Agreement**"), is made and entered into this ____ day of _____, 2016 (the "**Effective Date**"), by and between the City of Nampa, a municipal corporation, hereinafter referred to as the "**City,**" and William T Cushing and Sandra Kaye Cushing, hereinafter referred to as the "**Owner/Developer**."

RECITALS

A. The Owner/Developer are the owner of approximately 13.36 acres of real property legally described in **Exhibit "A"** attached hereto and made a part hereof (the "**Property**").

B. The Owner/Developer applied to City on May 20, 2016 (the "**date of application**") for Annexation and Zoning of the Property to BC (Community Business) for 3 acres, to IL (Light Industrial) for 7.79 acres, and to RS 18 (Single Family Residential – 18,000 sq ft) for 1.95 acres in anticipation of the use of the Property for Commercial Uses on the BC zoned parcel, a Storage Facility on the IL zoned parcel, and 4 Single Family Residential Lots on the RS 18 zoned parcel (the "**Project**").

C. City, pursuant to Section 10-2-5, Nampa City Code, and Idaho Code Section 67-6511A, has the authority to rezone the Property and enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for specific purposes and/or uses that are appropriate in the area.

D. City's Planning and Zoning Commission and City's City Council have held public hearings as prescribed by law with respect to annexation, zoning and development of the Property and this Agreement. City has approved the requested Annexation and Zoning of the Property to BC (Community Business) for 3 acres, to IL (Light Industrial) for 7.79 acres, and to RS 18 (Single Family Residential – 18,000 sq ft) for 1.95 acres subject to the terms and commitments contained in this Agreement.

AGREEMENT

NOW THEREFORE, in consideration of the above recitals, which are incorporated below, and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. This Agreement shall not prevent City, in subsequent actions applicable to the Property, from applying new ordinances and regulations of general application adopted by City in the exercise of its police powers that do not conflict with the parties' commitments applicable to the Property as set forth herein, or the zoning designation approved hereby as the Property has been deemed suitable for the uses allowed within said zoning designation.

2. This Agreement is intended to be supplemental to all other local, city, state and federal Code requirements, rules and regulations, and is established to help assure the compatibility of the resulting land use with the surrounding area. Provided, however, that to the extent this

Agreement conflicts with any provision of the Nampa City Code, this Agreement shall prevail to the extent permitted by law.

3. The provisions and stipulations of this Agreement shall be binding on City, the Owner/Developer, each subsequent owner of the Property or portion thereof, and each other person acquiring an interest in the Property and are, in no particular order, as set forth in the conditions of approval attached hereto as **Exhibit "B"**, and by this reference incorporated herein.

4. This Agreement may be modified only by the written agreement of the Owner/Developer and the City after complying with the notice and hearing procedures required under Idaho Code Section 67-6511A or Nampa City Code Section 10-2-5 (D) or successor provisions.

5. The execution of this Agreement and the written commitments contained herein shall be deemed written consent to change the zoning of the Property to its prior designation upon failure of the Owner/Developer to comply with the terms and conditions of this Agreement. Provided, however, that no such consent shall be deemed to have been given unless City provides written notice of any such failure and the Owner/Developer or successors and/or assigns fails to cure such failure within a reasonable timeframe as set forth below.

6. This Agreement and the commitments contained herein shall be terminated, and the zoning designation reversed, upon the failure of the Owner/Developer, or each subsequent owner or each person acquiring an interest in the Property, to comply with the commitments contained herein within two (2) years after the Effective Date, and after the notice and hearing requirements of Idaho Code Section 67-6509 have been complied with by City. Provided, however, no such termination or reversal shall occur unless City provides written notice of the Owners/Developer's failure to comply with the terms and conditions of this Agreement to the Owner/Developer and the Owner/Developer fails to cure such failure within six (6) months of the Owner/Developer's receipt of such notice. The two (2) year period of time for compliance with commitments may be extended by City for good cause upon application for such extension by the Owner/Developer, and after complying with the notice and hearing provisions of Idaho Code Section 67-6509.

7. Except as specifically set forth in this Agreement, the rules, regulations and official policies governing permitted uses of land, density, design, improvements and construction standards and specifications applicable to the Project and the Property shall be those rules, regulations and official policies in effect as of the date of annexation. Provided, however, that the applicable building codes for structures shall be the codes in effect when a complete application for a building permit is file. Reasonable development impact fees, if imposed by ordinance, shall be payable as specified in said ordinance even if the effective date is after the date of this agreement or the annexation pursuant thereto.

8. It is intended by the parties that this Agreement shall be recorded on the Effective Date or as soon as practicable thereafter. The parties further intend that the provisions of this Agreement shall run with the Property and shall be binding upon City, the Owner/Developer, each subsequent owner of the Property, and each other person or entity acquiring an interest in the Property.

9. If any term or provision of this Agreement, to any extent, shall be held invalid or unenforceable, the remaining terms and provisions herein shall not be effected thereby, but each

such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.

10. This Agreement sets forth all promises, inducements, agreements, conditions and understandings between the Owner/Developer and City relative to the subject matter hereof. There are no promises, agreements, conditions or understandings, oral or written, express or implied, between the Owner/Developer and City, other than as are stated herein. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless reduced to writing and signed by the parties or their successors-in-interests or their assigns, and pursuant, with respect to the City, to a duly adopted ordinance or resolution of the City.

11. Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorneys' fees as determined by a court of competent jurisdiction.

12. This Agreement may be executed in counterparts, each of which shall constitute an original, all of which together shall constitute one and the same Agreement.

13. In the event the Owner/Developer, their successors, assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, or in the event City, fail to faithfully and materially comply with all of the terms and conditions included in this Agreement, enforcement of this Agreement may be sought by either City or the Owner/Developer or by any successor or successors in title or interest or by the assigns of the parties hereto, in an action at law or in equity in any court of competent jurisdiction.

a. A waiver by City of any default by the Owner/Developer of any one or more of the covenants or conditions hereof shall apply solely to the breach waived and shall not bar any other rights or remedies of City or apply to any subsequent breach of any such or other covenants and conditions. A waiver by the Owner/Developer of any default by City of any one or more of the covenants and conditions hereof shall apply solely to the breach waived and shall not bar any other rights of remedies of the Owner/Developer or apply to any subsequent breach of any such or other covenants and conditions.

b. Notwithstanding anything to the contrary herein, in the event of a material default of this Agreement, the parties agree that City and the Owner/Developer shall have thirty (30) days after delivery of notice of such default to correct the same prior to the non-defaulting party's seeking of any remedy provided for herein; provided, however, that in the case of any such default which cannot with diligence be reasonably cured within such thirty (30) day period and thereafter shall prosecute the curing of same with diligence and continuity, then the time within which such may be cured shall be extended for such reasonably period as may be necessary to complete the curing of the same with diligence and continuity, but in any event not to exceed six (6) months; and provided further, however, no default by a subsequent owner of a portion of the Property shall constitute a default by the Owner/Developer for the portion of the Property still owned by the Owner/Developer.

c. In the event the performance of any obligation to be performed hereunder by `either the Owners/Developer or City is delayed for causes that are beyond the reasonable control of the party responsible for such performance, which shall include, without limitation, acts of civil disobedience, strikes or similar causes, the time for such performance shall be extended by the amount of time of such delay

d. In addition to the remedies set forth above, in the event of a default of any terms of this Agreement as mutually recognized by the Owner/Developer or City, or any assignees or successors claiming an interest herein, City may withhold building permits for any remaining lots within the development until such time as the default is cured.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands on this day and year first above written.

CITY OF NAMPA

_____
Robert L. Henry, Mayor

_____
Attest: Debbie Bishop, City Clerk

STATE OF IDAHO)
) ss.
County of Canyon)

On this ___ day of _____, in the year of 2016 before me _____, personally appeared Robert L. Henry, known or identified to me, to be the Mayor of the City of Nampa, whose name is subscribed to the within and foregoing instrument and acknowledged to me that he executed the same, and was so authorized to do so for and on behalf of said City of Nampa.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Notary Public for State of Idaho
SEAL Residing at _____
Commission Expires: _____

OWNER/DEVELOPER

_____
William T Cushing

_____
Sandra Kaye Cushing

STATE OF CALIFORNIA)
) ss.
County of Riverside)

On this ____day of _____, in the year of 2016 before me, _____, personally appeared William T Cushing and Sandra Kaye Cushing, known or identified to me, to be the owner(s) of the property referenced herein and the person(s) who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Notary Public for State of Idaho
SEAL Residing at _____
Commission Expires: _____

EXHIBIT "A"

DESCRIPTION FOR ANNEXATION TO THE CITY OF NAMPA

A parcel of land being a portion of the SW1/4 NW1/4 of Section 36, Township 3 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

BEGINNING at the northwest corner of the SW1/4 NW1/4;

Thence S 89° 11' 33" E a distance of 329.87 feet along the north boundary of the SW1/4 NW1/4;

Thence S 00° 27' 06" W a distance of 320.01 feet;

Thence S 89° 11' 33" E a distance of 445.01 feet;

Thence S 00° 27' 06" W a distance of 651.39 feet;

Thence N 89° 13' 06" W a distance of 120.00 feet;

Thence S 00° 27' 06" W a distance of 175.00 feet;

Thence S 89° 13' 06" E a distance of 120.00 feet;

Thence S 00° 27' 06" W a distance of 175.00 feet to a point on the south boundary of the SW1/4 NW1/4;

Thence S 00° 27' 06" W a distance of 60.00 feet to a point on the southerly right of way of Wilson Lane;

Thence N 89° 13' 06" W a distance of 445.01 feet along said southerly right of way;

Thence N 00° 27' 06" E a distance of 60.00 feet to a point on the south boundary of the SW1/4 NW1/4;

Thence N 00° 27' 06" E a distance of 925.60 feet;

Thence N 89° 11' 33" W a distance of 329.91 feet to a point on the west boundary of the SW1/4 NW1/4;

Thence N 00° 27' 28" E a distance of 396.00 feet along said west boundary to the **POINT OF BEGINNING**.

This annexation parcel contains 13.36 acres more or less.

DESCRIPTION FOR
BC (COMMUNITY BUSINESS) ZONED PARCEL

A parcel of land being a portion of the SW1/4 NW1/4 of Section 36, Township 3 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

BEGINNING at the northwest comer of the SW1/4 NW1/4;

Thence S 89° 11' 33" E a distance of 329.87 feet along the north boundary of the SW1/4 NW 1/4;

Thence S 00° 27' 06" W a distance of 396.00 feet;

Thence N 89° 11' 33" W a distance of 329.91 feet parallel with the north boundary of the SW1/4 NW1/4 to a point on the west boundary of the SW1/4 NW1/4;

Thence N 00° 27' 28" E a distance of 396.00 feet along said west boundary to the **POINT OF BEGINNING**.

This parcel contains 3.00 acres more or less.

DESCRIPTION FOR
IL (LIGHT INDUSTRIAL) ZONED PARCEL

A parcel of land being a portion of the SW1/4 NW1/4 of Section 36, Township 3 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the southwest corner of the SW1/4 NW1/4;

Thence S 89° 13' 06" E a distance of 330.01 feet along the south boundary of the SW1/4 NW1/4;

Thence N 00° 27' 06" E a distance of 200.00 feet to the **POINT OF BEGINNING**;

Thence N 00° 27' 06" E a distance of 801.59 feet to a point that is 320.00 feet south of the north boundary of the SW1/4 NW1/4;

Thence S 89° 11' 33" E a distance of 445.01 feet parallel with and 320.00 feet south of the north boundary of the SW1/4 NW1/4;

Thence S 00° 27' 06" W a distance of 651.39 feet;

Thence N 89° 13' 06" W a distance of 120.00 feet parallel with the south boundary of the SW1/4 NW1/4;

Thence S 00° 27' 06" W a distance of 175.00 feet;

Thence N 89° 13' 06" W a distance of 31.00 feet;

Thence N 00° 27' 06" E a distance of 25.00 feet;

Thence N 89° 13' 06" W a distance of 294.00 feet to the **POINT OF BEGINNING**.

This parcel contains 7.79 acres more or less.

DESCRIPTION FOR
RS 18 (SINGLE FAMILY RESIDENTIAL – 18,000 SQ FT) ZONED PARCEL

A parcel of land being a portion of the SW1/4 NW1/4 of Section 36, Township 3 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the southwest corner of the SW1/4 NW1/4; residential

Thence S 89° 13' 06" E a distance of 330.01 feet along the south boundary of the SW1/4 NW1/4 to the POINT OF BEGINNING;

Thence N 00° 27' 06" E a distance of 200.00 feet

Thence S 89° 13' 06" E a distance of 294.00 feet parallel with the south boundary of the SW1/4 NW1/4;

Thence S 00° 27' 06" W a distance of 25.00 feet;

Thence S 89° 13' 06" E a distance of 151.00 feet parallel with the south boundary of the SW1/4 NW1/4;

Thence S 00° 27' 06" W a distance of 175.00 feet to a point on the south boundary of the SW1/4 NW1/4;

Thence N 89° 13' 06" W a distance of 445.01 feet along the south boundary of the SW1/4 NW1/4 to the POINT OF BEGINNING;

This parcel contains 1.951 acres more or less.

EXHIBIT "B"

CONDITIONS OF APPROVAL

1) General:
   a) Extension of public utilities at owner's expense –
      i) Public water main to satisfy both domestic and fire flow requirements.
      ii) Sewer as necessary to provide service to any residential lots developed, and on-site manager's quarters/office for the storage units.
      iii) Sewer is available to serve the site both from Wilson Lane and Southside Boulevard (see attachment).
      iv) Pressure Irrigation to provide service to the residential lots and any required landscaping for the storage units proposed.
   b) Annexation into the Nampa Municipal Irrigation System at time of development and site is provided with City Pressure Irrigation.

2) Southside Boulevard: Functional Classification – Collector
   a) 40' right-of-way dedication for Southside Boulevard is required
   b) Full frontage improvements on Southside Boulevard are required and will include, but not be limited to-
      i) Curb, gutter, and sidewalk-will require design and approval
      ii) Landscaping-Southside Boulevard is an arterial roadway
      iii) Storm drainage
      iv) Pavement widening

3) Wilson Lane: Functional classification – Local
   a) Nampa Highway District is in agreement with City policy and will support City's requirements for the following:
      i) Right-of-way dedication required to Nampa Highway District for future total street right-of-way width of 60-feet, 30-feet from centerline if not already dedicated.
      ii) Full frontage improvements on Wilson Lane required and will include, but not be limited to-
         (1) Curb, gutter, and sidewalk-will require design and approval
         (2) Landscaping (if required by zoning)-Wilson Lane is a local street
         (3) Storm drainage - both on and off-site
         (4) Pavement widening
         (5) Water
         (6) Pressure Irrigation
         (7) Gravity Irrigation-Either continued delivery to, or wastewater from adjacent properties
         (8) Pavement widening and striping as required

4) Dorothy Lane: Private
   a) Currently is a private access. No right-of-way dedication required at this time.
   b) Owner/developer is required to provide recorded ingress/egress/cross access and utility easements, in favor of other property owners utilizing this access, if not already existing.
   c) The Dorothy Lane access to Southside Boulevard shall be improved with the Southside Boulevard improvements.

5) The Owner/Developer shall develop the Property in strict compliance with the "Kings Crossing Project Overview, Intent, Description, Benefits and Summary"; Parcel Zoning, Conceptual Residential Lot Layout; and Commercial/Industrial/Residential Design Sketches as stated and depicted in Exhibit "C".

6) Use: Land-use within the IL (light industrial) zone shall consist of storage use and the following uses necessary to support the operation of the business:
   a) Cleaning and detailing of customer's personal property
   b) Minor maintenance of customer personal property. Heavy repairs and/or body work is prohibited.
   c) Preparing customer's personal property for departure and return
   d) No businesses shall be operated within the storage units by tenants.
   e) On-site office
   f) Manager's residential quarters

7) Hours of Operation, within the IL (light industrial) zone
   a) Self-storage: Storage units accessible to tenants shall be limited to between 6:00 AM and 10:00 PM daily.

8) Building and Site Design Standards. The following standards shall apply to the proposed Facility to be constructed on the IL zoned parcel of the Property (as found in Section 10-1-19 of the Nampa Zoning Ordinance):
   a) Structure Appearance:
      i) Any portions of a building wall visible from a public street and longer than one hundred feet (100') shall include facade changes such as bases, fenestration, offsets, or wall plane jogs built into the same;
      ii) Shall on all buildings made a part of a facility feature a pitched roof to maintain storm water runoff onsite
      iii) Primary exterior paint colors shall not be black or reflective/fluorescent coloring
      iv) Storage facility offices shall, in addition, have at least twenty five percent (25%) glazing on their primary facade
      v) Self-Storage buildings for shall be limited to ten feet (10') in height at the edge of eaves.
   b) Project Design and Layout:
      (i) Only emergency access and no public access to the proposed Storage Facility shall be allowed via Wilson Lane;
      (ii) Service drives accessing and running between the units shall comply with standards adopted either by the Nampa fire department (as they also serve as fire lanes) or by regulations found in Chapter 22 of the zoning ordinance, whichever is more restrictive;
      (iii) All service drives and parking areas excepting for large recreational vehicle storage shall be paved. Parking areas exclusively designed for the parking of recreational vehicles (including trailers, RVs, boats and motorcycle/4-wheeler/ATV vehicles on trailers, etc.) may be graveled and may be covered with a structure or fully enclosed structure, not exceeding 18' total height.
      (iv) Building walls may be used as perimeter side and rear yard fencing when not adjoining a residentially zoned or used property within the City. In other locations along the perimeter of the IL Zone, a sight/site obscuring fence at least 6 feet in height and not more than 8 feet shall be emplaced. Accordingly, the building(s)

closest to that property line shall comply with interior yard setback requirements pertinent to the IL zone;

c) Lighting And Security:
   (i) All exterior structure lighting shall be shielded, screened, and/or shuttered from with ninety degree (90°) cutoff luminaries and shall be otherwise directed so as to prevent illumination of adjoining properties, particularly when located adjoining or across the street from residentially used or zoned properties; and
   (ii) Pole lights shall be limited to two (2) light poles per one hundred feet (100') of service drive and shall not exceed twelve feet (12') in height. Such lights shall also use ninety degree (90°) cutoff luminaries ("down lighting"); and
   (iii) Electrical feeds to outdoor light fixtures shall be placed underground not overhead; and
   (iv) Floodlights shall not be allowed; and
   (v) Security cameras shall be allowed but only directed inwardly towards areas of the facility itself excepting for the main entrance area of the project which may be monitored from the office or other location; and
   (vi) Audible alarms shall be controlled in decibel level so as to not exceed industry standard(s).

d) Signage:
   i) Signage shall be placed within the BC Zone and comply with the signage requirements for the BC Zone.

EXHIBIT "C"

KINGS CROSSING PROJECT OVERVIEW, INTENT, DESCRIPTION, BENEFITS AND SUMMARY"; PARCEL ZONING, CONCEPTUAL RESIDENTIAL LOT LAYOUT; AND COMMERCIAL/INDUSTRIAL/RESIDENTIAL DESIGN SKETCHES

Overview:
Kings crossing is an approximate 13-acre site with boundaries on South Side/Dorothy and Wilson.
It currently consists of raw agricultural land and residential properties and has sat dormant for many years providing the city and county with obsolescent underutilized property.

There is no ongoing agriculture in the immediate area and residential communities are nearby. South side is a medium traveled arterial road and travels north to south through Nampa.

Nampa has designated the site within their general and zoning plan as commercial/light industrial and residential.

Intent:
Considerable thought by the developer has gone into what highest and best use could be applied to the property for the benefit of all.

What would yield the best contribution to local and county residents, the community and Nampa in general and provide an asset that would have minimal obsolescence over the years and stability.

Description:
The developer has proposed based on the criteria above a mixed use project consisting of three components.

The first would be a commercial site on south side of approx. 3 acres that would consist of a retail gourmet store and deli, a coffee bistro shop and commercial office space.

This site would have sufficient parking and offer services to the surrounding neighbors as well as commuters. It would provide services to the area for sundry items, food and beverage and local gatherings for coffee and pastries throughout the day.

It would also be complimented by outside seating, bike racks and rest area/pocket park for those pedestrians taking walks or bicycling to stop and enjoy the Nampa lifestyle while enjoying a beverage and sandwich or supplying morning commuters a place to pick up lunch on the way to work. The bistro would provide a gathering spot for parents meeting over coffee, tea or pastries to discuss local community happenings, PTA events, and kid's soccer/softball schedules and so on.

The second component would be the RV/personal storage concierge park. This portion would consist of utilizing about eight acres of the project and have a formal entrance dedicated to the south on the commercial site for ingress and egress to park clients.

The park would be fully enclosed and entrance gate guarded with high end residential white fencing with faux stone columns and landscaping providing it with a very compatible inclusion to the surrounding area while providing minimal intrusion to residential housing nearby and giving a value added worth to all surrounding property owners.

The park would provide enclosed and outdoor storage for RV's and other recreation toys and vehicles as well some personal storage spaces as well. The concierge service would provide prepping client's assets for day trips, long term road trips and providing limited service amenities such as detailing, tire/air/rotation, interior cleaning after a trip and so forth. The retail components of the market and bistro would complement the added services the park could provide as far as food and beverages for those stated trips or day outings.

The buildings would be architecturally designed again to be compatible with the surrounding area and provide further value to the community.

The developer will work with the city to insure common sense set backs are utilized so no structures will be imposing on surrounding neighbors. Business hours would be set at reasonable times so as to not bother the nearby property owners.

Security would be maximized with state of the art surveillance technology to insure the commercial site and park and assets within are well protected.

Lastly on the south end of the project on Wilson would be four executive home sites that will provide Wilson with a buffer to the park as well as adding value to all properties nearby. The homes are projected to be from 2400 to 3600 square feet living space and the lots will have deep rear yards abutting the park but providing very adequate privacy.

Benefits:
The approval /annexation and development of the mixed use project would the area with a long lasting community friendly site that compliments and improves the area. The project would provide value added amenities that all residents would benefit from.
The developers design and intent is evident that it is a fluid addition providing needed services for the area and county and is several steps up in concept from other similar uses that are in or nearby Nampa.

Summary:
While the city has enacted a general plan and zoning that this site falls into the developer had weighed other options specifically under the IL zoning (light industrial)
Some of those within the city's description are:

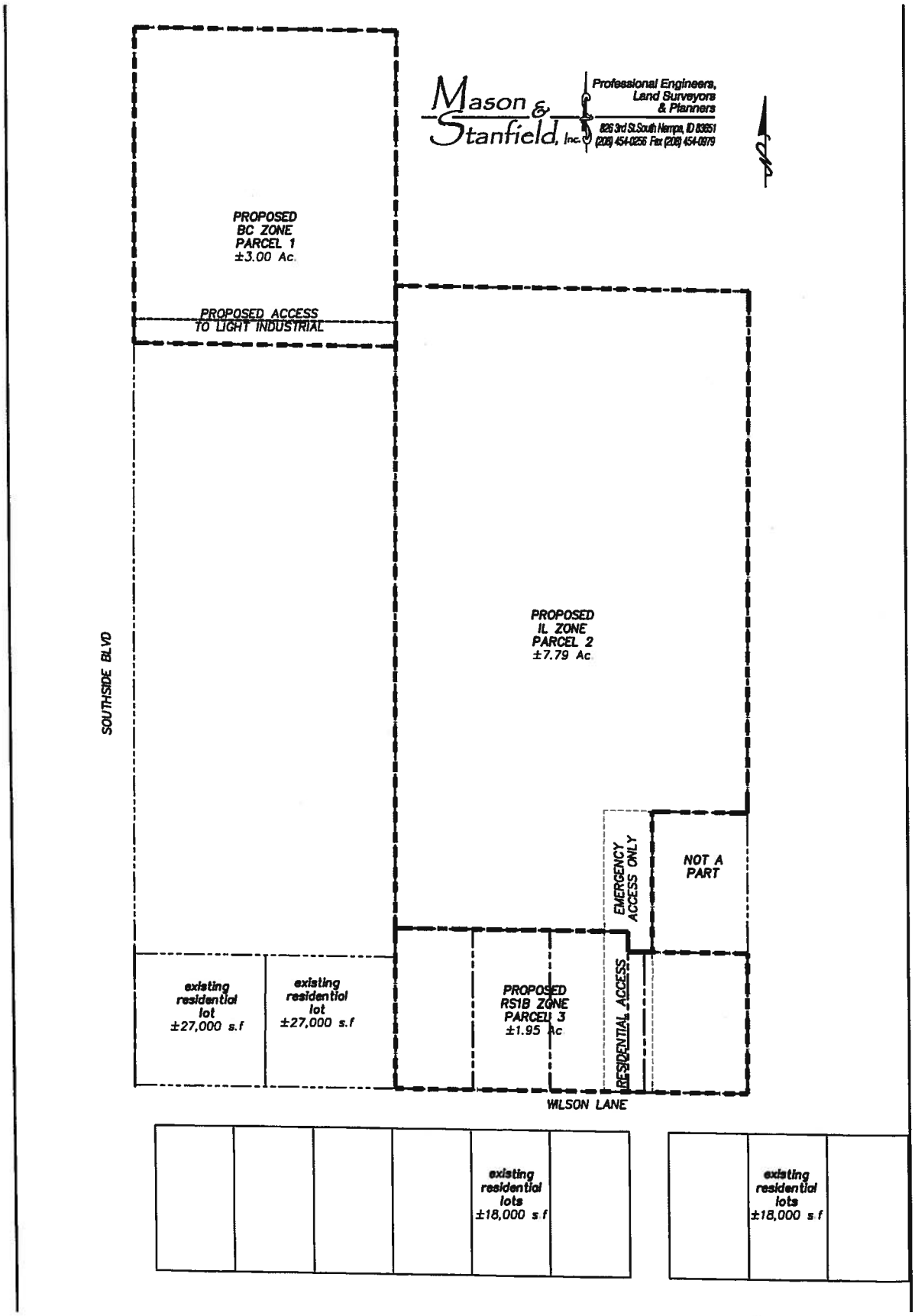
Amusement center
Equestrian center
Auto sales
Building material sales
Service station
Auto repair shops
Car wash
Motel
Dairy production
Machine shop
Manufacturing
Fuel Storage

The above the developer feels are not services that would fit in to the city and community scheme and betterment of all. These the developer feels are not consistent with the city's intent of compatibility and the developer feels that kings crossing as stated above fits the ideal use for this site for the developers the nearby property owners and the city revenue.

Cushing development respectfully appreciates and believes that the city leaders as well as most citizens and property owners will appreciate what is being submitted for approval and that the alternatives do not supply the value, amenities or services compatible to the area as this project does.

Respectfully submitted,

William Cushing
Owner
Cushing development


Mason & Stanfield, Inc.
Professional Engineers, Land Surveyors & Planners
826 3rd St. South Nampa, ID 83651
(208) 454-0256 Fax (208) 454-0979
PROPOSED BC ZONE PARCEL 1 ±3.00 Ac.
PROPOSED ACCESS TO LIGHT INDUSTRIAL
PROPOSED IL ZONE PARCEL 2 ±7.79 Ac.
SOUTHSIDE BLVD
EMERGENCY ACCESS ONLY
NOT A PART
existing residential lot ±27,000 s.f
existing residential lot ±27,000 s.f
PROPOSED RS1B ZONE PARCEL 3 ±1.95 Ac
RESIDENTIAL ACCESS
WILSON LANE
existing residential lots ±18,000 s.f
existing residential lots ±18,000 s.f

3/30/2016 10:27:11 AM
1 Birds Eye-2
-
KINGS CROSSING PROJECT
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206-371-0037
BIRD EYE VIEW
Project number 090202- 161118
Date 3/30/2016
1
Drawn by DXD
Checked by DLW
Scale 1"=40'

1 South looking North From Wilson-2

-

KINGS CROSSING PROJECT

208-371-9037

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From Wilson

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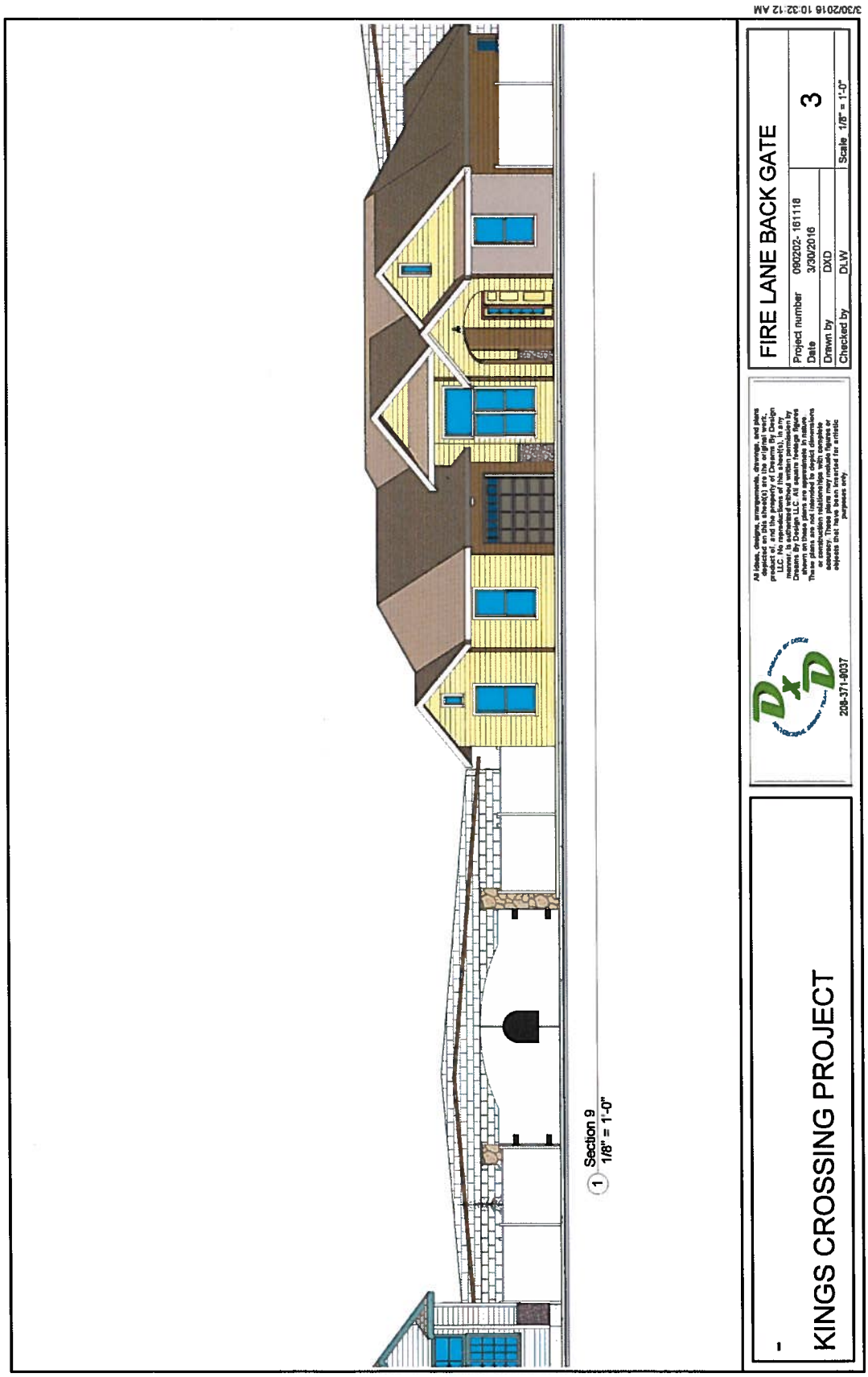
Date	3/30/2016	
Drawn by	DXD	
Checked by	DLW	Scale

3/30/2016 10:30:03 AM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1 Section 9
1/8" = 1'-0"
FIRE LANE BACK GATE
Project number 080202- 161118
Date 3/30/2016
3
Drawn by DXD
Checked by DLW
Scale 1/8" = 1'-0"
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208-371-0037
-
KINGS CROSSING PROJECT

1 GATE 2

-

KINGS CROSSING PROJECT

208-371-9037

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Gate 2 Closeup

Project number	090202- 161118	4
Date	3/30/2016	
Drawn by	DXD	
Checked by	DLW	Scale

3/30/2016 10:33:08 AM

1 GATE 2- Retail

-

KINGS CROSSING PROJECT

208-371-9037

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Retail Close Up		
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Date	3/30/2016	
Drawn by	DXD	
Checked by	DLW	Scale

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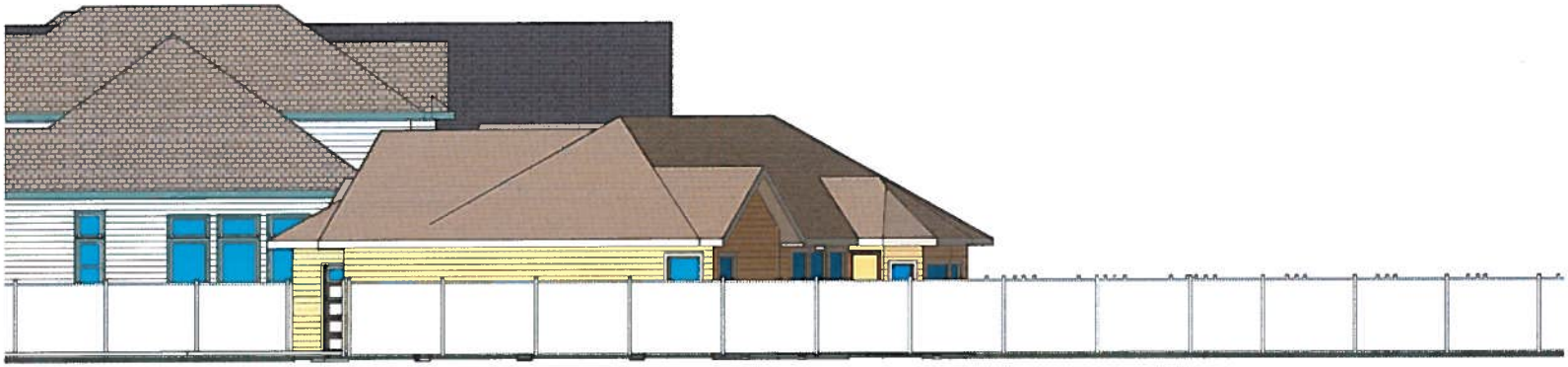

1 Callout EAST 1of4
1/8" = 1'-0"

-

KINGS CROSSING PROJECT

208-371-9037

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EAST TO WEST

Project number	090202- 161118	6
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Checked by	DLW	Scale 1/8" = 1'-0"

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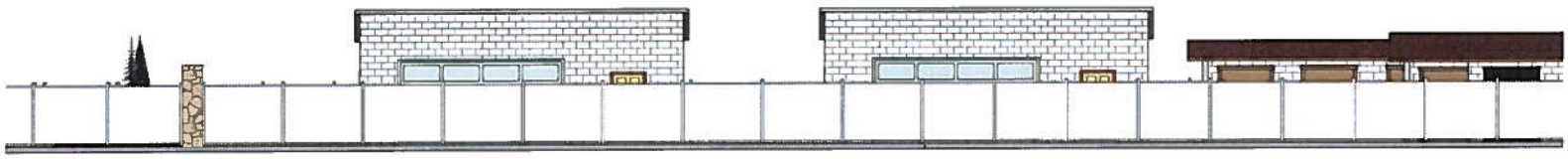

1 Callout EAST 2of4
1" = 10'-0"

-

KINGS CROSSING PROJECT

208-371-9037

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EAST TO WEST

Project number	090202- 161118	7
Date	3/30/2016	
Drawn by	DXD	
Checked by	DLW	Scale 1" = 10'-0"

3/30/2016 10:37:43 AM

1 Callout EAST 3of4
1/16" = 1'-0"

-

KINGS CROSSING PROJECT

208-371-9037

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EAST TO WEST

Project number	090202- 161118	8
Date	3/30/2016	
Drawn by	DXD	
Checked by	DLW	Scale 1/16" = 1'-0"

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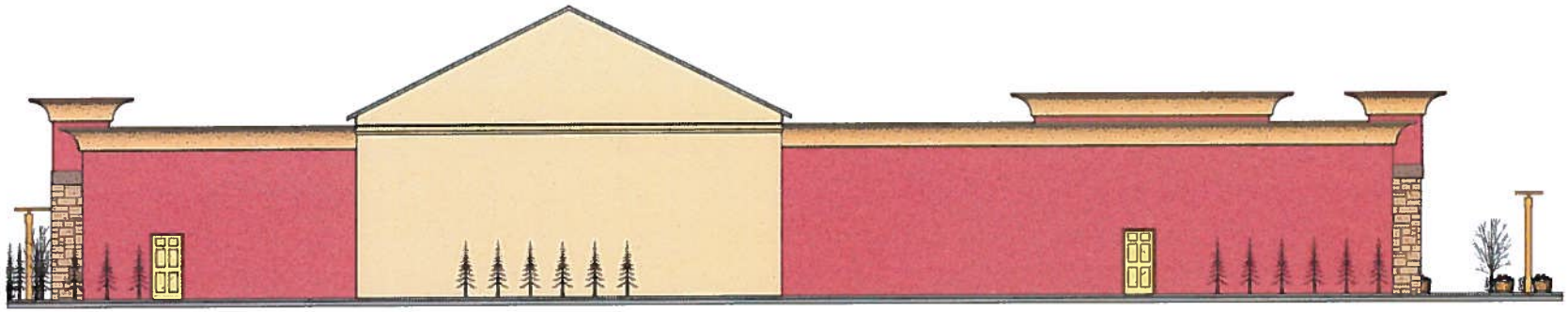

1 Callout EAST 4of4
1" = 10'-0"

-

KINGS CROSSING PROJECT

208-371-9037

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EAST TO WEST

Project number	090202- 161118	9
Date	3/30/2016	
Drawn by	DXD	
Checked by	DLW	Scale 1" = 10'-0"

3/30/2016 10:40:24 AM

1 GATE 3

-

KINGS CROSSING PROJECT

208-371-9037

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SOUTHSIDE STREET

Project number	090202- 161118	10
Date	3/30/2016	
Drawn by	DXD	
Checked by	DLW	Scale

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