

**PLANNING & ZONING DEPARTMENT**  
**Before the Mayor & City Council**  
**November 18, 2024**

**PUBLIC HEARING ITEM**  
**STAFF REPORT**

Rodney Ashby, AICP  
Director

**Annexation and Zoning** to RS4 (Single Family Residential) and potential development agreement for a future residential subdivision (Shadow Creek at Lake Lowell) at 1408 Lake Lowell Ave, a 2.06 acre parcel #R3201900000 located in the SE 1/4 of Section 29, T3N, R2W, BM, for Blake Wolf (**ANN-00311-2024**)

**Original Concept:** 12 buildable lots for single family detached dwelling units and 3 common lots.

(Action: [Decision](#))

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**PLANNING & ZONING COMMISSION RECOMMENDATION**

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The Nampa City Planning and Zoning Commission, during their regularly scheduled public hearing of September 24, 2024, after receiving testimony and reviewing application and staff report, voted to recommend to the City Council that they approve the annexation and zoning request, with the proposed conditions and findings.

Based upon this recommendation and the analysis that was completed utilizing the conclusions of law, Nampa Comprehensive Plan and Nampa City Code, coupled with the findings and conditions listed in the staff report, the project appears to meet all requirements. Staff can reasonably recommend to City Council that the project be approved.

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**PROPERTY DETAILS**

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**Comprehensive Plan FLUM:** Medium Density Residential

**Current Jurisdiction:** The Property is currently in Canyon County and zoned R1

**Surrounding Zoning & Uses:**

**North:** RS6 – South Creek Subdivision (Single-Family Detached Homes)

**South:** RS6 – Lake Lowell Ave; RA – Large Lot Single-Family Detached Home

**East:** RA – Large Lot Single-Family Detached Home

**West:** RS6 – South Creek Subdivision (Single-Family Detached Homes)

**History:**

- **June 2024:** Preapplication meeting for 14 Single-Family lots

**Utilities:**

- The following utilities are available in the area:
  - Domestic water – 12" main in Lake Lowell Ave
  - Sewer – 12" main in south half of Lake Lowell Ave, approx. depth +/- 10'.
  - Pressure Irrigation – 12" main in north side of Lake Lowell Ave.

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**APPLICABLE REGULATIONS**

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**Annexation:**

**Idaho State Code Title 50-222(3) and Nampa City Code Title 10 Chapter 2(4.C.1) outline the Conclusions of Law required for approval of Annexation as a category A annexation, specifically:**

- Be contiguous with the city limits or be enclaved by other properties so annexed.
- The area can reasonably be assumed to be available for the orderly development of the city.
- The proposed zoning district is consistent with the adopted Comprehensive Plan Future Land Use Map.

Either:

- a. All involved private landowners raise no objection to annexation; and/or,
- b. They entail or are composed of enclaved property, regardless of surface area, which are surrounded on all sides by a land within Nampa city limits; and/or,
- c. They entail property that is bounded on all sides by lands within Nampa and by lands for which owner approval must be given pursuant to subsection D2d of NCC 10-2-4; and/or,
- d. They entail property that is/are bounded on all sides by lands either within the city and by the boundary of the Nampa city impact area.

**Zoning/Rezoning:**

10-2-3.C: Conclusions of Laws Pertinent to Proposed Zoning Map Amendments: The Commission shall conclude the following conclusions of law before recommending to City Council approval of an amendment to the City's official zoning map; City Council shall conclude the following conclusions of law before approving an amendment to the City's official zoning map:

- 10-2-3.C.1: The proposed map amendment(s) is, are or would be in harmony with the City's currently adopted comprehensive plan and comprehensive plan land use map;

- 10-2-3.C.2: The proposed map amendment(s) is, are or would provide for a proposed use or set of uses that would be at least reasonably compatible with existing, adjoining property uses;
- 10-2-3.C.3: The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary.

**10-8-1: DESCRIPTION AND PURPOSE** The RS Single-Family Residential District is intended for medium and low density, urban single-family residential and compatible uses. It is the intent to have a full range of urban services (paved roadways, sidewalks, library, public safety, sewer, water, etc) available within this district.

**10-8-5.A: Spatial and Bulk Requirements for Principal Structures and Accessory Structures:**

Required front setbacks	20 feet to garage wall 15 feet to living area
Required setback abutting public right of way (Street Side)	10 feet
Required side setbacks	5 feet
Required setback abutting public right of way (Alley Side)	15 feet from alley centerline
Required rear setbacks for standard buildable lot	15 feet
Required rear setbacks for corner lot that has been split	5 feet
Minimum property width	30 feet
Required Mean Property Depth (feet)	50
Required accessory structure front setback	Side or rear yard behind the front plane the principal structure or 20 feet whichever is greater
Required accessory structure side and rear setback	5 feet
Required landscape buffer on all city local, collector and arterial roads (Subdivisions only)	25 feet

**10-8-5.B: Density Requirements and Lot Sizes:** Developments created through a short plat or property boundary adjustment or show no change to the base lot size may exceed the Comprehensive Plan gross density requirements of 2.51 – 8 dwelling units per acre in the Medium Density Residential and the Residential Mixed Use designated areas if there is an approved Conditional Use Permit for a duplex on the property.

**Base lot:** The cumulative area of the parcel(s) where the multi-unit structure resides. When developing townhouses the base lot shall be a lot size within the minimum and maximum range on the chart. From this proposed base lot the townhouse units can be subdivided according to the product type to provide single-family housing units.

Residential Zoning Districts - Lot Size and Density - Standard Subdivision				
Future Land Use Designation	Zoning District	Min Lot Size per DU	Max Lot Size per DU	Gross Density Range in Comp Plan
MDR	RS-4	4,000	8,000	2.51 - 8 DU/acre

**Parking**

**10-22-6.B: Number of Spaces Required:** The number of off-street/on- property (site) parking spaces required and/or provided for land and structure uses shall be no less than as set forth as follows for all zones save the DH and GBE districts. Where fractional number results, round to the next highest whole amount. Thus, 2.6 spaces needed for a project means that three (3) spaces are/will be actually required. ADA spaces required by ANSI Standards shall be installed in addition to the following parking calculations:

Property's/Structure's Principal Use Type	Parking Spaces Required
Dwelling, single-family; Dwelling, two-family (not a part of a larger development) 2 per dwelling unit on a single property (note: At least 1 space shall be covered or covered and enclosed in RS zoned areas	Dwelling, single-family; Dwelling, two-family (not a part of a larger development) 2 per dwelling unit on a single property (note: At least 1 space shall be covered or covered and enclosed in RS zoned areas

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**CORRESPONDENCE**

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**Agency/City department comments** have been received regarding both the entitlement request and platting approval request associated with this matter [and report]. Such correspondence, by way of information, as received from agencies or the citizenry regarding the application package [received by noon September 18, 2024] is hereafter attached to this report. Agency comments that indicate no comment/issues/concerns/violations will not be listed here but are attached to this staff report.

- **Building Department:** The Building Safety Department has reviewed the planning application for the Shadow Creek Subdivision and provides the following conditions for permitting: The project is subject to all required building codes and related permits based on the requirements of City Ordinance -Title 4 – Building Regulations. Specifically, new residential buildings, structures, sheds, accessory structures and dwellings, additions, and interior remodels are required to obtain a building permit with associated sub-permits prior to starting construction. All subdivision road, utility infrastructure and fire hydrants must be completed, and the final plat recorded prior to application for building permits.
- **Nampa Code Compliance:** The listed property at 1408 LAKE LOWELL AVE currently has weeds and debris throughout property.
- **Nampa Engineering Division:**

**General Comments:**

1. A pre-application meeting was held for this project with Nampa Engineering Division, Planning & Zoning staff on June 26, 2024.
2. The Engineering Division has reviewed the annexation and zoning legal description(s) and find them to be generally accurate and within sufficient precision per Idaho State Code.
3. The following public roads provide access to the property.
  - Lake Lowell Ave – classified as “Principal Arterial”, 35-mph.



4. Developer will be responsible for preparing and submitting legal description for the following rights of way for City review and dedication prior to annexation recording.
  - Lake Lowell Ave – 50' from Section Line.
5. Frontage improvements in accordance with Nampa City Code Section 9-3-1 will be required at the time of development.
6. A Traffic Impact Study (TIS) is required for any project generating more than 100 new vehicle trips during any peak hour or 1,000 new daily trips (total in and out vehicular movements).
  - A TIS will not be required for this project.
7. The City currently maintains the following utilities in the area:
  - Domestic water – 12" main in Lake Lowell Ave
  - Sewer – 12" main in south half of Lake Lowell Ave, approx. depth +/- 10'.
  - Pressure Irrigation – 12" main in north side of Lake Lowell Ave.
8. Nampa Bike & Ped Master Plan identifies a future 10' wide pathway along the north side of Lake Lowell Ave.
  - Developer shall adhere to currently adopted standard road sections which include 10' wide side path along arterial roadways.

**Conditions:**

1. Any onsite wells no longer proposed for use on the property shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development and prior to connection to City services.
2. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/ Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
3. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development.
4. Applicant/Owner shall dedicate the following public road right-of-way as a condition of annexation:
  - Lake Lowell Ave – 50' from Section Line.
5. Developer shall construct frontage improvements along Lake Lowell Ave in accordance with Nampa City Code Section 9-3-1 at time of property development.

- **Nampa Police Department (details attached):**

NPD is recommending a commitment to fund 0.04 additional officers and 0.02 additional support staff if this project is approved to maintain current police service levels. NPD is currently authorized 146 sworn personnel and 66 non-sworn personnel.

The cost for the additional officers is \$5,652 and additional support staff is \$2,057 for the first year of employment.

- **Nampa Fire Suppression District:**

Listed specific codes that will be enforced at time of development (see attached).

*General Conditions*

Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

*Emergency Response Time Analysis and Service Impact:*

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive at 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 1 mile from Nampa Fire Station 6 with an approximate response time of 4 minutes. Infrastructure additions and capital purchases for Fire District services are funded through development impact fees. Impact fees collected for each home at the time of building permit applications will total approximately \$18,804.

To properly serve the public for an all-hazards response, the Nampa Fire Department should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 34 residents to 12 residential units, with an increased personnel demand of .03 firefighter positions.

**Public Comments**

- **Jessica Selkow (1409 Lake Lowell Ave) in opposition for the following reasons:**

- Densities very different than her RA zoned property
- Fear of smaller homes on smaller lots decreasing her property value
- Concerns about traffic on common drive for 12 homes on 2 acres
- Existing traffic on Lake Lowell makes it hard to enter the roadway
- Concern the project doesn't provide enough parking

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## **STAFF ANALYSIS**

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**Land Uses:** This is an enclaved property that is in an area that has developed into the city, with

the exception of a few single-family enclaved county parcels.

**Comprehensive Plan:** The future land use designation is Medium Density Residential. The proposed RS4 zoning district fits within this designation.

**Nampa 2040 Comprehensive Plan 5.5.3 Medium Density Residential  
(2.51 – 8 Dwelling Units Per Acre [Gross])**

With a gross density of 2.51 to 8 dwelling units per acre (gross), this is the most common residential land use designation in the Nampa Area of City Impact. Its character is more urban than rural but can contain rural elements such as open space. This land use designation is intended to contain single-family detached homes, duplexes, and townhomes. Compatibility with existing development is an important consideration when designing subdivisions in this land use designation. Developments that exceed 5 dwelling units per acre should be a planned unit development or part of a master planned community. High-density development (multifamily with more than two dwelling units and apartments) should not be allowed in this land use designation. The character of Medium Density Residential development in Nampa typically consists of traditional streetscapes with sidewalks, street trees, covered entries, and a diversity of architectural styles. Access to garages is provided from the street or loaded by an alley at the rear of the property.

**Public Interest:** The property is enclaved and would be considered infill. Services are available within the street and would not need to be extended.

**Qualified open space required:** Short Plats are exempt from the Open Space Requirements

**Minimum and Maximum Lot Areas:** Lot sizes will be evaluated during the platting process, but shall be required to meet the standards in city code. The proposed concept plan shows a range of lots that fall within the minimum and maximum lot sizes.

**Density:** The density range required is between 2.51 and 8 dwelling units per acre. The project will have a density of 5.83 du/acre.

**Lot Width:** Minimum buildable lot property width is thirty linear feet (30'). The proposed concept plan lot widths are all larger than 30' but this will be evaluated at the time of the subdivision plat to ensure compliance.

**Parking:** Parking will be evaluated at time of building permit and shall meet standards identified in city code.

**Setbacks:** Zoning, Building, and Fire setbacks shall be evaluated through the building permit review process and shall be required to meet city and fire district codes.

**Open Space and Landscaping:** A landscape plan will be required at time of the plat and will be required to meet the standards in code for open space and landscape materials and widths.

**10-27-6.M.1:** For developments with a gross acreage of 0-1.99 acres: At least five percent (5%) of the total net area of buildable acreage shall be retained as Qualified Open

Space. Buildable acreage with residential lots that are 32,000 square feet or greater is not required to contain Qualified Open Space.

It appears that 4,486.68 sq.ft. of qualified open space is necessary for the project. The proposed concept plan appears to not meet the required open-space minimum and will need to adjust the plan prior to preliminary plat approval.

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## PROPOSED CONDITIONS

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1. Any onsite wells no longer proposed for use on the property shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development and prior to connection to City services.
2. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
3. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development.
4. Applicant/Owner shall dedicate the following public road right-of-way as a condition of annexation:
  - Lake Lowell Ave – 50' from Section Line.
5. Developer shall construct frontage improvements along Lake Lowell Ave in accordance with Nampa City Code Section 9-3-1 at time of property development.
6. Applicant/Developer shall enter into a development agreement to substantially comply with the concept plan layout and no more than 12 single-family detached residential dwelling units shall be permitted.

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## PROPOSED FINDINGS FOR APPROVAL

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### Annexation & Zoning Proposed Findings for **Approval**:

**A. Property shall be contiguous with the city limits or be enclaved by other properties so annexed.**

- The property is an enclaved property completely surrounded by city zoned parcels:
  - **North:** RS6 – South Creek Subdivision (Single-Family Detached Homes)
  - **South:** RS6 – Lake Lowell Ave; RA – Large Lot Single-Family Detached Home
  - **East:** RA – Large Lot Single-Family Detached Home
  - **West:** RS6 – South Creek Subdivision (Single-Family Detached Homes)

**Conclusion: The property is contiguous with city limits on all sides of the property.**

**B. The area can reasonably be assumed to be available for the orderly development of the city.**

- The following utilities are available in the area:
  - Domestic water – 12" main in Lake Lowell Ave
  - Sewer – 12" main in south half of Lake Lowell Ave, approx. depth +/- 10'.
  - Pressure Irrigation – 12" main in north side of Lake Lowell Ave.
- The property is enclaved and would be considered infill because the enclave is surrounded by city annexed properties and developed out.
- Emergency services, parks, and other municipal services are all available to serve the property and the roads are maintained by the City of Nampa.

**Conclusion: The area can reasonably be assumed to be available for the orderly development of the city because it is an enclaved property in a fully developed area and utilities and services are available or are already being provided to the property.**

**C. The proposed zoning district is consistent with the adopted Comprehensive Plan Future Land Use Map.**

- Title 10 Chapter 8 Single-Family Residential lists the RS4 zone as permitted in the Medium Density Residential Designation on the Comprehensive Plan Future Land Use Map.

**Conclusion: The proposed RS4 (Single-Family Residential) zoning district is consistent with the Comprehensive Plan Future Land Use Map designation of Medium Density Residential for this area.**

**D. The proposed map amendment(s) is, are or would be in harmony with the City's currently adopted comprehensive plan and comprehensive plan land use map;**

- Title 10 Chapter 8 Single-Family Residential lists the RS4 zone as permitted in the Medium Density Residential Designation on the Comprehensive Plan Future Land Use Map.
- The property is enclaved and would be considered infill which is encouraged in the 2040 Comprehensive Plan.

**Conclusion: The proposed map amendment is in harmony with the City's currently adopted comprehensive plan and map because the proposed RS4 (Single-Family Residential) zoning district is an allowed use and provides the densities listed in the comprehensive plan for the specific MDR designation, and as an infill project, is consistent with the plan narrative and goals.**

**E. 10-2-3.C.2: The proposed map amendment(s) is, are or would provide for a proposed use or set of uses that would be at least reasonably compatible with existing, adjoining property uses;**

- The Comprehensive Plan states that the use is compatible with single-family housing in the immediate area...

#### **"5.5.3 Medium Density Residential (2.51 – 8 Dwelling Units Per Acre [Gross])**

With a gross density of 2.51 to 8 dwelling units per acre (gross), this is the most common residential land use designation in the Nampa Area of City Impact. Its character is more

urban than rural but can contain rural elements such as open space. This land use designation is intended to contain single- family detached homes, duplexes, and townhomes. Compatibility with existing development is an important consideration when designing subdivisions in this land use designation. Developments that exceed 5 dwelling units per acre should be a planned unit development or part of a master planned community. High-density development (multifamily with more than two dwelling units and apartments) should not be allowed in this land use designation. The character of Medium Density Residential development in Nampa typically consists of traditional streetscapes with sidewalks, street trees, covered entries, and a diversity of architectural styles. Access to garages is provided from the street or loaded by an alley at the rear of the property."

- The properties to the west in the South Creek Subdivision are zoned RS6 and are at minimum 6,500 sq. ft. in lot size.
- The Comprehensive Plan describes compatibility differently than sameness, and lists zones that would be compatible, though they provide different lot sizes.
- The property to the east is a large-lot single-family property zoned RA, inconsistent with the Comprehensive Plan Future Land Use map with a lot size of .83 acres.

**Conclusion: The proposed map amendment provides for a proposed use that will be reasonably compatible with existing, adjoining property uses because the land use is identified in the Comprehensive Plan as compatible with single-family detached housing and is similar, though with smaller lot sizes, to other RS zoned developments in the area, and because the property to the east has the opportunity to become compliant with the Comprehensive Plan Future Land Use Map and redevelop some time in the future with smaller lot sizes on an appropriate zone.**

**F. The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary.**

- The Comprehensive Plan includes several objectives to provide greater housing options and a diversity of housing types...

**"Chapter Three Housing Objectives and Strategies:**

OBJECTIVE 1: Add innovative housing options in the Zoning Code

OBJECTIVE 5: Welcome diversity in housing"

- Nampa recently completed a housing needs assessment and determined that the city has "an existing shortfall of approximately 2,440 units." By 2040, the assessment determined that we will need an additional 14,500 housing units.
- The Comprehensive Plan is intended to communicate the public interest in development and encourages infill and residential development...

**3.13.1 Infill Development**

Infill development is the process of developing vacant or under-used parcels within the City. Infill development allows the utilization of existing community services, such as sewer and water rather than constructing new facilities in areas that have not been

developed in City limits. Police and fire services areas wouldn't need to be extended. In addition, infill development can:

- Reduce the consumption of land and resources;
- Fully utilizing existing facilities and services rather than extending costly services to outlying areas, thus offers savings for local government budgets;
- Increase the housing supply;
- Renew investment in the City and
- Provide energy and environmental savings.
- Infill development could limit sprawl and protect the natural surroundings of Nampa.

**Conclusion: The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary because housing is an essential component of city needs and interests and is supported by the comprehensive plan, including infill.**

<And any other findings determined by the Council>

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## POTENTIAL MOTIONS

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### APPROVE:

I move to approve of the **Annexation and Zoning** to RS4 (Single Family Residential) and potential development agreement for a future residential subdivision (Shadow Creek at Lake Lowell) at 1408 Lake Lowell Ave, a 2.06 acre parcel #R3201900000, for Blake Wolf (**ANN-00311-2024**) and adopt the proposed findings in the staff report.

### DENY:

I move to deny the **Annexation and Zoning** to RS4 (Single Family Residential) and potential development agreement for a future residential subdivision (Shadow Creek at Lake Lowell) at 1408 Lake Lowell Ave, a 2.06 acre parcel #R3201900000, for Blake Wolf (**ANN-00311-2024**)...

...because the project fails to comply with \_\_\_\_\_ (state relevant city codes or development standards or policies), because... \_\_\_\_\_ (state your reasoning/"findings" for denial).

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## ATTACHMENTS

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- Application
- Project Narrative
- Concept Plan
- Vicinity Map
- Comp Plan FLUM
- Zoning Map
- Aerial View
- Correspondence
- Planning & Zoning Commission Decision Letter



## Planning & Zoning Department

### Master Application

#### Staff Use Only

Project Name: Shadow Creek at Lake Lowell

File Number: ANN-00311-2024

Related Applications: \_\_\_\_\_

#### Type of Application

- |                                                               |                                                                             |
|---------------------------------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/> Accessory Structure                  | <input type="checkbox"/> Legal Non-Conforming Use                           |
| <input checked="" type="checkbox"/> Annexation/Pre-Annexation | <input type="checkbox"/> Planned Unit Development/MPC                       |
| <input type="checkbox"/> Appeal                               | <input type="checkbox"/> Subdivision                                        |
| <input type="checkbox"/> Design Review                        | <input type="checkbox"/> Short                                              |
| <input type="checkbox"/> Comprehensive Plan Amendment         | <input type="checkbox"/> Preliminary                                        |
| <input type="checkbox"/> Conditional Use Permit               | <input type="checkbox"/> Final                                              |
| <input type="checkbox"/> Multi-Family Housing                 | <input type="checkbox"/> Condo                                              |
| <input type="checkbox"/> Development Agreement                | <input type="checkbox"/> Temporary Use Permit                               |
| <input type="checkbox"/> Modification                         | <input type="checkbox"/> Fireworks Stand                                    |
| <input type="checkbox"/> Home Occupation                      | <input type="checkbox"/> Vacation                                           |
| <input type="checkbox"/> Daycare                              | <input type="checkbox"/> Variance                                           |
| <input type="checkbox"/> Kennel License                       | <input type="checkbox"/> Staff Level                                        |
| <input type="checkbox"/> Commercial                           | <input checked="" type="checkbox"/> Zoning Map/Ordinance Amendment (Rezone) |
| <input type="checkbox"/> Mobile Home Park                     | <input type="checkbox"/> Other: _____                                       |

**You must attach any corresponding checklists with your application or it will not be accepted**

Applicant Name: Blake Wolf Phone: 208-941-7700

Applicant Address: 843 W. Horizon Way Email: Wolfbuildingco@gmail.com

City: Nampa State: ID Zip: 83686

Interest in property: ☐ Own ☐ Rent ☒ Other: in contract to purchase

Owner Name: Blake Wolf - Pending Phone: \_\_\_\_\_

Owner Address: same contact information as above Email: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Contractor Name (e.g., Engineer, Planner, Architect): Same above - Wolf Building Co

Firm Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Contractor Address: \_\_\_\_\_ Email: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_



**Subject Property Information**Address: 1408 Lake Lowell AveParcel Number(s): R 320190000 Total acreage: 2.06 Zoning: AGType of proposed use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Other: \_\_\_\_\_Project/Subdivision Name: Shadow CreekDescription of proposed project/request: annex w/ zoning designable  
RS4Proposed Zoning: RS4 Acres of each proposed zone: 2.06**Development Project Information (if applicable)**

Lot Type	Number of Lots	Acres
Residential	12	1.21
Commercial		
Industrial		
Total Common Area	3	.20
Internal Roadways	Provide acres only	.47
Frontage ROW to be dedicated	Provide acres only, if applicable	.18
<b>Total</b>	15	2.06

**Development Project Information (if applicable)**Minimum residential lot size (s.f.): 4000 Maximum residential lot size (s.f.): 8000

Gross density: \_\_\_\_\_ (# of lots divided by gross plat/parcel area)

Subdivision Qualified Open Space: \_\_\_\_\_ % of gross area \_\_\_\_\_ acres

Type of dwelling proposed: ☒ Single-family Detached ☐ Single-family Attached (townhouse)☐ Duplex ☐ Multi-family ☐ Condo ☐ Other: \_\_\_\_\_**Commercial/Industrial/Multi-Family Project Information (if applicable)**

Min. sq. feet of structure: \_\_\_\_\_ Max building height: \_\_\_\_\_ Gross Floor Area: \_\_\_\_\_

Proposed number of residential (multi-family) units: \_\_\_\_\_

Total number of parking spaces provided : \_\_\_\_\_

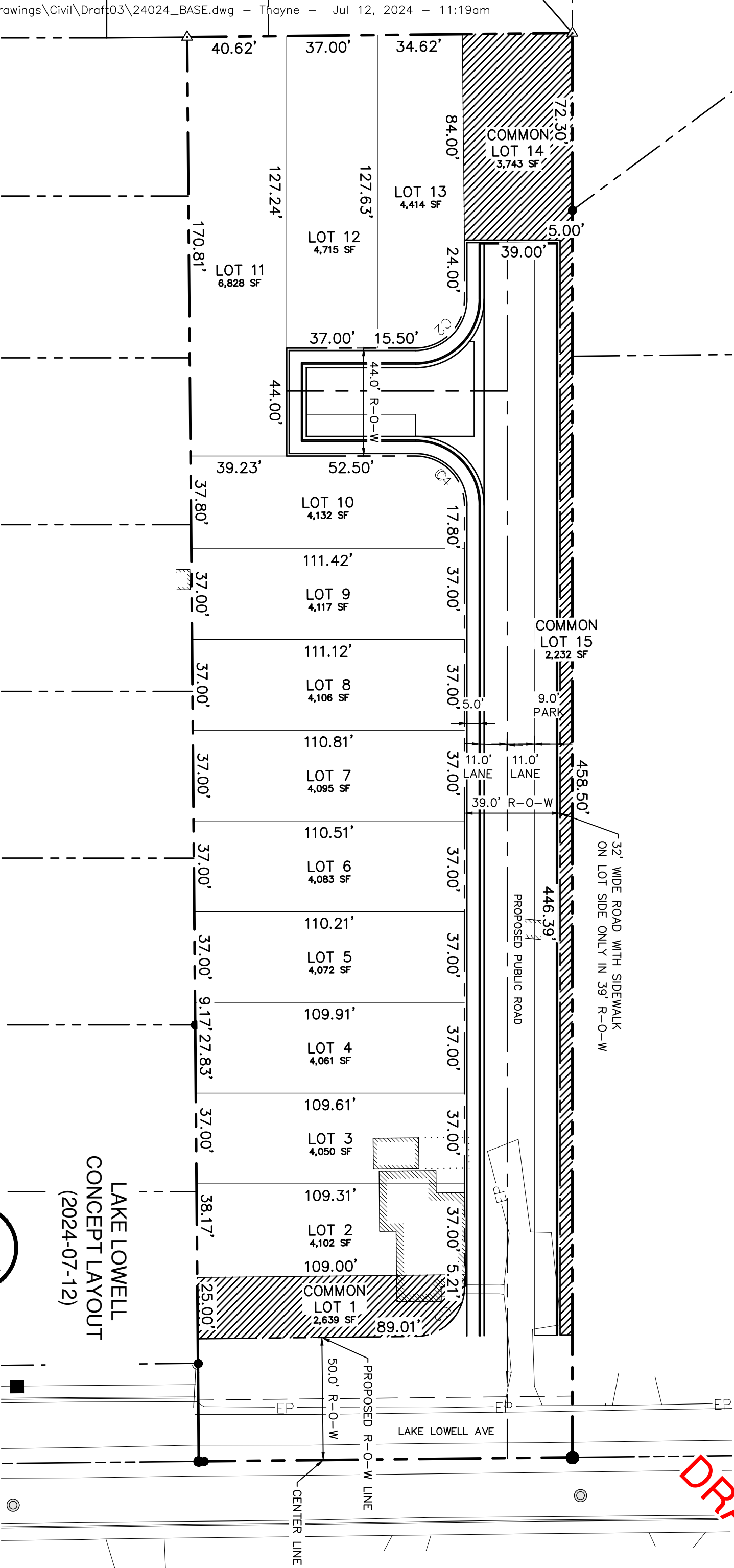
Print applicant name: Blake WolfApplicant signature: [Signature] Date: 7/18/24**City Staff**Received by: JKW Received date: 7/18/2024

July 18, 2024

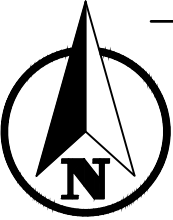
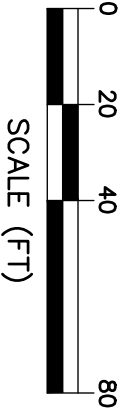
To whom it may concern,

I am making an application for annexation of 1408 Lake Lowell Ave with a zoning designation request of RS4. My intention for wanting to do this is to subdivide and develop into a 12 building lot subdivision containing all detached single family homes. I have included in application a conceptual plan depicting how the intended subdivision would look which also shows 3 common lots and a street section which will legally allow for visitor parking all along the east side. The estimated value of the completed project would be between \$3.9mm and \$4.3mm.

Thank you,  
Blake Wolf



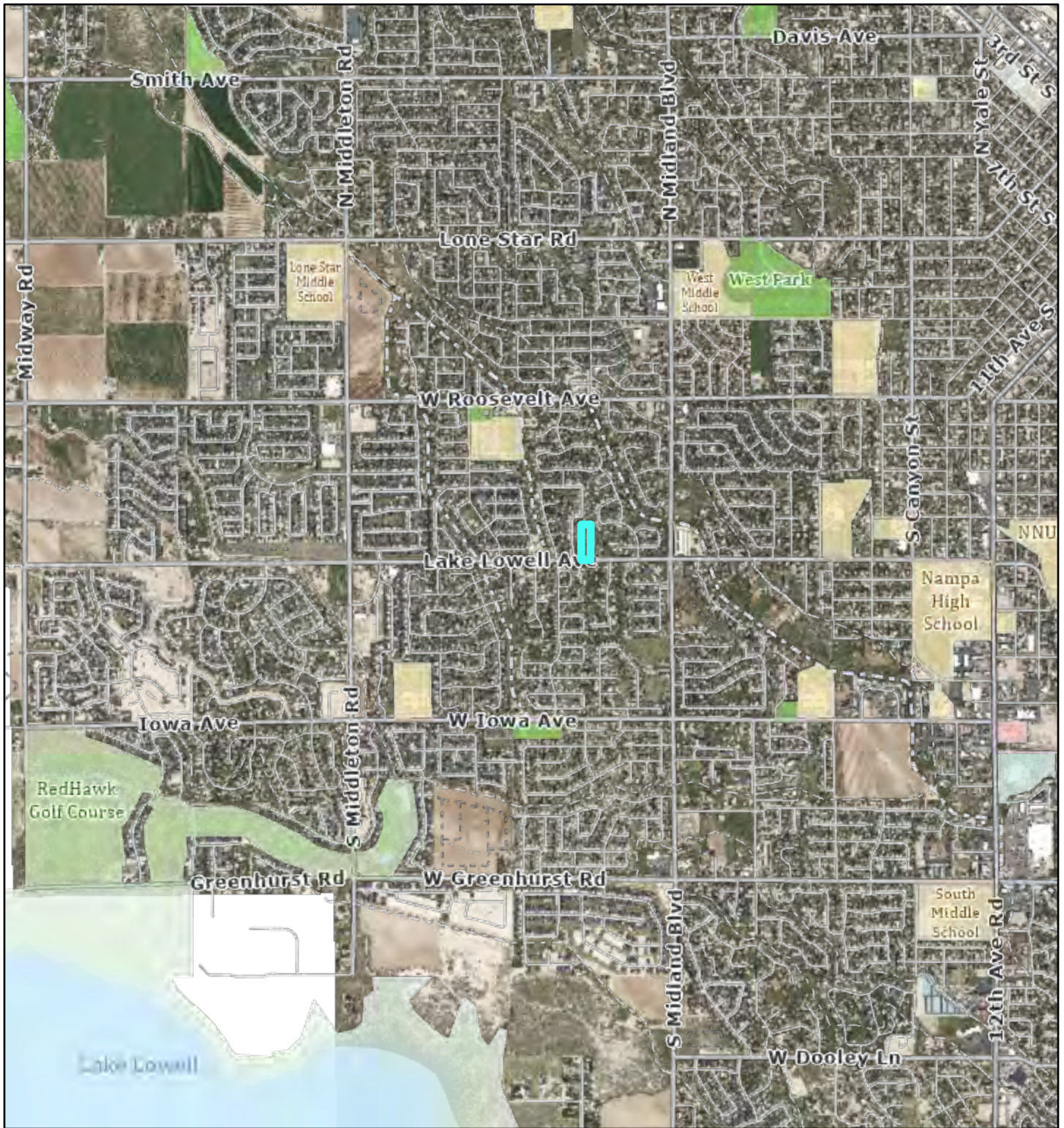
LAKE LOWELL  
CONCEPT LAYOUT  
(2024-07-12)



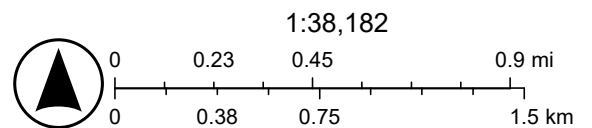
DRAFT



# PZ Exhibit

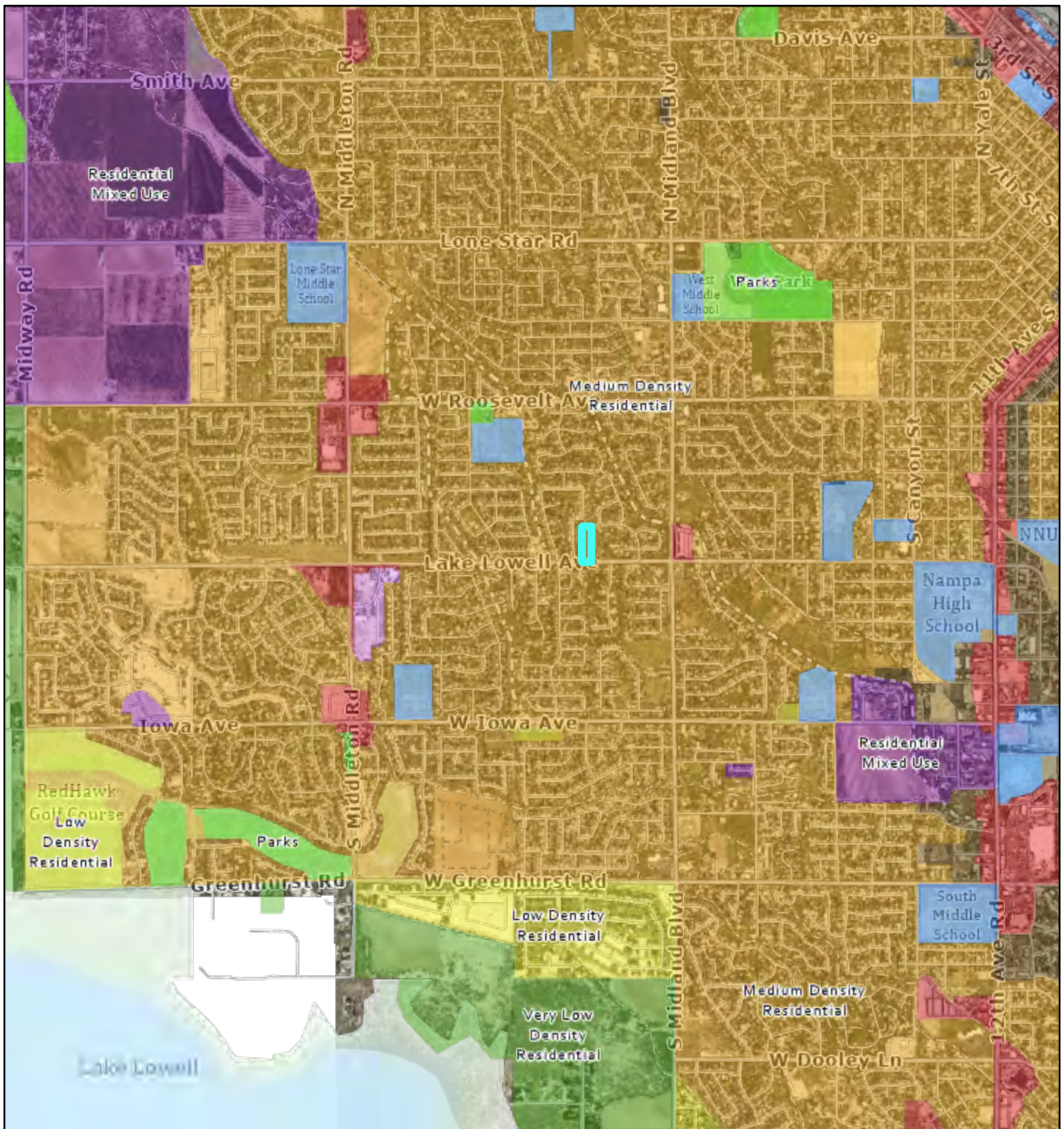


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# Comp Plan FLUM



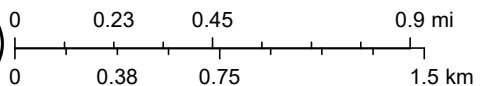
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Comp Plan

- Commercial
- Community Mixed Use
- Downtown
- Education, Public Administration, Healthcare and Other Institutions
- High Density Residential

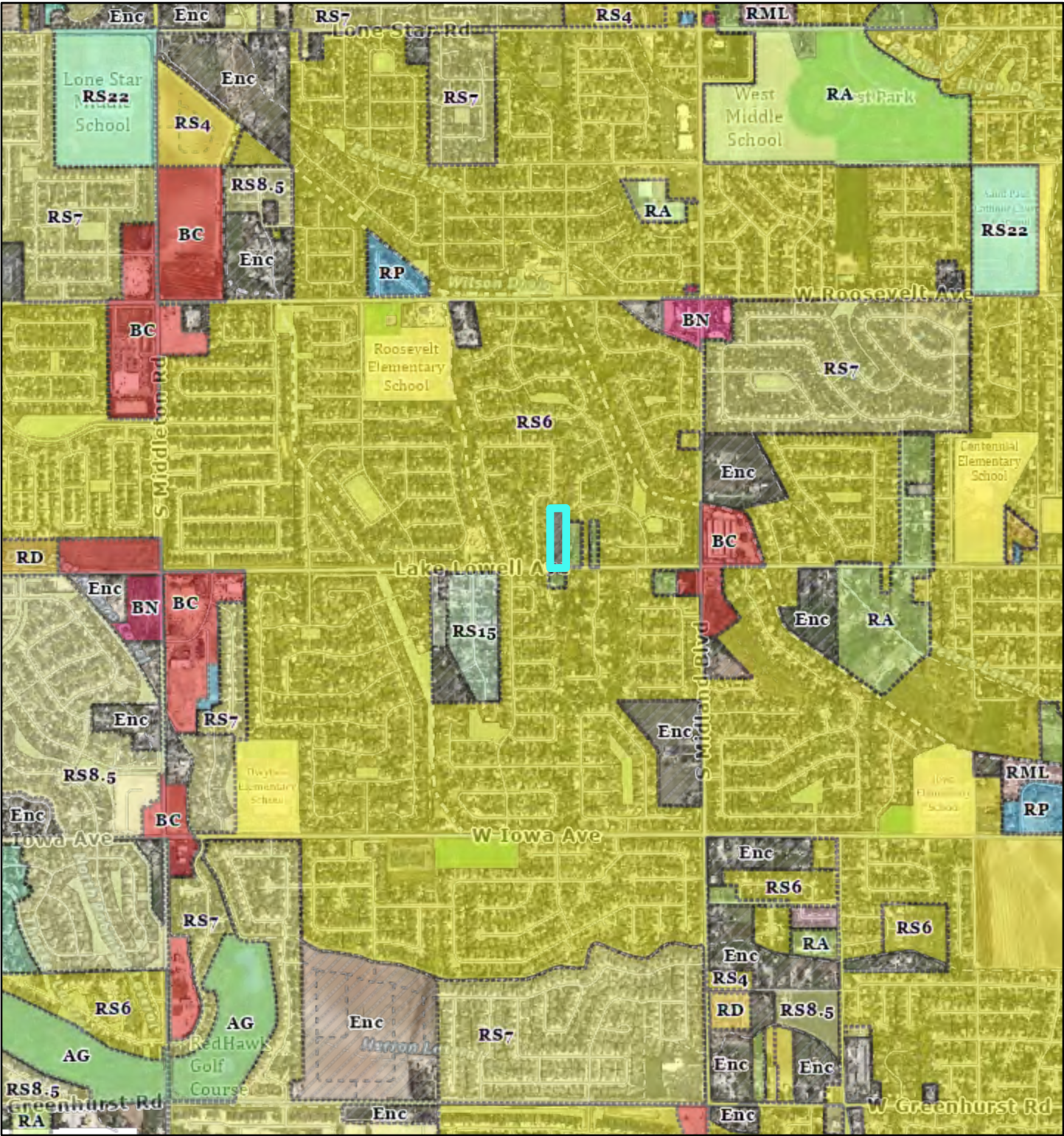
- Industrial
- Low Density Residential
- Medium Density Residential
- Parks
- Residential Mixed Use
- Very Low Density Residential



Nampa GIS, GeoTerra, Inc.

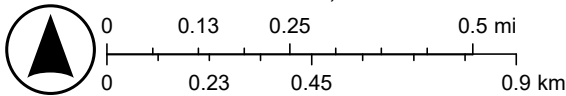


# Zoning Map



9/13/2024, 12:09:10 PM

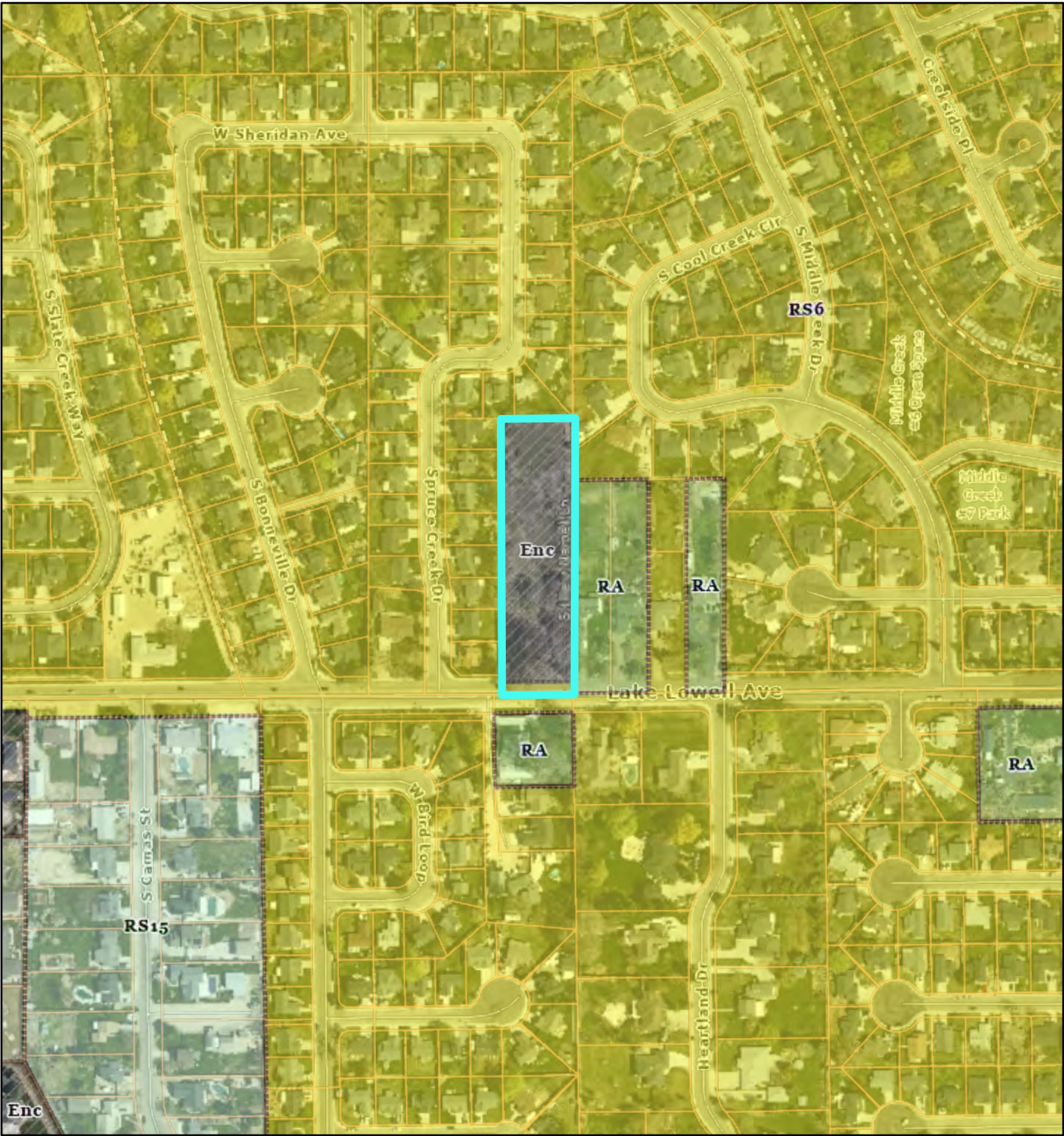
Zoning	RA	RS4	RS12
AG	RD	RS6	RS15
BC	RML	RS7	RS18
BN	RP	RS8.5	RS22
Enc			



Nampa GIS, GeoTerra, Inc.



# Zoning Map - Close



9/13/2024, 12:10:05 PM

Zoning

Enc

RA

RS6

RS12

RS15

Address Points

Active

Retired

Canyon County Parcels

Nampa GIS, GeoTerra, Inc.



# Aerial View

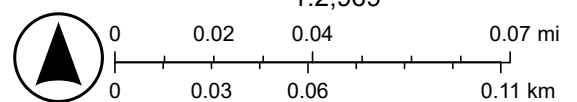


9/13/2024, 12:13:58 PM

## Address Points

- Active
- Retired

□ Canyon County Parcels



Nampa GIS, GeoTerra, Inc.



**From:** [Michael Underwood](#)  
**To:** [Teri Friend](#)  
**Cc:** [Shaun Nichols](#); [Jeff Miranda](#)  
**Subject:** FW: Request for Agency/Dept Comments by 9/11/2024 for Annexation to RS4 for future Shadow Creek at Lake Lowell subdivision (ANN-00311-2024)  
**Date:** Wednesday, September 11, 2024 8:31:39 AM  
**Attachments:** [ANN-00311-2024 Shadow Creek at Lake Lowell Application.pdf](#)  
[image001.png](#)  
[ANN-00311-2024 Shadow Creek at Lake Lowell Narrative.pdf](#)  
[ANN-00311-2024 Shadow Creek at Lake Lowell Concept Plan.pdf](#)  
[ANN-00311-2024 Shadow Creek at Lake Lowell Legal Description - Word.docx](#)  
[ANN-00311-2024 Shadow Creek at Lake Lowell Legal Description.pdf](#)  
[image004.png](#)

---

Building comments are as follows:

**Annexation to RS4 for future Shadow Creek at Lake Lowell subdivision (ANN-00311-2024)\_Building Safety Comments:**

The Building Safety Department has reviewed the planning application for the Shadow Creek Subdivision and provides the following conditions for permitting: The project is subject to all required building codes and related permits based on the requirements of City Ordinance -Title 4 – Building Regulations. Specifically, new residential buildings, structures, sheds, accessory structures and dwellings, additions, and interior remodels are required to obtain a building permit with associated sub-permits prior to starting construction. All subdivision road, utility infrastructure and fire hydrants must be completed, and the final plat recorded prior to application for building permits.



**Michael Underwood**  
Plans Examiner Supervisor  
P: (208) 250-4192  
[underwoodm@cityofnampa.us](mailto:underwoodm@cityofnampa.us)  
[Department of Building Safety](#), [Like us on Facebook](#)  
**NAMPA**Ready

---

**From:** Shaun Nichols <[nicholss@cityofnampa.us](mailto:nicholss@cityofnampa.us)>  
**Sent:** Tuesday, September 3, 2024 9:03 AM  
**To:** Michael Underwood <[underwoodm@cityofnampa.us](mailto:underwoodm@cityofnampa.us)>  
**Subject:** FW: Request for Agency/Dept Comments by 9/11/2024 for Annexation to RS4 for future Shadow Creek at Lake Lowell subdivision (ANN-00311-2024)

---

**From:** Teri Friend <[friendt@cityofnampa.us](mailto:friendt@cityofnampa.us)>  
**Sent:** Tuesday, August 13, 2024 9:14 AM  
**To:** Adam Mancini <[Mancinia@cityofnampa.us](mailto:Mancinia@cityofnampa.us)>; Addressing <[Addressing@cityofnampa.us](mailto:Addressing@cityofnampa.us)>; Alicia Flavel <[aflavel.bkirrdist@gmail.com](mailto:aflavel.bkirrdist@gmail.com)>; Breanna Son <[sonb@cityofnampa.us](mailto:sonb@cityofnampa.us)>; Brian Graves

**From:** [Joshua Evans](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** 1408 LAKE LOWELL AVE  
**Date:** Tuesday, August 13, 2024 12:08:30 PM  
**Attachments:** [image001.png](#)

---

Good Afternoon

There listed property currently has weeds and debris throughout entire property **1408 LAKE LOWELL AVE**

Thank you

Joshua Evans  
Code Compliance & Community Relations  
O: 208.468. 5473 208 468 5705  
2112 W. Flamingo Rd., Nampa, ID 83651  
[City of Nampa](#) – [Like us on Facebook](#)



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DATE: August 19, 2024  
TO: Planning and Zoning Department  
FROM: Peter Nielsen, Sr. Eng Plans Examiner  
CC: Daniel Badger, P.E., Nampa City Engineer  
CC: Mark Steuer, P.E., Nampa Development Services Director  
APPLICANT: Blake Wolf – Wolf Building Co.  
OWNER: Blake Wolf – Wolf Building Co. (Pending)  
ADDRESS: 1408 Lake Lowell Ave  
RE: **ANN-00311-2024 – Annexation and Zoning to RS4 Zone**

---

The Engineering Division does not oppose this application with the following comments/conditions:

**General Comments:**

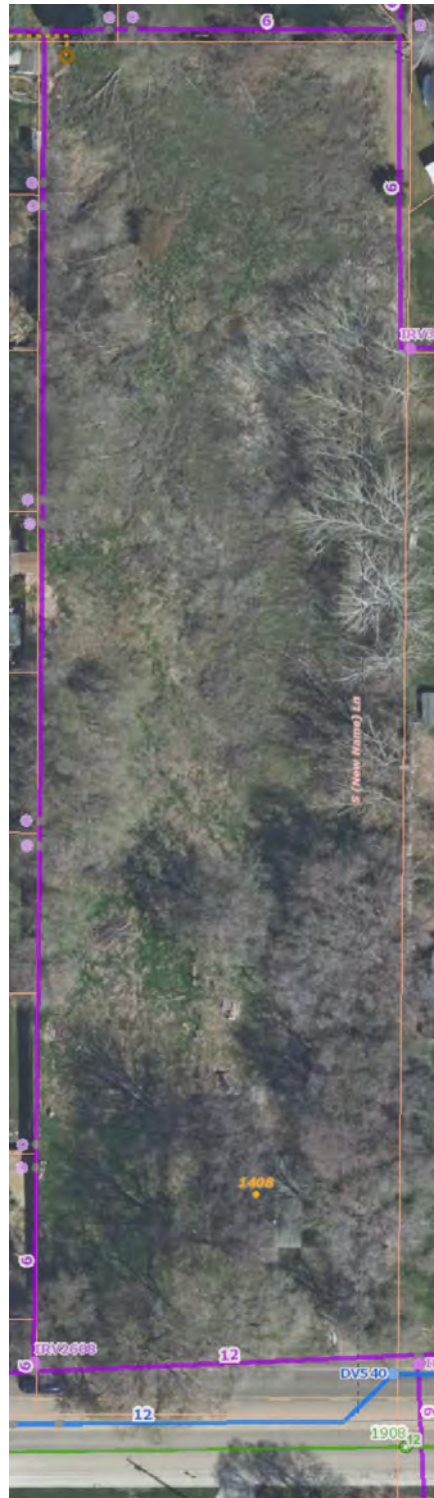
1. A pre-application meeting was held for this project with Nampa Engineering Division, Planning & Zoning staff on June 26, 2024.
2. The Engineering Division has reviewed the annexation and zoning legal description(s) and find them to be generally accurate and within sufficient precision per Idaho State Code.
3. The following public roads provide access to the property.
  - Lake Lowell Ave – classified as “Principal Arterial”, 35-mph.
4. Developer will be responsible for preparing and submitting legal description for the following rights of way for City review and dedication prior to annexation recording.
  - Lake Lowell Ave – 50’ from Section Line.
5. Frontage improvements in accordance with Nampa City Code Section 9-3-1 will be required at the time of development.
6. A Traffic Impact Study (TIS) is required for any project generating more than 100 new vehicle trips during any peak hour or 1,000 new daily trips (total in and out vehicular movements).
  - A TIS will not be required for this project.
7. The City currently maintains the following utilities in the area:
  - Domestic water – 12” main in Lake Lowell Ave
  - Sewer – 12” main in south half of Lake Lowell Ave, approx. depth +/- 10’.
  - Pressure Irrigation – 12” main in north side of Lake Lowell Ave.

8. Nampa Bike & Ped Master Plan identifies a future 10' wide pathway along the north side of Lake Lowell Ave.
  - Developer shall adhere to currently adopted standard road sections which include 10' wide side path along arterial roadways.

**Conditions:**

1. Any onsite wells no longer proposed for use on the property shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development and prior to connection to City services.
2. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
3. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development.
4. Applicant/Owner shall dedicate the following public road right-of-way as a condition of annexation:
  - Lake Lowell Ave – 50' from Section Line.
5. Developer shall construct frontage improvements along Lake Lowell Ave in accordance with Nampa City Code Section 9-3-1 at time of property development.

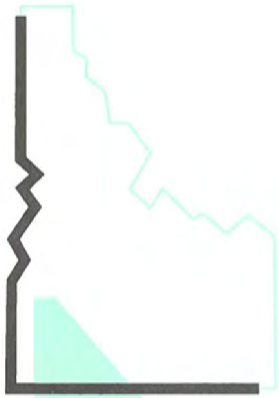
### Utility Map



### Contours Map







# *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

August 29, 2024

City of Nampa  
Planning & Zoning  
500 12<sup>th</sup> Avenue South  
Nampa, ID 83651

**RE: ANN-00311-2024/ Shadow Creek at Lake Lowell; 1408 Lake Lowell Ave**

To Whom It May Concern:

Providing all storm drainage is retained on-site there will be no impact to Nampa & Meridian Irrigation District (NMID). Therefore, no further review will be required at this time.

If any surface drainage leaves the site, NMID requires a filed Land Use Change Application for review prior to final platting.

All private laterals and waste ways must be protected. It is recommended that irrigation water be available to all developments within NMID. Developers must comply with Idaho Code 31-3805.

Please call with any further questions at (208) 466-0663.

Sincerely,

David T. Duvall  
Asst. Water Superintendent  
Nampa & Meridian Irrigation District  
DTD/ eol

Cc:

Office/ File



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

**From:** [D3 Development Services](#)  
**To:** [Teri Friend](#)  
**Subject:** RE: Request for Agency/Dept Comments by 9/11/2024 for Annexation to RS4 for future Shadow Creek at Lake Lowell subdivision (ANN-00311-2024)  
**Date:** Tuesday, August 13, 2024 11:33:24 AM  
**Attachments:** [image004.png](#)  
[image001.png](#)

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Hello,

After careful review of the transmittal submitted to ITD on August 13, 2024 regarding Wolf ANN to RS4 for Shadow Creek at Lake Lowell sub at 1408 Lake Lowell Ave (ANN-00311-2024) , the Department has no comments or concerns to make at this time.

Thank you

*Mila Kinakh*

D3 Planning and Development  
Administrative Assistant



---

**From:** Teri Friend <friendt@cityofnampa.us>  
**Sent:** Tuesday, August 13, 2024 9:14 AM  
**To:** Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolynn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus



**From:** [Timothy Jensen](#)  
**To:** [Teri Friend](#)  
**Subject:** Re: Request for Agency/Dept Comments by 9/11/2024 for Annexation to RS4 for future Shadow Creek at Lake Lowell subdivision (ANN-00311-2024)  
**Date:** Friday, August 16, 2024 6:35:08 AM

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After careful review of the transmittal submitted to Kuna School District on August 13, 2024 regarding Shadow Creek at Lake Lowell sub at 1408 Lake Lowell Ave (ANN-00311-2024), we have no comments to make on this plat application as it doesn't fall within the boundaries of our district.

**Tim Jensen** Ed.S  
Principal-Fremont MS  
IMLA President

On Tue, Aug 13, 2024 at 9:13 AM Teri Friend <[friendt@cityofnampa.us](mailto:friendt@cityofnampa.us)> wrote:  
Re: Wolf ANN to RS4 for Shadow Creek at Lake Lowell sub at 1408 Lake Lowell Ave (ANN-00311-2024)

Good morning,

I have attached for your review the application Annexation and Zoning to RS4 (Single Family Residential) and potential development agreement for a future residential subdivision (Shadow Creek at Lake Lowell) at 1408 Lake Lowell Ave, a 2.06 acre parcel #R3201900000 located in the SE 1/4 of Section 29, T3N, R2W, BM, for Blake Wolf (ANN-00311-2024) Original Concept: 12 buildable lots for single family detached dwelling units and 3 common lots

This application will go before Planning & Zoning for public hearing on the September 24, 2024 agenda.

Please return all comments to Planning and Zoning staff  
([pzall@cityofnampa.us](mailto:pzall@cityofnampa.us)<<mailto:pzall@cityofnampa.us>>) prior to September 11, 2024.  
Thank you!

All the best,

[cid:image001.png@01DAED60.BCC0B480]  
Teri Friend  
Administrative Specialist, Sr  
Planning & Zoning  
208.468.5484  
500 12th Ave South, Nampa, ID 83651

**From:** [Eddy Thiel](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: Request for Agency/Dept Comments by 9/11/2024 for Annexation to RS4 for future Shadow Creek at Lake Lowell subdivision (ANN-00311-2024)  
**Date:** Wednesday, August 21, 2024 8:24:38 AM  
**Attachments:** [image001.png](#)  
[ANN-00311-2024 Shadow Creek at Lake Lowell Application.pdf](#)  
[ANN-00311-2024 Shadow Creek at Lake Lowell Narrative.pdf](#)  
[ANN-00311-2024 Shadow Creek at Lake Lowell Concept Plan.pdf](#)  
[ANN-00311-2024 Shadow Creek at Lake Lowell Legal Description - Word.docx](#)  
[ANN-00311-2024 Shadow Creek at Lake Lowell Legal Description.pdf](#)

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Good Morning,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

---

Eddy Thiel  
ROW  
[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)  
4507 12<sup>th</sup> Ave. Rd. • Nampa, id 83686  
TEL 208.467.6576 • FAX 208.467.9916

---

**From:** Teri Friend <friendt@cityofnampa.us>  
**Sent:** Tuesday, August 13, 2024 9:14 AM  
**To:** Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Courtney Stauffer <cstauffer@nsd131.org>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Thiel <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <jenny.titus@vallivue.org>; Joey Palmer

TO: PLANNING AND ZONING COMMISSION

FROM: DON PECK, LIEUTENANT  
POLICE DEPARTMENT

DATE: September 18, 2024

SUBJECT: Annexation and Zoning for Shadow Creek at Lake Lowell – ANN-00311-2024

HEARING DATE: September 24, 2024

---

The Nampa Police Department (NPD) has reviewed the proposal for Shadow Creek at Lake Lowell. This development is for 12 Single Family Residential lots resulting in 12 new dwelling units.

NPD projects future service needs based on overall population, population density, and development type. Shadow Creek at Lake Lowell is projected to add 32 new residents to the City of Nampa's current population.

Therefore, NPD is recommending a commitment to fund 0.04 additional officers and 0.02 additional support staff if this project is approved to maintain current police service levels. NPD is currently authorized 146 sworn personnel and 66 non-sworn personnel.

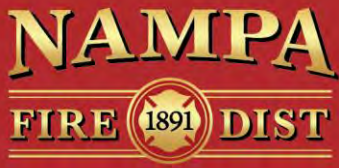
The cost for the additional officers is \$5,652 and additional support staff is \$2,057 for the first year of employment.

The following factors impact police response and demand on police resources and is provided as a reference for decision making:

1. The closest police department is 2.80 miles away. Officers patrol in different areas of the city and are often closer when calls occur, but support units are frequently at the police department or in other areas of the city further away when priority calls requiring multiple units occur.
2. Developments near this reporting district have a call volume of 690 service calls annually.
3. The following are the top Officer Initiated and Reactive call types that we respond to near the proposed development:

Rank	Officer Initiated Calls for Service	Total
1	Traffic Stop	48
2	Abandoned Veh	23
3	Follow Up	18
4	Directed Patrol	17
5	Recovered Veh	8
6	Drug Offense	6
7	PD Accident	4
8	Naloxone Use	4
9	Motorist Assist	3
10	Agency Assist	3

Rank	Reactive Calls for Service	Total
1	JUV Runaway	28
2	Theft	25
3	Disturbance	24
4	PD Accident	22
5	Sex Offense	21
6	Overdose	19
7	Attempt-Locate	19
8	DUI	17
9	Hit and Run	14
10	Fraud	14



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ADMINISTRATIVE OFFICE  
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

**DATE:** September 18, 2024

**TO:** City of Nampa – Planning and Zoning

**FROM:** Ron Johnson, Nampa Fire District, Fire Marshal

**APPLICANT:** Blake Wolf

**OWNER:** Blake Wolf

**PROJECT ADDRESS:** 1408 Lake Lowell Ave.

**RE:** ANN-00311-2024, Shadow Creek at Lake Lowell

This application is for annexation with zoning designation of RS4 for a subdivision with 12 residential lots and 3 common lots on 2.06 acres.

The Nampa Fire Department does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Water Supply Comments:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).

Fire Access Comments:

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)



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208.468.5770

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. No Parking signs shall be installed throughout cul-de-sacs, turnarounds and at gates or bollards controlling emergency access. No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)

### General Conditions

Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.



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208.468.5770

*Emergency Response Time Analysis and Service Impact:*

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive at 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 1 mile from Nampa Fire Station 6 with an approximate response time of 4 minutes.

Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each home at the time of building permit applications will total approximately \$18,804.

To properly serve the public for an all-hazards response, the Nampa Fire Department should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 34 residents to 12 residential units, with an increased personnel demand of .03 firefighter positions.

Exhibits

"No Parking" Signs

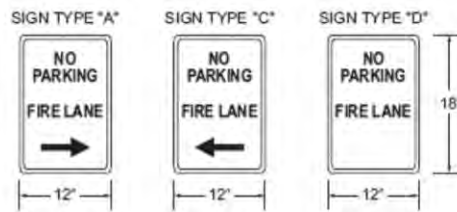
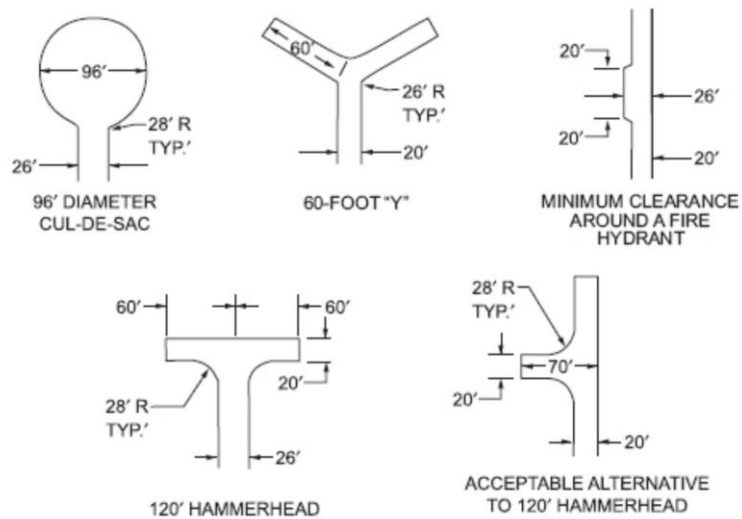


FIGURE D103.6 FIRE LANE SIGNS

Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

**From:** [Jessica Selkow](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Public Meeting tonight for annexation/zoning at 1408 Lake Lowell Ave.  
**Date:** Tuesday, September 24, 2024 1:12:26 PM  
**Attachments:** [1408 Lake Lowell zoning.pdf](#)

---

Please see the attached letter in regards to tonights meeting for annex/rezoning of 1408 Lake Lowell Ave. I have an unplanned emergent reason I can't attend, so I'm writing in my concerns and reason for disapproval with hopes it will be read and taken into consideration.

Thank-you,  
Jessica Selkow  
1409 Lake Lowell Ave.  
Nampa, ID 83686

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Dear Planning & Zoning,

My name is Jessica Selkow, I live at 1409 Lake Lowell Ave. Nampa. I'm writing to you in regard to the annexation and zoning for property located at 1408 Lake Lowell Ave. Please don't misinterpret my inability to attend tonight's meeting (9/24/24) as lack of interest or concern with the proposed development. My home is directly adjacent to the subject property and will be severely affected by the development.

A little back story, I purchased and moved into my home July 2015 and have spent 9 years attempting to rehab and beautify both the interior and exterior of the historic home. Built in 1885 and moved to its current location in the 1920's, it was originally a 40-acre farm. All of which has been sold, (except 2/3 acre my house sits on) and was annexed into the city and zoned as RS6. In 2016/2017 my home was rezoned as RA (residential ag) for the purpose of my daughter's education and involvement in FFA with goats and chickens. During the process of rezoning my property to RA, it was recommended by P&Z and decided in favor by the Nampa City Council since it fit within the neighborhood with property next to 1408 being zoned RA as well.

I feel like the proposed zoning of 1408 to RS4, is an extreme difference in density and possible use of the land, which would be detrimental to the value of mine and the surrounding properties. As a single woman, raising 4 children, I've worked very hard to purchase and improve my home and have put everything I have both in time and money towards making it into what it is today. As everyone else in our neighborhood has, these homes are not just where we reside, they are the biggest investment we'll ever make.

Another reason I feel that the proposal of 12 single family homes on a mere 2 acres is a big mistake is due to the fact that I've experienced living on property with just 4 homes on the same size acreage, sharing a common "road". The amount of traffic going to the 3 homes in the back has made it difficult to load furniture in and out of my garage without being in the way of someone trying to enter or exit. Some days, just pulling into my garage or exiting has nearly caused an accident. And just last week, I witnessed a UPS truck having to back down the road, because he felt there wasn't sufficient room to turn around. That's with just 4 homes. What will happen when 12 homes are trying to use the same road?

Also, the traffic on Lake Lowell makes it nearly impossible most of the time to exit our driveway as it is. What will happen when there are 12 homes directly adjacent trying to do the same thing? What happens when those homes want to have visitors? Where will they park? Lake Lowell is not a safely feasible street for parking on with the speed and continuous amount of traffic.

I ask that each one of you who have this decision to make, takes a visit to the property and sit for just 10 minutes, so that you can personally see these challenges and how deciding in favor of the RS4 zoning and proposed land development of 12 single family homes would be detrimental to the surrounding properties, would not fit within the concept of the neighborhood, would be dangerous and would cause further congestion on an over populated roadway.

Sincerely,

Jessica Selkow



September 26, 2024

Blake Wolf  
843 W Horizon Way  
Nampa, ID 83686  
(208)941-7700  
Via email: [wolfbuildingco@gmail.com](mailto:wolfbuildingco@gmail.com)

Re: **Annexation and Zoning** to RS4 (Single Family Residential) and potential development agreement for a future residential subdivision (Shadow Creek at Lake Lowell) at 1408 Lake Lowell Ave, a 2.06 acre parcel #R3201900000 located in the SE 1/4 of Section 29, T3N, R2W, BM, for Blake Wolf (**ANN-00311-2024**)

Dear Applicant:

The Nampa City Planning and Zoning Commission, during their regularly scheduled public hearing of September 24, 2024, after receiving testimony and reviewing your application, voted to recommend to the City Council that they approve the above referenced annexation request.

The Nampa Planning & Zoning Commission recommended approval based on the following conditions and findings:

Conditions

1. Any onsite wells no longer proposed for use on the property shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development and prior to connection to City services.
2. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/ Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
3. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development.
4. Applicant/Owner shall dedicate the following public road right-of-way as a condition of annexation:
  - Lake Lowell Ave – 50' from Section Line.
5. Developer shall construct frontage improvements along Lake Lowell Ave in accordance with Nampa City Code Section 9-3-1 at time of property development.

6. Applicant/Developer shall enter into a development agreement to substantially comply with the concept plan layout and no more than 12 single-family detached residential dwelling units shall be permitted.

#### Findings of Fact

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### FINDINGS FOR ANNEXATION & ZONING

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#### **A. Property shall be contiguous with the city limits or be enclaved by other properties so annexed.**

- The property is an enclaved property completely surrounded by city zoned parcels:
  - **North:** RS6 – South Creek Subdivision (Single-Family Detached Homes)
  - **South:** RS6 – Lake Lowell Ave; RA – Large Lot Single-Family Detached Home
  - **East:** RA – Large Lot Single-Family Detached Home
  - **West:** RS6 – South Creek Subdivision (Single-Family Detached Homes)

**Conclusion: The property is contiguous with city limits on all sides of the property.**

#### **B. The area can reasonably be assumed to be available for the orderly development of the city.**

- The following utilities are available in the area:
  - a. Domestic water – 12" main in Lake Lowell Ave
  - b. Sewer – 12" main in south half of Lake Lowell Ave, approx. depth +/- 10'.
  - c. Pressure Irrigation – 12" main in north side of Lake Lowell Ave.
- The property is enclaved and would be considered infill because the enclave is surrounded by city annexed properties and developed out.
- Emergency services, parks, and other municipal services are all available to serve the property and the roads are maintained by the City of Nampa.

**Conclusion: The area can reasonably be assumed to be available for the orderly development of the city because it is an enclaved property in a fully developed area and utilities and services are available or are already being provided to the property.**

#### **C. The proposed zoning district is consistent with the adopted Comprehensive Plan Future Land Use Map.**

- Title 10 Chapter 8 Single-Family Residential lists the RS4 zone as permitted in the Medium Density Residential Designation on the Comprehensive Plan Future Land Use Map.

**Conclusion: The proposed RS4 (Single-Family Residential) zoning district is consistent with the Comprehensive Plan Future Land Use Map designation of Medium Density Residential for this area.**

#### **D. The proposed map amendment(s) is, are or would be in harmony with the City's currently adopted comprehensive plan and comprehensive plan land use map;**

- Title 10 Chapter 8 Single-Family Residential lists the RS4 zone as permitted in the Medium Density Residential Designation on the Comprehensive Plan Future Land Use Map.
- The property is enclaved and would be considered infill which is encouraged in the 2040 Comprehensive Plan.

**Conclusion: The proposed map amendment is in harmony with the City's currently adopted comprehensive plan and map because the proposed RS4 (Single-Family Residential) zoning district is an allowed use and provides the densities listed in the comprehensive plan for the specific MDR designation, and as an infill project, is consistent with the plan narrative and goals.**

**E. 10-2-3.C.2: The proposed map amendment(s) is, are or would provide for a proposed use or set of uses that would be at least reasonably compatible with existing, adjoining property uses;**

- The Comprehensive Plan states that the use is compatible with single-family housing in the immediate area...

**"5.5.3 Medium Density Residential (2.51 – 8 Dwelling Units Per Acre [Gross])**

With a gross density of 2.51 to 8 dwelling units per acre (gross), this is the most common residential land use designation in the Nampa Area of City Impact. Its character is more urban than rural but can contain rural elements such as open space. This land use designation is intended to contain single-family detached homes, duplexes, and townhomes. Compatibility with existing development is an important consideration when designing subdivisions in this land use designation. Developments that exceed 5 dwelling units per acre should be a planned unit development or part of a master planned community. High-density development (multifamily with more than two dwelling units and apartments) should not be allowed in this land use designation. The character of Medium Density Residential development in Nampa typically consists of traditional streetscapes with sidewalks, street trees, covered entries, and a diversity of architectural styles. Access to garages is provided from the street or loaded by an alley at the rear of the property."

- The properties to the west in the South Creek Subdivision are zoned RS6 and are at minimum 6,500 sq. ft. in lot size.
- The Comprehensive Plan describes compatibility differently than sameness, and lists zones that would be compatible, though they provide different lot sizes.
- The property to the east is a large-lot single-family property zoned RA, inconsistent with the Comprehensive Plan Future Land Use map with a lot size of .83 acres.

**Conclusion: The proposed map amendment provides for a proposed use that will be reasonably compatible with existing, adjoining property uses because the land use is identified in the Comprehensive Plan as compatible with single-family detached housing and is similar, though with smaller lot sizes, to other RS zoned developments in the area, and because the property to the east has the opportunity to become compliant with the Comprehensive Plan Future Land Use Map and redevelop some time in the future with smaller lot sizes on an appropriate zone.**

**F. The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary.**

- The Comprehensive Plan includes several objectives to provide greater housing options and a diversity of housing types...

**"Chapter Three Housing Objectives and Strategies:**

OBJECTIVE 1: Add innovative housing options in the Zoning Code

OBJECTIVE 5: Welcome diversity in housing"

- Nampa recently completed a housing needs assessment and determined that the city has "an existing shortfall of approximately 2,440 units." By 2040, the assessment determined that we will need an additional 14,500 housing units.

- The Comprehensive Plan is intended to communicate the public interest in development and encourages infill and residential development...

### **3.13.1 Infill Development**

Infill development is the process of developing vacant or under-used parcels within the City. Infill development allows the utilization of existing community services, such as sewer and water rather than constructing new facilities in areas that have not been developed in City limits. Police and fire services areas wouldn't need to be extended. In addition, infill development can:

- a. Reduce the consumption of land and resources;
- b. Fully utilizing existing facilities and services rather than extending costly services to outlying areas, thus offers savings for local government budgets;
- c. Increase the housing supply;
- d. Renew investment in the City and
- e. Provide energy and environmental savings.
- f. Infill development could limit sprawl and protect the natural surroundings of Nampa.

**Conclusion: The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary because housing is an essential component of city needs and interests and is supported by the comprehensive plan, including infill.**

The Nampa City Council, will consider your request for annexation at a scheduled public hearing November 18, 2024 at the Nampa City Hall – Council Chambers (please confirm with staff since this date is subject to change). Public hearings begin at 6:00p.m. Please ensure someone is at the meeting to make the request and answer any questions.

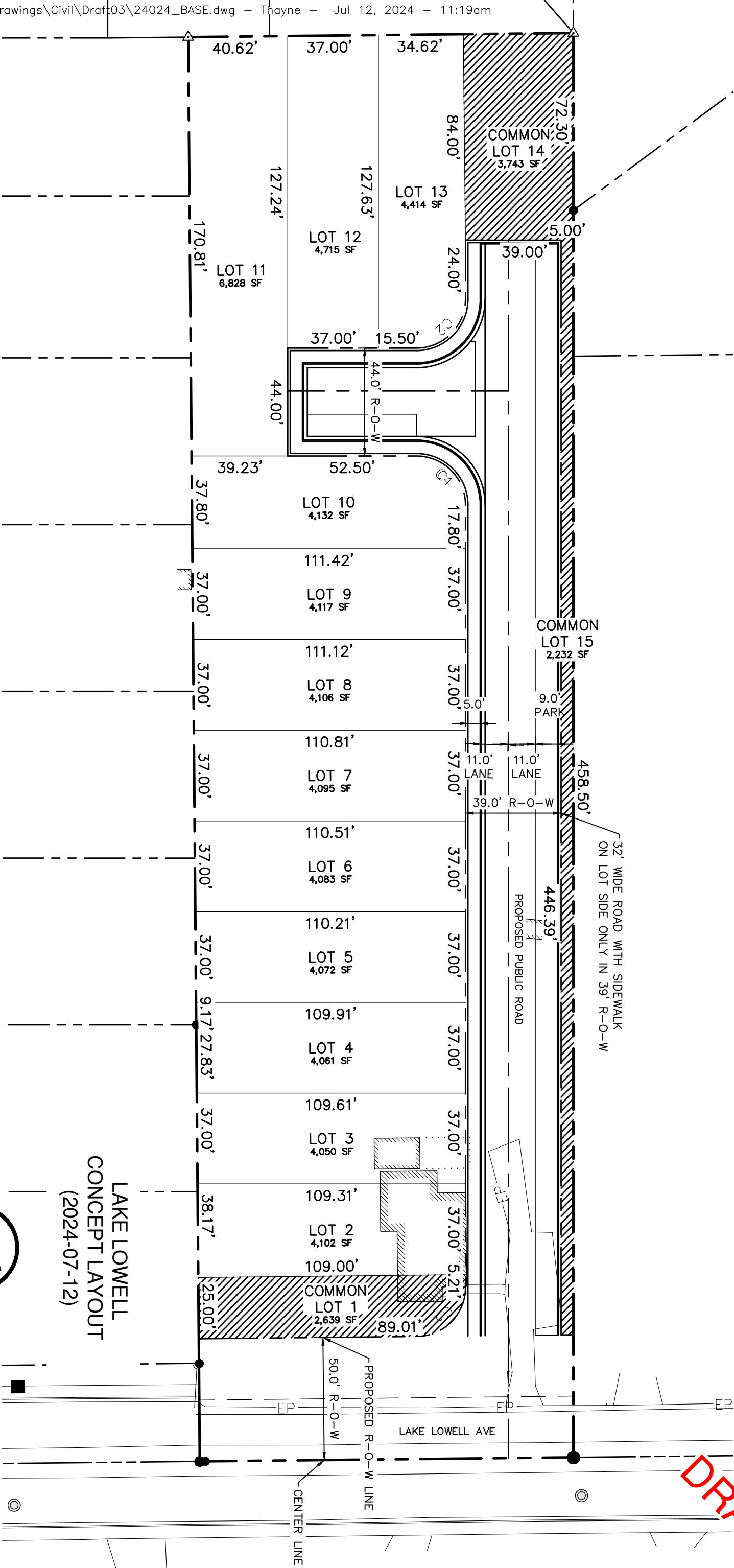
If you should have any questions concerning this matter, please contact me during normal business hours, Monday through Friday at 468-5457.

Sincerely,



Rodney Ashby, AICP  
Director  
City of Nampa Planning & Zoning Department

Attachment: Concept Plan



DRAFT