



PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 22 NOVEMBER 2016

PUBLIC HEARING ITEM NO. 1 STAFF REPORT

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

Devan Robnett as Applicant (alternatively "Developer") with L. Kurt Smith Intermountain Engineering as engineer and representative

File(s): SPF 0016-16

Analyst: Robert Hobbs

Requested Action Approval(s)/Recommendation(s) and Involved Property:

1. **Preliminary Plat Approval for Black Butte Business Park No. 2 subdivision** (17 industrial lots and 1 common lot – hereinafter, variously, the "Project", "Plat", "Black Butte Business Park No. 2 subdivision", the "Subdivision" or the "Development") on the Property listed above...

(Decision Required: *Decision*)

Appertaining To:

Some 3.542 acres of land on the east side of N. Middleton Road at the east end of N. Black Butte Court (located in a portion of the NW ¼ of Section 08, T3N, R2W, Boise Meridian, Canyon County, Nampa)...

History:

N/A

BLACK BUTTE BUSINESS PARK NO. 2 SUBDIVISION STATISTICS AT A GLANCE

Overall Platted Site Area-	3.542 acres
Total, Project Lot Count-	18
Total, Industrial Bldg., Lot Count-	17
Total Common Lot Count-	1

Regarding “IL Industrial Building Lots” *:

Min. Allowed IL Bldg. Lot Size-

N/A (N.C.C. § 10-19-5.A)

Min. Proposed IL Bldg. Lot Size-

3,326 sq. ft.

Min. Allowed Avg. IL Bldg. Lot Size-

N/A (N.C.C. § 10-27-6.F)

Proposed Avg. RS 7 Bldg. Lot Size-

N/A

Periphery Compatibility Applicability-

N/A (N.C.C. § 10-27-6.F)

Periphery Compatibility Compliance-

N/A

Min. Req. St. Frontage IL Zone-

N/A (N.C.C. § 10-19-5.E)

Min. Allowed IL Zone Bldg. Lot Widths-

N/A (N.C.C. § 10-19-5.F)

Min. Allowed IL Bldg. Lot Depths-

N/A (N.C.C. § 10-19-5)

Plat Development Data/Notes: See plat sheet(s)

**FINDINGS OF FACT & NOTES
REGARDING PLAT**

Platting of this Project will serve to divide the land. It must be done in accordance with state law, Nampa City Code § 10-27 and Nampa City Code § 10-19, and, in cooperation with the City's currently adopted Engineering design and specification manuals.

Accordingly, Plat review was done to analyze the Project's compliance to code in the context of this Project having already been annexed and zoned.

Regarding the [new] Plat proposal, Zoning Staff finds:

1. Minimum Lot Areas:

No issues; the IL Zone does not require a minimum property size; therefore, the Plat is deemed compliant in this regard; and,

2. Average Lot Size:

No issues; the IL Zone does not require a minimum average property size for building lots within a subdivision; therefore, the Plat is deemed compliant in this regard; and,

3. Lot Compatibility:

No issues; the IL Zone does not require a minimum property size for exterior/boundary lots within a subdivision; therefore, the Plat is deemed compliant in this regard; and,

4. Landscaping:

Landscaping as required by code will be reviewed during plan review which will be conducted at the time a building permit is applied for to construct (a) building(s) on any of the particular lots in the Project; and,

6. Internal Street Design:

City Engineering has deemed the proposed street sections and design acceptable; and,

7. Path/Trailway(s):

Neither the Parks Department nor our long range planning Staff has noted the need for a pathway in association with Project build-out; and,

8. Misc./Correspondence:

Any correspondence from agencies or the citizenry regarding the Project is hereafter attached to this report as already noted above. City or outside agency/department/division comments are primarily geared towards recommending conditions for the Project should it be approved.

RECOMMENDED CONDITION(S) OF APPROVAL

Should the Commission vote to approve the preliminary plat application of/for Black Butte Business Park No. 2 subdivision, as desired by the Applicant, then Staff would recommend that the Commission consider imposing the following Conditions of Approval against said Plat's approval:

Generally:

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

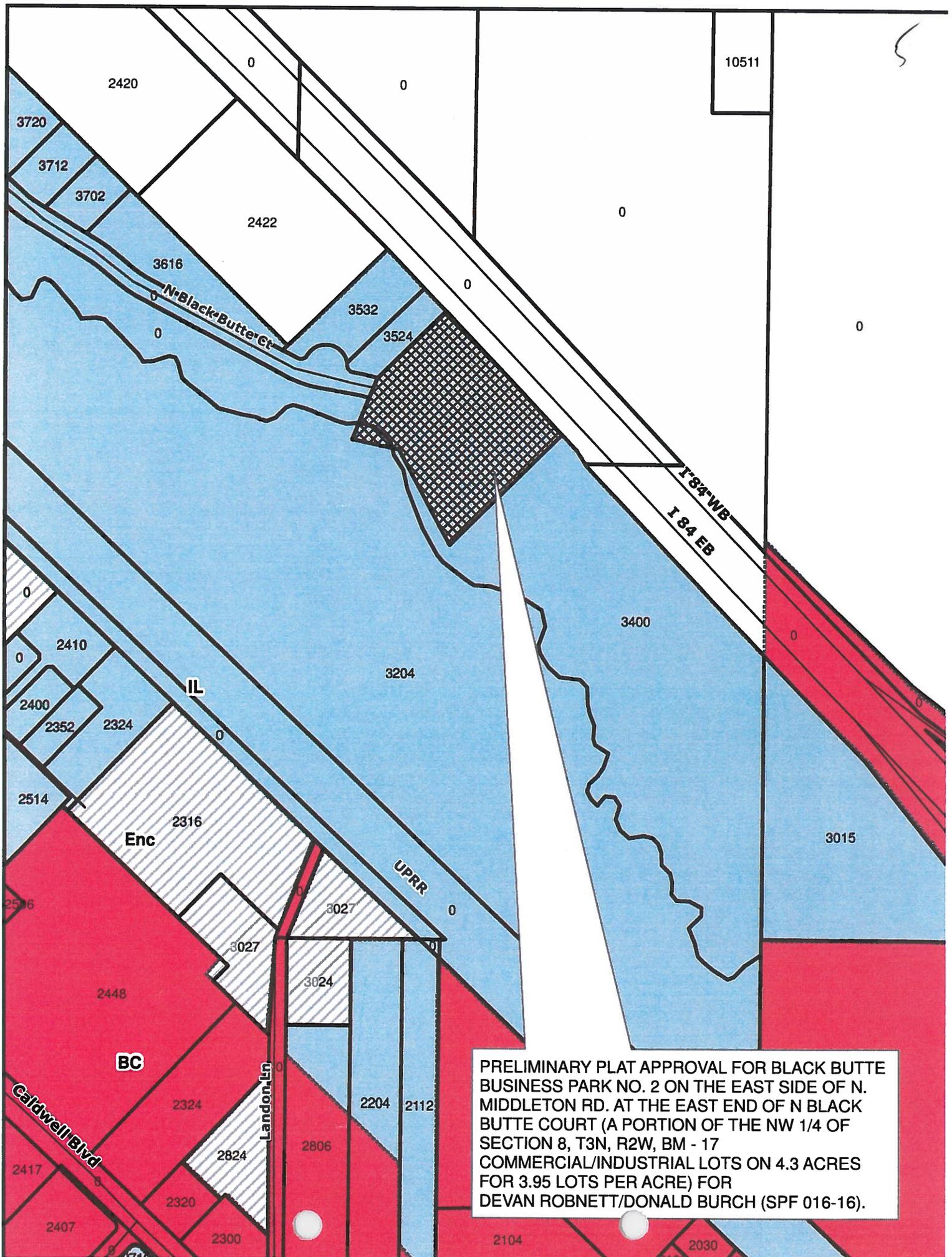
Specifically:

2. The Developer/Development shall comply with all requirements imposed by City agencies involved in the review of this matter including, specifically the following:
 - a. The Developer/Development shall comply with requirements listed in the November 14, 2016 memorandum from the Nampa Engineering Division authored by Daniel Badger (1 page – copy hereto attached); and,
 - b. The Developer/Development shall comply with requirements listed in the October 12, 2016 memorandum from the Nampa Engineering Division, GIS Section, authored by Craig Tarter (1 page -- copy hereto attached); and,

- c. The Developer/Development shall comply with relevant requirements listed in the September 28, 2016 email printout from the Nampa Parks Department authored by Cody Swander (1 page – copy hereto attached); and,
3. The water system for the Development shall be completely installed and able to deliver water prior to any Building Permits being issued within the Development. The water shall be sufficient in volume and pressure to provide sufficient adequate fire suppression for the Development in accordance with Fire Department policy or International Fire Code requirements as applicable; and,
4. Developer's engineer shall correct any spelling, grammar, punctuation and/or and numbering errors that may be evident on the plat face and/or in the proposed plat development notes and include said corrections in a revised preliminary plat to be submitted to the City prior to final plat submittal; and,
5. Any exceptions to City adopted subdivision design standards shall/will require separate design [exception] approval from the City Council...

ATTACHMENTS

- Copy of Vicinity Map (page/Exhibit 5)
- Copy of Plat Application pages (pages/Exhibits 6-7)
- Copy of plat page (page/Exhibit 8)
- Copy of [responding] agency/department/division/citizen correspondence (pages/Exhibits 9+)



PRELIMINARY PLAT APPROVAL FOR BLACK BUTTE BUSINESS PARK NO. 2 ON THE EAST SIDE OF N. MIDDLETON RD. AT THE EAST END OF N BLACK BUTTE COURT (A PORTION OF THE NW 1/4 OF SECTION 8, T3N, R2W, BM - 17 COMMERCIAL/INDUSTRIAL LOTS ON 4.3 ACRES FOR 3.95 LOTS PER ACRE) FOR DEVAN ROBNETT/DONALD BURCH (SPF 016-16).

A. GENERAL INFORMATION

Subdivision Name Black Butte Business Park NO. 2
 Total Acres 4.3
 Intended Land Uses Circle (residential, single-family, multi-family, commercial, industrial)
 Property Address(es) 3400 black butte ct.
 Legal Description NW1/4 Section 8 t.3 N., R.2 W., B.M. Canyon County Id
 Canyon County Parcel Account Number(s) R2441300000
 Existing Zoning. (Circle one) RA RS RSM RD RML RMH RP BN CB BC BF IP LIH AG
 (County Zoning) NA

B. OWNER/ APPLICANT INFORMATION

Owner of Record

Name	Donnald J. Burch
Address	2503 Chacartegui Lane
City	Nampa Id 83651
State	Id
Telephone	
Email	
Fax	

Applicant

Name	<u>Devan Robnett</u>
Address	<u>3819 E. Newby St. #101</u>
City	<u>Nampa</u>
State	<u>ID</u>
Telephone	<u>208-577-8063</u>
Email	<u>devanrobnett@gmail.com</u>
Fax	

Engineer/Surveyor/Planner

Name	L. Kurt Smith Intermountain Engineering
Address	2587 Southside Blvd
City	Melba 83641
State	Id
Telephone	(208) 941-1245
Email	kurt@intermountainengineering.net
Fax	(208) 495-2469

C. SUBDIVISION INFORMATION		
Lot Types	Number of Lots	Acres
Residential		
Dwelling units per acre (gross /net)		
Commercial		
Industrial	17	2.680
Common (Landscape, Utility, Other)	1	0.862
Open Space		
Total	18	3.542

DEADLINES FOR SUBMITTALS
 The completed application and plat documents must be submitted to the Planning Department not later than _____. The Planning Commission meets on _____; applications are due approximately ___ weeks prior to that date.

All supplemental information to be added to the application file must be received by the Planning Department no later than 15 days prior to the public hearing date.

*****Please do not submit a subdivision application until all items are completed. Incomplete applications will not be accepted or reviewed.*****

I understand:

1. This application is subject to acceptance by the City of Nampa upon determination that the application is complete.
2. The hearing date is tentative and subject to change with notice.
3. This application is subject to a public hearing before the Nampa Planning and Zoning Commission.
4. The application fee is non-refundable.

All information, statements, attachments, and exhibits included with this application submittal are true to the best of my knowledge.

Signature _____ Date 9/19/16

For City Office Use Only

FEE \$: _____ CASH: _____ CHECK: _____ RECEIPT NO.: _____

DATE RECEIVED: _____ RECEIVED BY: _____ HEARING DATE: _____



City of Nampa

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ENGINEERING DIVISION

OFFICE (208) 468-5444

CITY HALL 411 THIRD STREET SO. NAMPA, IDAHO 83651 FAX (208) 465-2261

DATE: November 14, 2016
TO: Planning and Zoning Commission
CC: Tom Points, P.E., Nampa City Engineer
FROM: Daniel Badger, P.E. 
SUBJECT: Black Butte Business Park #2, Subdivision Preliminary Plat

Recommendation: The Engineering does not oppose approval of the preliminary plat with the following conditions:

Preliminary Plat & Layout

1. The proposed road does not align correctly with the existing roadway.

Reports

1. The stormwater calculations provided to not comply with the City's Drainage and Stormwater Design Policy, revise them to provide calculations and show location of drainage facilities on the preliminary plat.

Utilities

1. Pressure Irrigation
 - a. Pressure irrigation in this subdivision is private, revise note 5 accordingly.
 - b. The pressure irrigation along lot 2-4 is located in joint trench, please coordinate with joint trench for where there facilities will be located.
2. Water
 - a. Add a hydrant at the southeast side of the project.
 - b. Water valves for the loop street need to be located outside of the proposed valley gutters.
 - c. Provide water meters to each lot
3. Sewer
 - a. Extend the sewer into the common drive for lot 8 and 9 to eliminate long services lines in the right of way.

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City of Nampa

ENGINEERING DIVISION

OFFICE (208) 468-5458

CITY HALL 411 THIRD STREET SO. NAMPA, IDAHO 83651 FAX (208) 465-2261

October 12, 2016

RE: Black Butte Business Park #2 - Preliminary Plat

To: Intermountain Engineering

cc: Sylvia Mackrill

The following changes must be made prior to submitting for signatures:

- Propose new, unique street names for the three private access drives to the Engineering Division.
 - Access drive serving Lots 2-4 should have a West Predirectional.
 - Access drive serving Lots 5-9 should have a North Predirectional.
 - Access drive serving Lots 10-12 should have a West Predirectional.
 - All private access drives should have a Lane street type.

Sincerely,

Craig Tarter
GIS Supervisor
Engineering Division
City of Nampa
(208) 468-5463

Sylvia Mackrill

From: Cody Swander
Sent: Wednesday, September 28, 2016 8:31 AM
To: Sylvia Mackrill
Cc: Darrin Johnson
Subject: Black Butte Business Park #2 Project No: SPF 00016-2016

Hi Sylvia,

Nampa Parks has reviewed the preliminary plat for Black Butte Business Park #2 and would request that consideration be made for the future Indian Creek Pathway as indicated on the Pathway Master Plan, to run between Indian Creek and N. Black Butte Court. The topography of this site is steep so Nampa Parks requests that 20 feet of fairly flat property be preserved south of N. Black Butte Court, along its length, for location of this future pathway.

Thank you,



Cody Swander
Parks Superintendent
O: 208.468.5890, F: 208.465.2321
[Nampa Parks – Facebook Page](#)

NAMPA Proud

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Memo

To: Planning and Zoning Commission
From: Karla Nelson, Community Planner
Date: November 7, 2016
Re: Black Butte Business Park #2

In accordance with Nampa's Bicycle and Pedestrian Master Plan and Nampa Code 10-27-6(H) a pathway should be included along Indian Creek. The future pathway will someday continue along Indian Creek towards Kuna with pathway connections into Meridian and Boise, thereby providing safe inter-city bicycle travel. Providing transportation alternatives and quality of life enhancements are goals of Nampa's Comprehensive Plan.

Black Butte Business Park is in Vallivue School District and while this industrial subdivision will not be the origin or destination for school students the future Indian Creek Pathway will create an important multi-modal connection.

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Sylvia Mackrill

From: Mark Zirschky <mark@pioneerirrigation.com>
Sent: Thursday, October 20, 2016 9:14 AM
To: Sylvia Mackrill
Cc: Daniel Badger
Subject: Project No SPF 00016-2016 Black Butte Business Park 2

Sylvia,

Pioneer Irrigation District has a delivery point in place for the proposed development.

It appears that the proposed development will not impact any Pioneer owned or operated facilities.

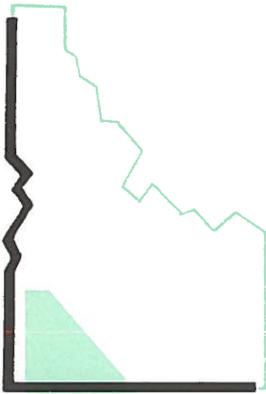
I am interested to know the source of irrigation water for the proposed development once completed? Careful attention must be given to the source of water, as multiple Pioneer facilities deliver water to this area.

I will look forward to seeing a more detailed irrigation plan as things progress.

Regards,

Mark Zirschky, Superintendent
Pioneer Irrigation District
mark@pioneerirrigation.com
www.pioneerirrigation.com
208-459-3617 (office)
208-250-8481 (cell)
PO Box 426, Caldwell, ID 83606
3804 S Lake Ave, Caldwell, ID 83605

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ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH

NAMPA, IDAHO 83651-4395

FAX # 208-463-0092

September 28, 2016

Phones: Area Code 208

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

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

RE: SPF00016-2016/ Black Butte Business Park #2

Dear Norm:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our District boundaries. Please contact Mark Zirschky of Pioneer Irrigation at 208-459-3617 or P.O. Box 426 Caldwell, ID 83606-0426.

All private 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. Developers must comply with Idaho Code 31-3805.

Sincerely,

Greg G. Curtis
Water Superintendent
Nampa & Meridian Irrigation District
GGC/gnf

PC: Office/File
Pioneer



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

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Sylvia Mackrill

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Thursday, September 22, 2016 11:35 AM
To: Sylvia Mackrill
Subject: SPF 00016-2016 Black Butte Business Park #2

Good Morning Sylvia,

The Nampa Highway District #1 has no objection to the Black Butte Business Park #2 Preliminary Plat as it is not within the Highway District's jurisdiction.

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

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 Highway 45. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916