



Planning & Zoning Department

## Before the Planning & Zoning Commission

November 8, 2016

### STAFF REPORT – PUBLIC HEARING #3

#### **Annexation and Zoning to RS 7 on the south side of Lone Star Rd. west of So. Shumway Ave. for Leland and Maria Trobock.**

**Applicant:** Leland and Maria Trobock  
**File No:** ANN 045-16

**Prepared By:** Norman L. Holm  
**Date:** November 1, 2016

**Requested Actions:** Annexation & Zoning to RS 7 (Single Family Residential – 7,000 sq. ft.)

**Purpose:** For connection to city water, sewer, and irrigation services and installation of a single family manufactured home.

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#### GENERAL INFORMATION

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**Zoning & Planning History:** The applicant has requested annexation and zoning with plans to install a single family manufactured home and use all city utilities.

**Status of Applicant:** Owner

**Annexation Location:** 2100 block of Lone Star Rd.

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

**Total Size:** .642 acres or 27,995 sq. ft.

**Existing Zoning:** County R1 (Single Family Residential)

**Comprehensive Plan Designation:** Medium Density Residential

**Surrounding Land Use and Zoning:**

North- Single Family Residential; City RS 7

South- Agricultural; County R1

East- Single Family Residential; City RS 6

West- Agricultural; County R1

**Applicable Regulations:** In order for a property to be annexed it must be contiguous with the city limits or be enclaved by other properties so annexed. This property is a small part of a 30-parcel approximately 80 acre enclaved area to the southwest.

**Existing Uses:** Existing vacant undeveloped parcel.

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## **SPECIAL INFORMATION**

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**Public Utilities:**

12" water main in Lone Star Rd.

8" sewer main in Lone Star Rd.

12" irrigation main in Lone Star Rd,

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

**Physical Site Characteristics:** Existing vacant single family residential home site

**Transportation:** Access to the property is via Lone Star Rd.

**Correspondence:** No correspondence has been received from area property owners or others either opposing or supporting the annexation and zoning request.

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## **STAFF FINDINGS AND DISCUSSION**

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From a land use standpoint the location is shown on the comprehensive plan "future land use map" as being compatible with the zoning that has been requested. If the Planning & Zoning Commission votes to recommend to the City Council approval of this request the following findings are suggested:

1. The requested annexation is a small part of a 30-parcel approximately 80 acre enclaved area to the west and south of this parcel along the east side of S Middleton Rd.

2. The area can reasonably be assumed to be available for the orderly development of the city with the city limits having grown into the area and the adjacent lands have been annexed and developed.
3. The proposed zoning conforms with the city's comprehensive plan future land use map for medium density residential land use and is reasonably compatible with existing and land uses in the area.
4. The property owner desires annexation in order to be eligible to install a single family manufactured home and connect the property to all city utilities.

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## **RECOMMENDED CONDITIONS OF APPROVAL**

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Staff recommends approval of the Annexation and Zoning to the Planning & Zoning Commission and City Council subject to the following engineering conditions of approval:

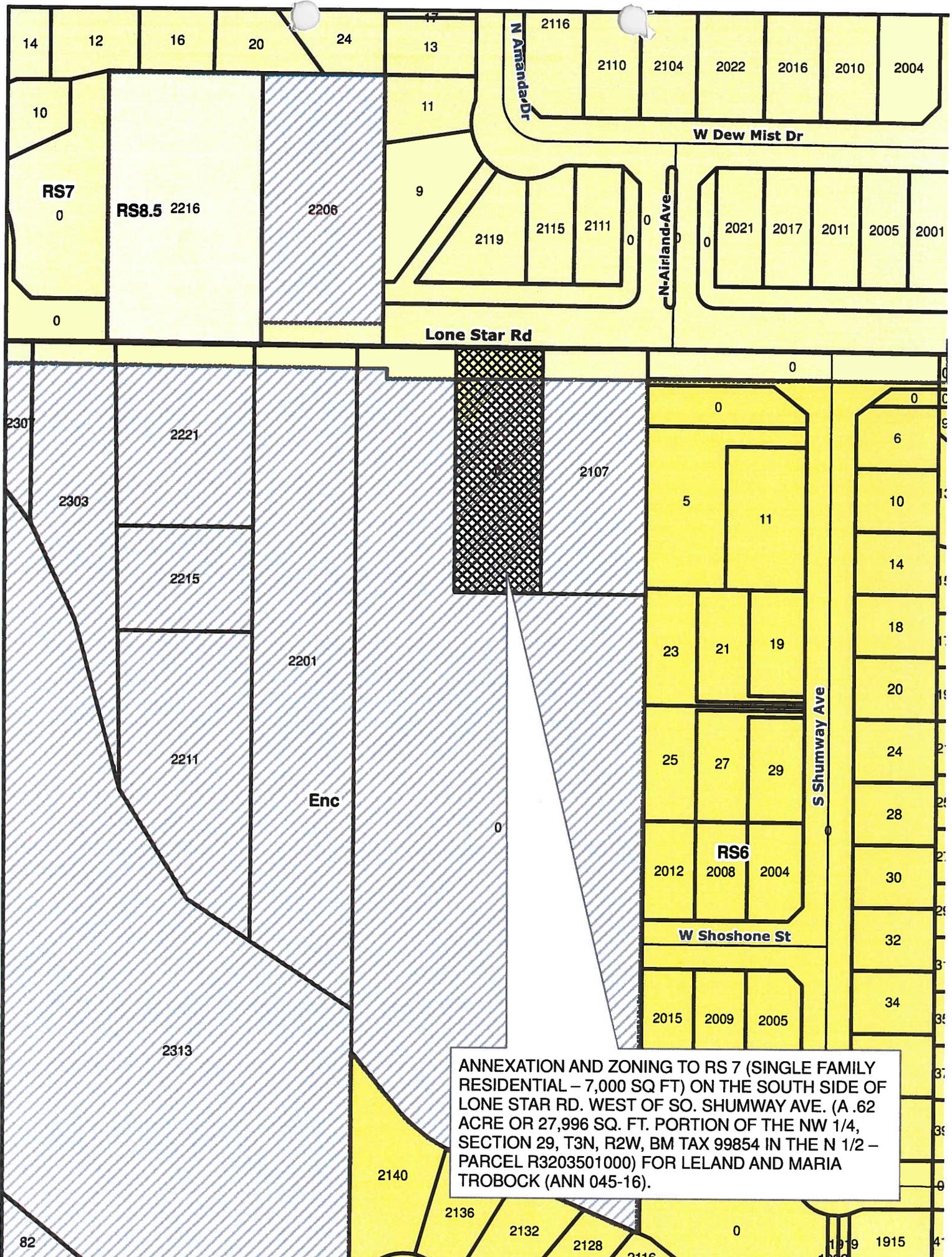
1. Connection fees to be paid at time of issuance of a building permit.
  - a. Water service, main to meter, to be installed by City forces.
  - b. Sewer service connection to be by owner's contractor dually licensed to perform work in the public right-of-way.
  - c. Pressure Irrigation service connection to be installed by City forces.
2. Right-of-way dedication of 50' for a half of a 100' arterial right-of-way.
3. Full frontage improvements on Lone Star Road are required and will include, but not be limited to-
  - a. Curb, gutter, and sidewalk-will require design and approval
  - b. Landscaping (as required by zoning for an arterial road)
  - c. Storm drainage
  - d. Pavement widening and striping as required
4. In lieu of the owners being required to emplace the frontage improvements, as required by City Code, the Engineering Division would recommend a curb, gutter, sidewalk, and road widening deferral be granted.

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## **ATTACHMENTS**

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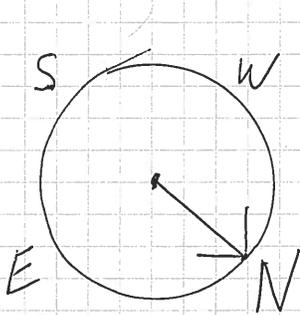
Vicinity map  
Conceptual site plan  
Aerial photo of property  
Street view of property  
Application  
Agency and other correspondence



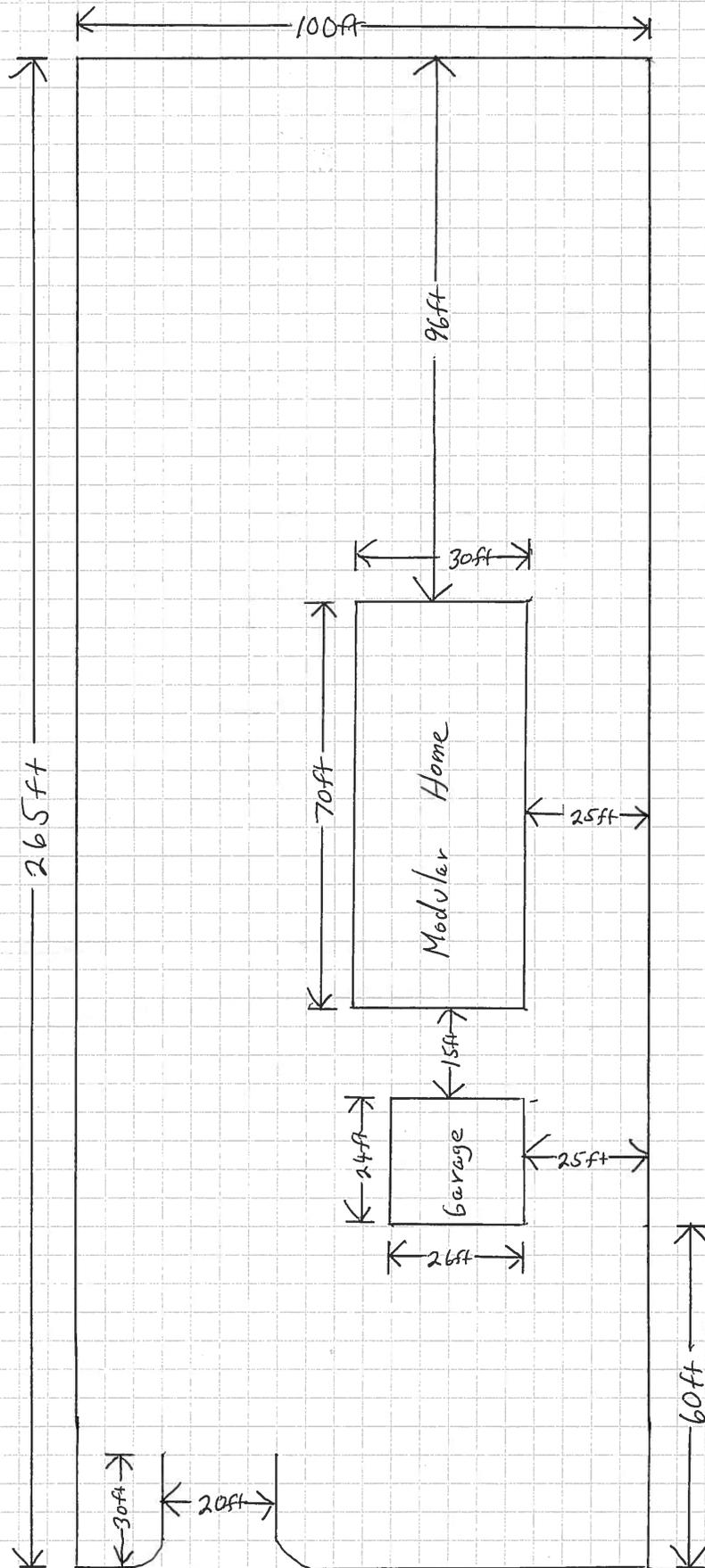
ANNEXATION AND ZONING TO RS 7 (SINGLE FAMILY RESIDENTIAL – 7,000 SQ FT) ON THE SOUTH SIDE OF LONE STAR RD. WEST OF SO. SHUMWAY AVE. (A .62 ACRE OR 27,996 SQ. FT. PORTION OF THE NW 1/4, SECTION 29, T3N, R2W, BM TAX 99854 IN THE N 1/2 – PARCEL R3203501000) FOR LELAND AND MARIA TROBOCK (ANN 045-16).

0 Lonestar Rd  
Nampa Idaho

Scale 1" = 20'



Compass



Lonestar Rd

Center of Road

W Dew Mist Dr



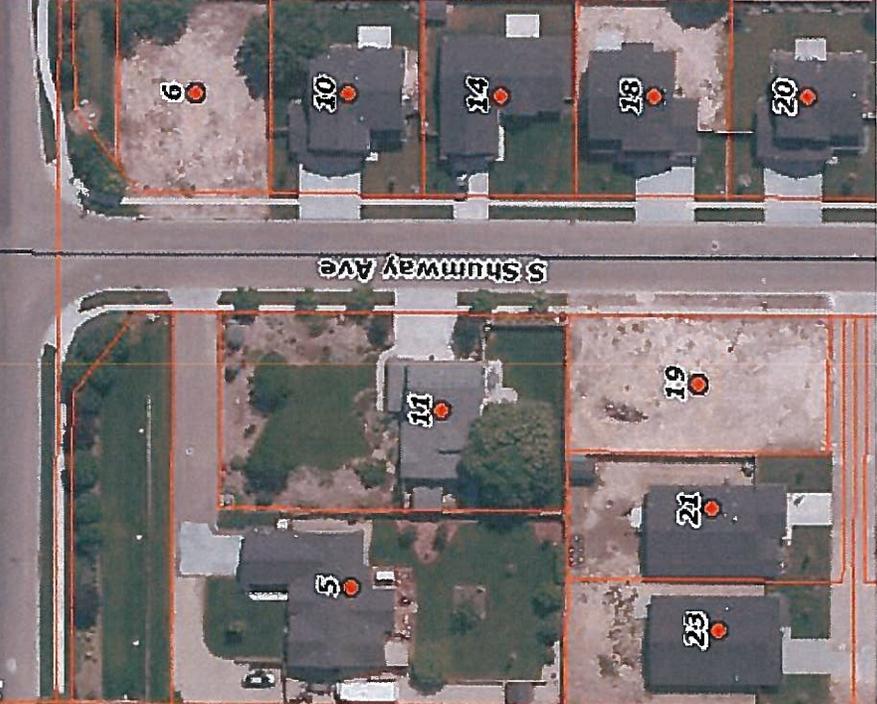
N Almond Ave



Lone Star Rd



S Shunway Ave







# APPLICATION FOR ANNEXATION/ZONING

PLANNING AND ZONING DEPARTMENT

411 3<sup>RD</sup> STREET S., NAMPA, IDAHO 83651 P: (208) 468-4487 F: (208) 465-2261

Nonrefundable Fee: \$452.00 (1 acre or less) Nonrefundable Fee: \$910.00 (more than 1 acre)

11/5/16 PZ  
Norm

Applicant Name <u>Leland &amp; Maria Trobock</u>		Home Number <u>208 249-8776</u>
Street Address <u>607 Cromwell St</u>		Mobile Number
City <u>Caldwell</u>	State <u>ID</u>	Zip code <u>83605</u>
Email <u>Leetrobock@hotma.i.com</u>		
Property Owner Name <u>Leland + Maria Trobock</u>		Home Number
Street Address <u>607 Cromwell St</u>		Mobile Number <u>208 249 8776</u>
City <u>Caldwell</u>	State <u>ID</u>	Zip Code <u>83605</u>
Email <u>leetrobock @ hotma.i.com</u>		

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

ADDRESS OF SUBJECT PROPERTY: 0 Lonestar, Mampe Id 83651

### Please provide the following required documentation

- ✓ Completed Application
- ✓ A copy of one of the following:  Warranty Deed  Proof Of Option  Earnest Money Agreement
- ✓ Signed & Notarized Affidavit of Legal Interest (attached). Form **must** be completed by the legal owner (If owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to show that the person signing is an authorized agent)
- ✓ 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.

**Project Description**

➤ State the zoning desired for the subject property: Residential

➤ State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property: Install a single family manufactured home + use of all utilities. RS-7

Dated this 10<sup>th</sup> day of October, 20 16

[Signature]  
Applicant Signature

**NOTICE TO APPLICANT**

This application will be referred to the Nampa Planning Commission for a recommendation on the requested zoning. The Planning Commission shall hold a public hearing and will then make its recommendation to the City Council. The City Council will then hold a second public hearing. Notice of the public hearings must be published in the Idaho Press-Tribune 15 days prior to said hearings. Notice shall also be posted on the premises of the subject property not less than 1 week prior to the hearings. Notices will also be mailed to property owners or purchasers of record within 300 feet of the subject property. You will be given notice of the public hearings and should be present to answer any questions.

**OFFICE USE ONLY**

FILE NUMBER: ANN - 045 - 20 16 PROJECT NAME RS-7 to allow a manufactured home

# 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:** October 24, 2016

**Rev:**

**Applicant:** Leland & Maria Trobock

**Applicant Address:** 607 Cromwell Street, Caldwell, Idaho 83605

**Property Location:** Lone Star Road

**Re:** Annexation and Zoning to RS-7

**ANN045-16 for the November 8, 2016 Planning & Zoning Meeting**

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

**General:**

- Connection fees to be paid at time of issuance of a building permit.
  - Water service, main to meter, to be installed by City forces.
  - Sewer service connection to be by owner's contractor dually licensed to perform work in the public right-of-way.
  - Pressure Irrigation service connection to be installed by City forces.

**Lone Star Road: Functional Classification - Arterial**

- Right-of-way dedication of 50' for a half of a 100' arterial right-of-way.
- Full frontage improvements on Lone Star Road are required and will include, but not be limited to-
  - Curb, gutter, and sidewalk-will require design and approval
  - Landscaping (as required by zoning for an arterial road)
  - Storm drainage
  - Pavement widening and striping as required
- In lieu of the owners being required to emplace the frontage improvements, as required by City Code, the Engineering Division would recommend a curb, gutter, sidewalk, and road widening deferral be granted.

## Sylvia Mackrill

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**From:** Eddy Thiel <eddy@nampahighway1.com>  
**Sent:** Wednesday, October 12, 2016 7:35 AM  
**To:** Sylvia Mackrill  
**Subject:** ANN 045-16

Good Morning Sylvia,

The Nampa Highway District #1 has no objection to the Annexation and Zoning to RS 7 for 0 Lone Star Rd. west of S. Shumway Ave. for Leland and Maria Trobock as the parcel is an enclaved parcel and not within the Highway District's jurisdiction.

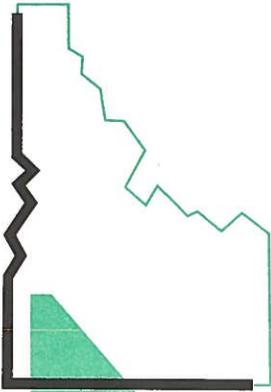
If you have any questions or comment feel free to contact us.

Thank you,

Eddy

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Eddy Thiel  
ROW  
[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)  
4507 Highway 45. • Nampa, id 83686  
TEL 208.467.6576 • FAX 208.467.9916



ORGANIZED 1904

# Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH  
FAX #208-463-0092

NAMPA, IDAHO 83651-4395  
nmid.org

OFFICE: Nampa 208-466-7861  
SHOP: Nampa 208-466-0663

October 26, 2016

Norman L. Holm  
City of Nampa  
411 3rd St.  
Nampa, ID 83651

**RE: ANN045-16/ Leland & Maria Trobock**

Dear Norm:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application on the Annexation and Zoning.

All laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, Nampa & Meridian Irrigation District (NMID) must review drainage plans.

Sincerely,

Andy Madsen  
Asst. Water Superintendent  
Nampa & Meridian Irrigation District  
AM/gnf

PC: Office/File



APPROXIMATE IRRIGABLE ACRES  
RIVER FLOW RIGHTS - 23,000  
BOISE PROJECT RIGHTS - 40,000