



## PLANNING & ZONING DEPARTMENT

Before the Mayor and City Council  
Meeting of November 18, 2024

### PUBLIC HEARING ITEM STAFF REPORT

Rodney Ashby, AICP  
Director

**Annexation and Zoning** to IL (Light Industrial) and potential development agreement for future development at 8615 Cherry Ln, a 2.0 acre parcel #R3104601000 located in the NW 1/4 of Section 10, T3N, R2W, BM, for Tanner Lindquist representing AI Cherry LLD (ANN-00312-2024)

**Original Concept:** Future industrial development not yet designed.

(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 October 15, 2024, after receiving testimony and reviewing the 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 that recommendation as well as 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 the City Council that the project be approved.

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### PROPERTY DETAILS

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**Current Jurisdiction/Status:** This Property, is enclaved and is currently under the jurisdiction of Canyon County, within Nampa City's Impact Area and, all parcels are either owned or optioned by the Applicant or the Applicant has the Property owner's permission to apply for the applications made the subject of this report.

**Comprehensive Plan Future Land Use Map:** Industrial

**Surrounding Zoning:**

**North:** IL (Light Industrial) Adler Industrial properties

**South:** IL (Light Industrial) Adler Industrial properties

**East:** IL (Light Industrial) 16989 Madison Ave – Industrial Building and undeveloped land

**West:** IL (Light Industrial) Adler Industrial properties

**Services:** The City currently maintains the following utilities in the area:

- Domestic water – 12" main in north half of Cherry Ln
- Sewer – 8" stub from Madison Rd to the lot east of the subject lot, approx. depth at manhole +/- 7'. Future development will need to coordinate with east property owner to secure easement across their lot for sewer main extension.
- Pressure Irrigation – 10" main at Cherry Ln & Madison Rd intersection. Main will need to be extended to and through the site from this location.

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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.

#### **10-19-1: DESCRIPTION AND PURPOSE**

The IL light industrial district is intended to create, preserve and enhance areas containing a wide range of commercial, professional offices, industrial uses and service industries that have a lower impact on nearby properties, and is typically appropriate to areas providing good rail or highway access.

**10-19-6.A: Spatial and Bulk Requirements for Principal Structures and Accessory Structures:** Setbacks are measured from the property line or future right of way as known or determined by the City Engineer.

Minimum Property Area	None Required
Minimum Property Width	None Required
Street Frontage	None Required
Front setbacks	15 feet 10 feet, if abutting a private drive
Front setbacks when building height exceeds thirty-five feet (35')	1 foot setback for each 1 foot of building height over 35 feet
Required side or rear setback abutting public right of way (Street Side)	15 feet 10 feet, if abutting a private drive
Required side or rear setbacks abutting commercial or industrially zoned property	0 feet
Required side or rear setbacks for standard buildable lot when adjacent too existing residential zones	30 feet

**10-19-8.C: Exterior Storage:** Exterior storage of raw or primary materials, waste products and construction materials shall be prohibited in that area of the property between the front of the principal building or buildings and the public street on which the principal building or buildings front. Any such exterior storage elsewhere on the property shall be screened by fencing or landscaping treatment.

#### **Land Uses**

The land uses for the IL zoning district are provided as an attachment to this staff report.

#### **Design Review**

Though all design review standards are not listed here, they can be found in Title 10 Chapter 34 of Nampa City Code. The following are sections of that chapter that staff felt most relevant to informing the annexation decision for this project:

**10-34-10.B:** The following standards apply to all parcels within the IL and IH zones.

The following standards shall not apply to industrial buildings within developments that have a recorded final plat where buildings have been constructed prior to March 21, 2023.

**10-34-10.B.1: Structure Exteriors and Finish Materials/Elements:** Wall facades of new buildings or new additions shall be reviewed as specified hereafter:

Architectural façade change elements may be comprised of, but are not limited to, one or more of the following treatments: cornices, bases, fenestration, corbelled masonry, architectural accent walls, exaggerated parapets, horizontal banding, portico or awning faces, wainscoting, balconies, simulated balconies, arches, louvers, pilasters, faux glazing, and color banding.

**10-34-10.B.1.a Finish Materials/Elements:**

**10-34-10.B.1.a.i: Metal sided structures** shall feature pitched roofs or other variations in roof height, as well as, appropriate molding, trim or hemming at all exposed edges & corners. Highly galvanized finishes are prohibited. All facades shall incorporate at least two (2) elements and at least two (2) colors. Glazing on the primary façade(s) shall be in addition to the two (2) elements.

**10-34-10.B.1.a.ii: Other building types:** All facades shall incorporate at least two (2) elements and at least two (2) colors. Glazing on the primary façade(s) shall be in addition to the two (2) elements. External wall materials shall be comprised of masonry (e.g., brick, stone, concrete with paint or texture coat finish, concrete masonry units, etc.) or exterior stucco, with accents of metal or wood paneling, cementitious fiber board, or alternate products if approved by the City.

**10-34-10.B.1.b:** The primary wall materials shall be non-reflective. Accent materials may be reflective upon City approval.

**10-34-10.B.1.c:** If there is only one primary façade identified, it shall contain a minimum of ten percent (10%) glazing. Any request to be below ten percent (10%) shall be mitigated and reviewed by the Design Review Committee. Any significant decrease in these percentages may be assigned to the Committee as an exception request and mitigation of some kind will be required.

**10-34-10.B.1.d:** If there are two primary facades identified, the first primary façade (containing the primary entrance) shall provide seven percent (7%) glazing and the second primary façade shall provide five percent (5%) glazing. These percentages are based on the exposed square footage of each respective, identified wall area. Any significant decrease in these percentages may be reviewed by the Committee as an exception request and mitigation of some kind will be required.

The glass in any approved overhead door, on the primary façade(s), may be used in the glazing calculation.



**10-34-10.B.1.e Primary Façade change of elements:** Any one element on the primary façade(s) cannot exceed 70% of the exposed wall face.

**10-34-10.B.1.f: Other Facades that are facing and within 300' of a major street:** Any one element on the other façade(s) cannot exceed 70% of the exposed wall face.

**10-34-10.B.1.g:** Other Facades where 10-34-10.B.1.e and 10-34-10.B.1.f do not apply, will not require a review of design standards.

**10-34-10.B.2: Exterior Structure Finish Colors:**

**10-34-10.B.2.a:** Black, fluorescent, or bright colors shall only cover twenty five percent (25%) of any wall unless approved otherwise by the City.

**10-34-10.B.3: Visual Displacements:**

**10-34-10.B.3.a:** Structure walls, or portions thereof, that exceed one hundred feet (100') in length shall provide jogs and offsets and have changes in roof height to break up the flat plane of such walls. There shall be an emphasis of material changes and/or jogs & offsets around the public entrance.

**10-34-10.B.3.b:** Overhead doors for service, repair and deliveries shall be located at the side of a building which lies away from any non-industrial use or zone, any arterial or collector streets, and any public spaces, unless sufficiently screened from view by landscaping, another structure or topography.

**10-34-10.B.3.c:** Loading docks shall not face the front of the property or any non-industrial property that is immediately adjacent to the project unless sufficiently screened from view by landscaping, another structure or topography.

**10-34-10.B.4: Mechanical Units:** Mechanical equipment and utilities shall be placed and installed in such a way as to be minimally visible from adjoining properties, and, shall be screened from public view with either proper landscaping or enclosures which are consistent with the architectural aesthetics and characteristics of the main building.

**10-34-10.B.4.a:** Mechanical vents and similar features protruding through the roof shall be painted so as to match the color of the roof. Exposed metal flashing or trim shall be anodized or painted to blend with the exterior colors of the building. Roof mounted mechanical units shall be screened from public view from any street abutting the property by a screen wall enclosure consistent in appearance with the architectural treatment of the main building.

**10-34-10.B.4.b:** Ground mounted equipment and utilities shall be placed and installed in such a way to have the least impact on adjoining properties and shall be screened from public view with either landscaping or a screen wall. Landscaping shall include a combination of evergreen and deciduous bushes and trees, with a minimum of five-foot (5') depth

continuous around utility. This five-foot (5') landscaping buffer shall contain plantings, irrigation, landscaping fabric and ground cover. Mechanical units may be contained within a screen wall enclosure consistent in its construction with the architectural aesthetics and characteristics of the main building.

#### **10-34-10.B.5: Lighting Standards:**

**10-34-10.B.5.a:** All exterior structure and parking lot lighting shall be shielded, screened, or shuttered with ninety degree (90°) cutoff luminaires and shall be directed so as to prevent direct illumination of adjoining properties.

**10-34-10.B.5.b:** Lighting to highlight or illuminate architecture and signs shall not have significant spillage of light upward or downward.

**10-34-10.B.6: Certain Property Improvements:** The following additional standards shall apply to projects requiring design review:

**10-34-10.B.6.a: Fencing/Screening:** Fencing/screening shall be used to screen mechanical units, maintenance related equipment, stored inventory, areas left to gravel and trash enclosures. Landscaping treatments can be used in lieu of fencing as approved by City Staff.

The use of chain link and chain link with slats along any street frontage shall be prohibited. Wing walls or wing fences shall be constructed out of other appropriate fencing materials or materials that match the proposed building finishes.

Wing wall or wing fencing shall be ornamental in design and constructed with at least two materials, or one material with two variations in texture, design or color that complement the primary wall façade. Fencing should provide attractive visual interest, complement the character of the structures and provide necessary screening (if applicable). Some examples include, but are not limited to: stacked stone masonry with mortared cap; textured block wall and cap with color variation; wrought iron with finials; iron fence with a stone base; wrought iron with wood slats; cable railing with large dimension wood posts; modern metal fence with a patina; unique pattern or design; etc.

Fencing constructed with materials such as chain link, chain link with slats, corrugated metal, or typical residential wood and long expanses of solid single material fencing with no variation or visual interest are not permitted in areas that face a roadway, customer parking, or main drive aisle, that are visible from the right-of-way, or can be viewed by an adjacent non-industrial property.

#### **10-34-10.B.6.a.i: Fencing Exceptions:**

School yards may be fenced with chain link where appropriate, to provide for student safety. The chain link fence may be built up to a height of six feet (6') to enclose the area not defined as front yard.

Fencing proposed in the area defined as the front yard shall meet the standards listed above.

**10-34-10.B.6.b: Trash Receptacles:** Trash receptacles shall be screened from view with durable materials, such as CMU block or similar material. Such screening shall match the color and/or material of the primary structure.

**10-34-10.B.6.c: Landscaping:** Landscaping is not required for review at the Design Review level unless it is used to screen trash enclosures, mechanical units, maintenance equipment, and/or stored inventory and to mitigate long, exposed walls.

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## CORRESPONDENCE

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**Agency/City department comments** have been received regarding the annexation request. Such correspondence, by way of information, as received from agencies or the citizenry regarding the application package [received by noon October 9, 2024] is hereafter attached to this report. Agency comments that indicate no comment/issues/concerns will not be listed here, but are attached to this staff report.

### **Nampa Engineering Division:**

#### **General Comments:**

1. A pre-application meeting was held for this project with Nampa Engineering Division, Planning & Zoning staff on July 18, 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.
  - Cherry Ln – classified as “Principal Arterial”, 45-mph.
4. Lot is land-locked and does not have direct access to public right of way. Nearest right of way to the lot is Cherry Ln which already has 50’ right of way dedication.
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 be required for this project.
7. The City currently maintains the following utilities in the area:
  - Domestic water – 12” main in north half of Cherry Ln
  - Sewer – 8” stub from Madison Rd to the lot east of the subject lot, approx. depth at manhole +/- 7’. Future development will need to coordinate with

east property owner to secure easement across their lot for sewer main extension.

- Pressure Irrigation – 10" main at Cherry Ln & Madison Rd intersection. Main will need to be extended to and through the site from this location.
8. Nampa Bike & Ped Master Plan identifies a future 10' wide pathway along Cherry Ln.
- 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. Developer shall construct frontage improvements along Cherry Ln in accordance with Nampa City Code Section 9-3-1 at time of property development.

**Nampa Fire District:**

Listed several specific codes that must be complied with, and provided the following:

***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 to 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 1.2 miles from Nampa Fire Station 3 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 building constructed and is collected at time of building permit application. The current collection rate is \$0.63 per square foot of building space.

**Public Comments:** None received

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## STAFF ANALYSIS

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**Land Uses:** This is an enclaved property that is completely surrounded by industrially zoned properties that have already been developed or are planned for development. Industrial land uses on the subject property appears to comply with the surrounding existing and planned uses. Industrial design review is required for new construction and will be handled prior to building permit application.

**Comprehensive Plan:** The future land use designation is Industrial. The proposed IL zoning district fits within this designation.

**Public Interest:** The property is enclaved and would be considered infill. Services are available nearby and the project will serve to provide economic development benefits for the community and depending on the specific land use, will provide jobs.

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## CONDITIONS OF APPROVAL

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Should the Council vote to approve of the annexation and zoning, then Staff would suggest the following as (a) Condition(s) of Approval for adoption with any such vote/action (note: the Council may obviously add, subtract and/or modify conditions as it deems appropriate):

1. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.
2. 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.
3. 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.
4. Developer shall construct frontage improvements along Cherry Ln in accordance with Nampa City Code Section 9-3-1 at time of property development.

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## PROPOSED FINDINGS

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**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 IL (Light Industrial) zoned properties that are already in the city boundaries.

**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 north half of Cherry Ln
  - Sewer – 8" stub from Madison Rd to the lot east of the subject lot, approx. depth at manhole +/- 7'. Future development will need to coordinate with east property owner to secure easement across their lot for sewer main extension.
  - Pressure Irrigation – 10" main at Cherry Ln & Madison Rd intersection. Main will need to be extended to and through the site from this location.
- The property is enclaved and would be considered infill because the enclave is surrounded by city annexed properties and developed out or plans for development.
- Emergency services and other municipal services are all available to serve the property and the roads are maintained by the City of Nampa.

**Conclusion: With the proposed conditions of approval, the area can reasonably be assumed to be available for the orderly development of the city because it is an enclaved property in a developing 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.**

- The proposed location is in an area designated on the Future Land Use Map as "Industrial"
- Nampa Comprehensive Plan States the following in 5.9 Industrial Land Use Designation: "This zone permits industrial land uses that are designated as light industrial and heavy industrial. Light industrial uses are oriented to industries that are less impactful to surrounding land uses, require lighter utility use, are cleaner in operations and emissions, and located in areas that are easily accessible by large vehicles. These are important land uses that assist the City to diversify its economy with new and renovated industrial properties. Heavy Industrial land uses are generally more impactful to the environment and surrounding land uses. They have a potential to affect the public health and safety due to sound, odors, vibrations. Examples of this type of land use is a rendering plant, automobile pick and-pull, and junk yard. They require more intensive utility service connections and large vehicle access. Light and Heavy Industrial Land is shown as an 'Industrial' Land Use Setting on the Future Land Use Map. The City's Zoning Code should show and differentiate between both uses on the zoning map."

**Conclusion: The proposed IL (Light Industrial) zoning district is consistent with the Comprehensive Plan Future Land Use Map designation of Industrial for this area, because it falls within the Industrial designation on the map and the Plan narrative describes the IL (Light Industrial) zoning district, as appropriate for this designation.**

**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;**

- The proposed location is in an area designated on the Future Land Use Map as "Industrial"
- Nampa Comprehensive Plan States the following in 5.9 Industrial Land Use Designation: "This zone permits industrial land uses that are designated as light industrial and heavy industrial. Light industrial uses are oriented to industries that are less impactful to

surrounding land uses, require lighter utility use, are cleaner in operations and emissions, and located in areas that are easily accessible by large vehicles. These are important land uses that assist the City to diversify its economy with new and renovated industrial properties. Heavy Industrial land uses are generally more impactful to the environment and surrounding land uses. They have a potential to affect the public health and safety due to sound, odors, vibrations. Examples of this type of land use is a rendering plant, automobile pick and-pull, and junk yard. They require more intensive utility service connections and large vehicle access. Light and Heavy Industrial Land is shown as an 'Industrial' Land Use Setting on the Future Land Use Map. The City's Zoning Code should show and differentiate between both uses on the zoning 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 it falls within the Industrial designation on the map and the Plan narrative describes the IL (Light Industrial) zoning district, as appropriate for this designation, and as an infill project, is consistent with the plan narrative and goals.**

**E. 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 adjoining properties on all sides are zoned Light Industrial
- The request for this project is for Light Industrial zoning
- The existing and possible land uses in the area are the same as those proposed for this property.

**Conclusion: With the proposed conditions of approval, the proposed map amendment provides for proposed uses that will be reasonably compatible with existing, adjoining property uses because the land uses options are the same for those adjoining properties zoned IL (Light Industrial) on all sides of this property.**

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

- The adjoining properties on all sides are zoned Light Industrial and the property is in an area already developing as industrial
- The Comprehensive Plan is intended to communicate the public interest in development and encourages infill and industrial development.
- The City has previously annexed and zoned properties in this area as industrial with the expectation that the land uses permitted in the IL zoning district will ensure appropriate uses.

**Conclusion: The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary because industrial development 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 the **Annexation and Zoning** to IL (Light Industrial) and potential development agreement for future development at 8615 Cherry Ln, a 2.0 acre parcel #R3104601000, for

Tanner Lindquist representing AI Cherry LLD (**ANN-00312-2024**) with the proposed conditions and Formal Findings.

**DENY:**

I move to deny the **Annexation and Zoning** to IL (Light Industrial) and potential development agreement for future development at 8615 Cherry Ln, a 2.0 acre parcel #R3104601000, for Tanner Lindquist representing AI Cherry LLD (**ANN-00312-2024**) because the project does not comply with \_\_\_\_\_ (state the criteria not met), because \_\_\_\_\_ (state your findings).

Criteria or Conclusions of Law or Reason Statement:

ANNEXATION:

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

ZONING

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

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## ATTACHMENTS

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- Application
- Narrative
- Vicinity Map
- Comp Plan Future Land Use Map
- Zoning Maps
- Aerial Views
- Light Industrial Land Uses
- Correspondence
- Planning & Zoning Commission Decision Letter





## Planning & Zoning Department

### Master Application

#### Staff Use Only

Project Name: 8615 Cherry Lane

File Number: ANN-00312-2024

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 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: TANNER LINDQUIST Phone: 712-299-9996

Applicant Address: 8665 W EMERALD ST. SUITE 200 Email: TLINDQUIST@ADLER-INDUSTRIAL.COM

City: BOISE State: IDAHO Zip: 83704

Interest in property: ☒ Own ☐ Rent ☐ Other: \_\_\_\_\_

Owner Name: AI CHERRY LLC Phone: (208) 506-7170

Owner Address: 8665 W EMERALD ST. SUITE 200 Email: \_\_\_\_\_

City: BOISE State: IDAHO Zip: 83704

Contractor Name (e.g., Engineer, Planner, Architect): \_\_\_\_\_

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

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

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

**Subject Property Information**

Address: 8615 CHERRY LN, NAMPA, ID 83687

Parcel Number(s): R3104601000 Total acreage: 2.00 Zoning:

Type of proposed use: ☐ Residential ☐ Commercial ☒ Industrial ☐ Other:

Project/Subdivision Name: 8615 Cherry Lane

Description of proposed project/request: ANNEXATION FOR FUTURE DEVELOPMENT NOT YET DESIGNED

Proposed Zoning: LIGHT INDUSTRIAL (IL) Acres of each proposed zone: 2.00

**Development Project Information (if applicable)**

Lot Type	Number of Lots	Acres
Residential		
Commercial		
Industrial	1	2.00
Total Common Area		
Internal Roadways	Provide acres only	
Frontage ROW to be dedicated	Provide acres only, if applicable	
Total	1	2.00

**Development Project Information (if applicable)**

Minimum residential lot size (s.f.): Maximum residential lot size (s.f.):

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: TANNER LINDQUIST

Applicant signature:  Date: 07/23/24**City Staff**

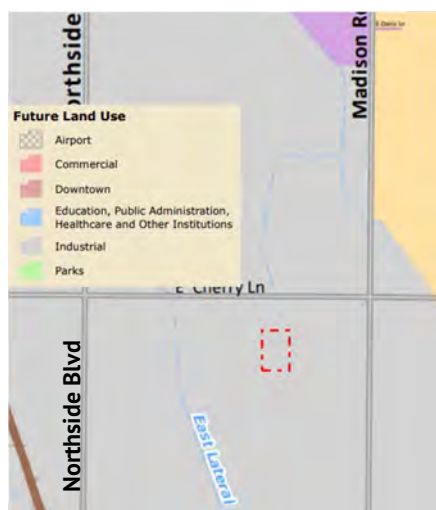
Received by: JKW Received date: 7/23/2024

July 1, 2024

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

**RE: Annexation Application (R3104601000)**

Application for annexation of a (2) acre enclaved parcel at 8615 Cherry Lane (R3104601000). As described in detail below the annexation of the parcel to the City of Nampa with a Light Industrial (IL) zoning is consistent with the City of Nampa's comprehensive future land use plans.



**Description of neighboring parcels**

**North, South and West:** Single parcel zoned IL (R3104600000). To be developed with the parcel requesting to be annexed (R3104601000).

**East:** Single parcel zoned IL that is partially developed and partially utilized as farmland. Included on Nampa's future land use map as IL.

Thank you for your review and please reach out with any questions.

Sincerely,



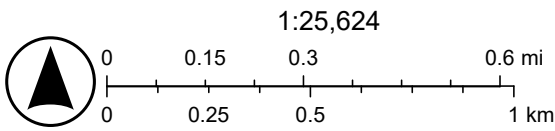
Tanner Lindquist  
Development Manager



Vicinity Map

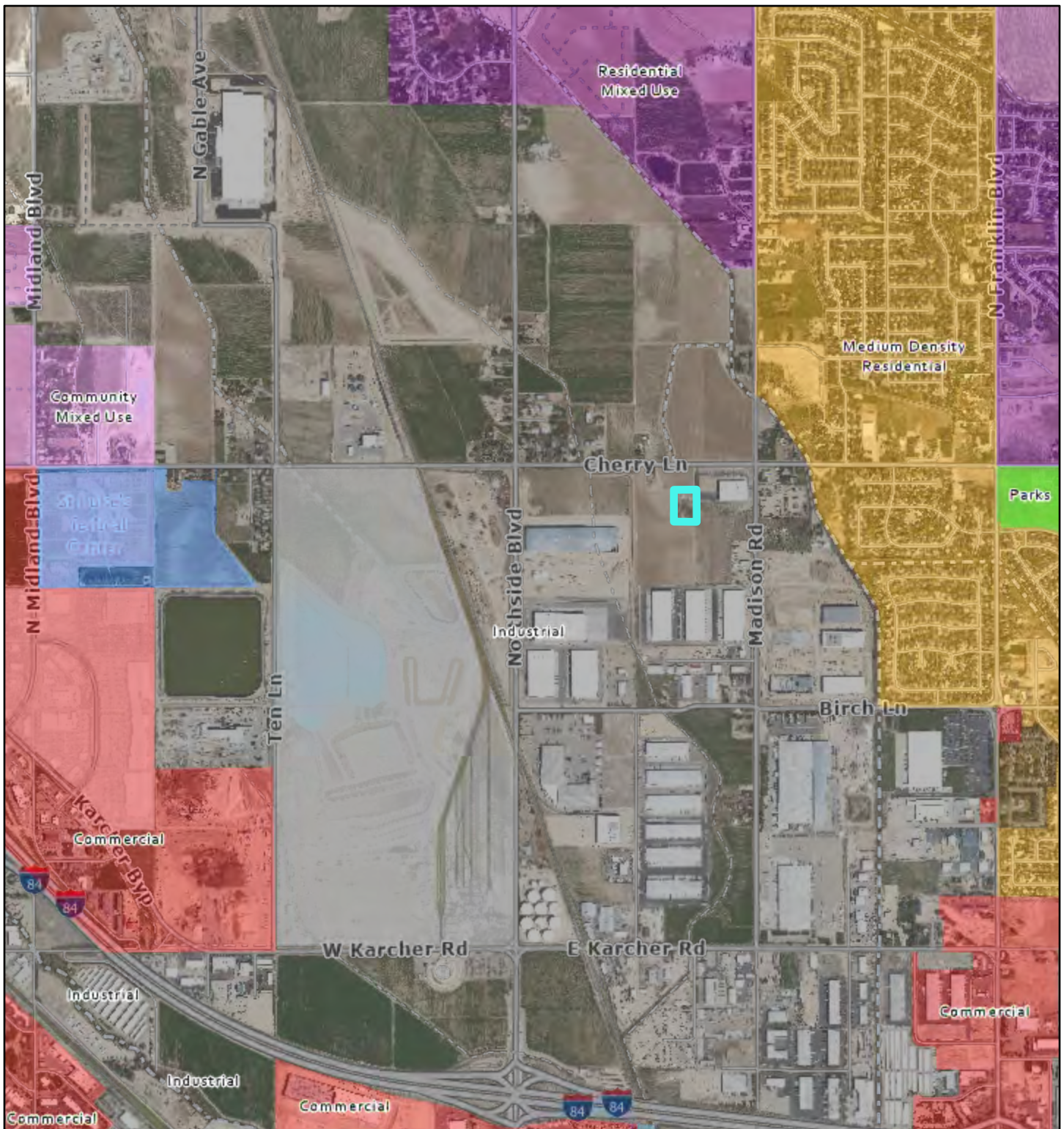


10/8/2024, 5:37:38 PM





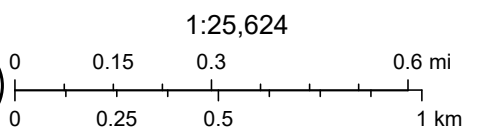
# Comp Plan FLUM



10/8/2024, 5:38:13 PM

Comp Plan

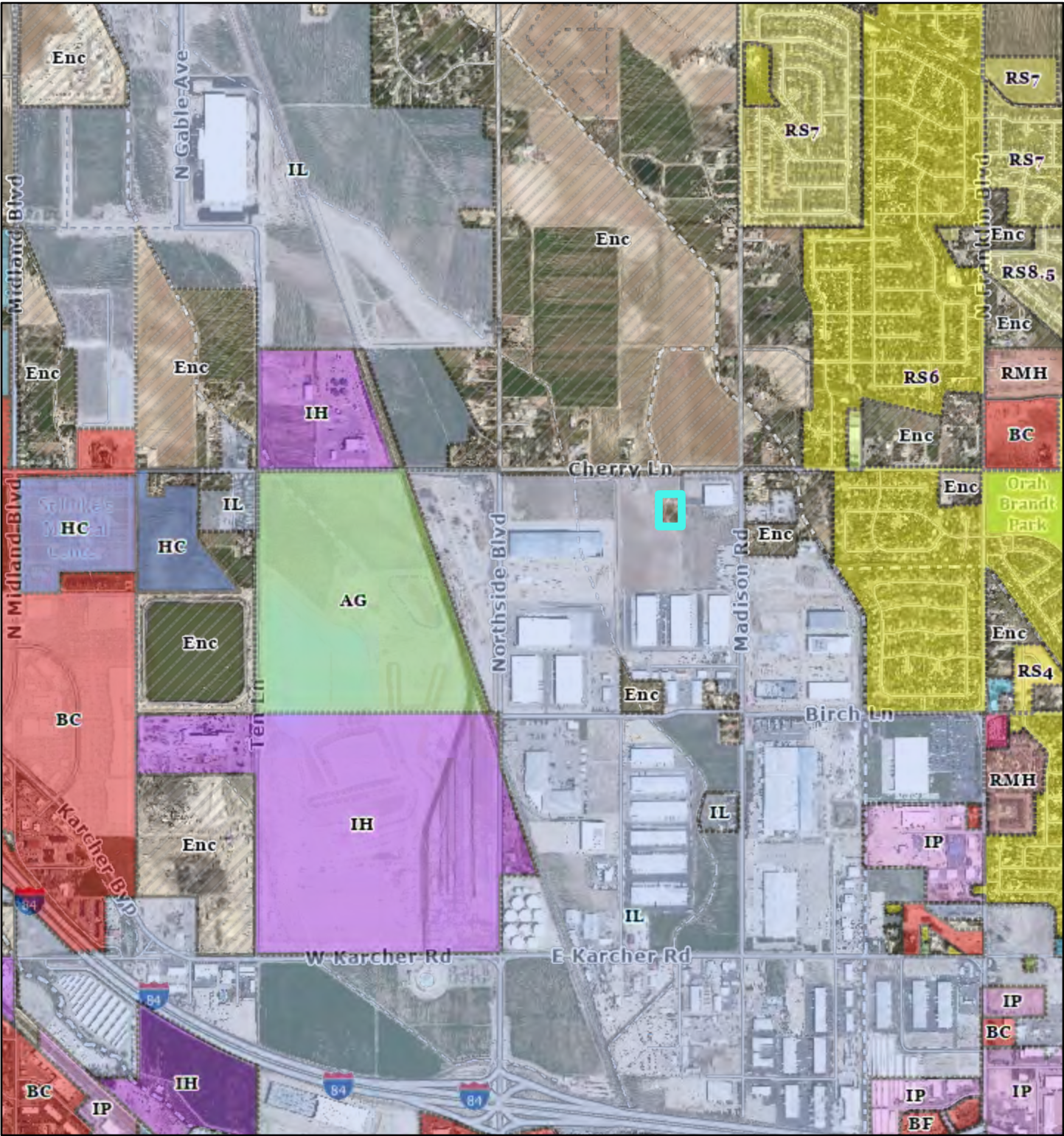
- Commercial
- Community Mixed Use
- Education, Public Administration, Healthcare and Other Institutions
- High Density Residential
- Industrial
- Medium Density Residential
- Parks
- Residential Mixed Use



Nampa GIS, GeoTerra, Inc.

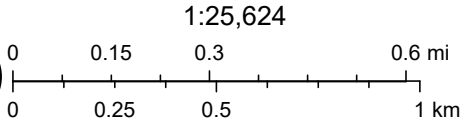


# Zoning Map



10/8/2024, 5:39:43 PM

Zoning	BN	IL	RMH	RS7
AG	Enc	IL_RS	RP	RS8.5
BC	HC	IP	RS4	
BF	IH	RA	RS6	



Nampa GIS, GeoTerra, Inc.





# Zoning Map - Close




10/8/2024, 5:40:01 PM


Zoning


 Enc

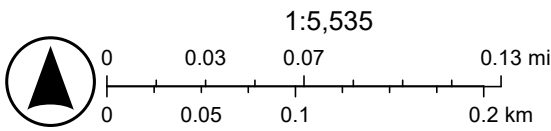
 IL

Address Points

 Active

 Proposed

 Canyon County Parcels





# Aerial View

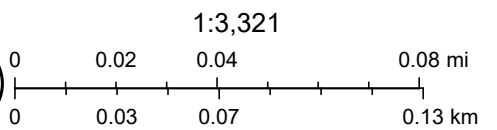


10/8/2024, 5:41:31 PM

## Address Points

● Active

□ Canyon County Parcels





# Aerial View - Close



10/8/2024, 5:42:27 PM

## Address Points

● Active

□ Canyon County Parcels



1:1,196  
0 0.01 0.01 0.02 mi  
0 0.01 0.02 0.04 km

## Light Industrial (IL) Land Uses

Permitted Uses	Conditional Uses (CUP Required)
Accessory use or building	Airport, heliports, landing fields, etc.
Agricultural supply	Alcohol Sales Establishment, Primary Use <sup>1</sup>
Agricultural, general (no slaughterhouses in GB, IL or IP zone)	Asphalt plant
Ambulance service	Bank/credit union
Animal shelter	Crematorium
Animals, agricultural <sup>4</sup>	Daycare/day nursery/pre-school (commercial) <sup>1</sup>
Apiaries (Beehives)	Dry cleaner, coin operated, custom and self-service, laundromat
Appliance repair	Fairground
Auction sales (no livestock in BC)	Fish farm or hatchery
Automobile body, paint shop	Go-cart track
Automobile or truck repair	Golf driving range
Automobile or truck sales, new	Hookah lounge/bar
Automobile or truck sales, used	Hotel/Motel
Automobile parking lot/garage, private <sup>1</sup>	Impound/storage yard, vehicle
Automobile parts and accessories	Kennel, commercial
Blood bank	Kennel, noncommercial <sup>4</sup>
Car wash	Laboratory
Cemetery or mausoleum	Liquor store, package
Church or religious facility	Livestock sales
Construction trade/sales office (indoor storage only)	Manufactured/mobile home park (subject to chapters 28 and 29 of this title)
Construction trade/sales office (with outdoor storage)	Meat market <sup>3</sup>
Construction, showroom	Mineral resources, natural (subject to state law provisions)
Electrical and electronic supply	Prison, jail, etc.
Equipment or implement sales, large or heavy equipment	Racetrack or drag strip
Equipment rental	Restaurant (not drive-in, drive- through or walk-up)
Freight transfer point	Restaurant (with drive-in, drive- through, or walk-up) <sup>4</sup>
Fuel sales or service station	Retail, bulky
Furniture refinishing	Tobacco shop
Governmental emergency building (i.e., fire or police stations, including combined stations and satellite versions)	Transition home (as defined by chapter 1 of this title)
Governmental office building or facility	Upholstery, automobile and furniture
Governmental water, pressure irrigation and/or sewer lift stations (including combined facilities and satellite versions thereof)	Vape shop
Grain/feed and seed processing and sales	Veterinary
Greenhouse	Zoo
Horticultural services	
Hospital, animal	
Laundry, commercial plant	
Lumberyard, retail	
Machine shop	
Manufacture, assembly or packaging of products from previously prepared materials	
Manufacture, compounding, bottling, processing, packaging, or treatment of food and beverage products	

Light Industrial (IL) Land Uses	
Permitted Uses	Conditional Uses (CUP Required)
Manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of the following products: textile, apparel and related items, building materials, furniture and fixtures, paper, chemicals and chemical products, petroleum, electronic, concrete, rubber, plastic, metal, professional and scientific, or any combination thereof of items, materials or goods	
Mobile home, manufactured home and RV sales	
Monument works, stone	
Newspaper printing	
Office, general	
Orchards, tree crops, plant, or tree farm	
Park, playground or open space (subject to chapter 1 of this title)	
Petroleum storage <sup>3</sup>	
Plant nurseries	
Printing and publishing	
Railroad buildings and equipment	
Research facility	
Retail, general	
Telephone/telegraph center or station/call center	
Truck, taxicab, and bus parking lot	
Trucking yard or terminal	
Utility owned building, structure or use	
Warehouse, distribution and wholesale <sup>2</sup>	
Welfare and charitable distribution	

Footnotes:

**Animals, agricultural<sup>4</sup>**

4. Refer to chapter 21 of this title for regulations governing keeping certain agricultural animals as pets.

**Automobile parking lot/garage, private<sup>1</sup>**

1. No vehicle or storage areas in BN or IP zones.

**Petroleum storage<sup>3</sup>**

3. See § 10-19-3.B of this title.

**Warehouse, distribution and wholesale<sup>2</sup>**

2. See § 10-18-7 of this title for warehouse, distribution and wholesale within the IP zone. In IL and GB zones all items shall be enclosed within sight obscuring walls or fences.

**Alcohol Sales Establishment, Primary Use<sup>1</sup>**

1. Alcohol sales establishment, as a primary use shall be prohibited in or on any parcel or lot that fronts or is otherwise within 300 feet of Garrity Boulevard.

**Daycare/day nursery/pre-school (commercial)<sup>1</sup>**

1. Denotes a commercial daycare of 13 plus children and/or a "not at home" occupation or a purposeful commercial operation.

**Kennel, noncommercial<sup>4</sup>**

## Light Industrial (IL) Land Uses

### Permitted Uses

### Conditional Uses (CUP Required)

4. A kennel license is required to operate a noncommercial kennel.

#### **Meat market<sup>3</sup>**

3. A meat market that includes a "kill floor" is not permitted.

#### **Restaurant (with drive-in, drive-through, or walk-up)<sup>4</sup>**

4. Drive-throughs shall be permitted for new buildings in the DH zoning district, provided they are replacing an existing building that has a drive-through and provided the land use remains the same.



DATE: August 23, 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: Tanner Lindquist – Adler Industrial  
OWNER: AI Cherry, LLC  
ADDRESS: 8615 Cherry Ln  
RE: **ANN-00312-2024 – Annexation and Zoning to IL 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 July 18, 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.
  - Cherry Ln – classified as “Principal Arterial”, 45-mph.
4. Lot is land-locked and does not have direct access to public right of way. Nearest right of way to the lot is Cherry Ln which already has 50’ right of way dedication.
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 be required for this project.
7. The City currently maintains the following utilities in the area:
  - Domestic water – 12” main in north half of Cherry Ln
  - Sewer – 8” stub from Madison Rd to the lot east of the subject lot, approx. depth at manhole +/- 7’. Future development will need to coordinate with east property owner to secure easement across their lot for sewer main extension.
  - Pressure Irrigation – 10” main at Cherry Ln & Madison Rd intersection. Main will need to be extended to and through the site from this location.

8. Nampa Bike & Ped Master Plan identifies a future 10' wide pathway along Cherry Ln.
  - 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. Developer shall construct frontage improvements along Cherry Ln in accordance with Nampa City Code Section 9-3-1 at time of property development.

Utility Map





Contours Map



NAMPA DEVELOPMENT SERVICES CENTER

500 12<sup>TH</sup> AVENUE SOUTH NAMPA, IDAHO | (208) 468-5409 | [ENGINEERING@CITYOFNAMPA.US](mailto:ENGINEERING@CITYOFNAMPA.US)

**NAMPA**Ready



**From:** [Joe Dodson](#)  
**To:** [Planning-Zoning Staff](#)  
**Cc:** [Robin Collins](#)  
**Subject:** FW: Request for Agency/Dept Review by 10/2/2024 for Annex to IL at 8615 Cherry Ln (ANN-00312-2024)  
**Date:** Thursday, August 15, 2024 10:58:25 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[ANN-00312-2024\\_8615\\_Cherry\\_Ln\\_Application.pdf](#)  
[ANN-00312-2024\\_8615\\_Cherry\\_Ln\\_Narrative.pdf](#)  
[ANN-00312-2024\\_8615\\_Cherry\\_Ln\\_Legal\\_Description\\_-\\_Word.docx](#)  
[ANN-00312-2024\\_8615\\_Cherry\\_Ln\\_Vicinity\\_Map\\_&\\_Site\\_Plan.pdf](#)

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Hello,

Location of subject application is not near City of Caldwell AOCI and proposed use appears similar in nature to existing industrial uses nearby. Therefore, City of Caldwell has no comments on this Annexation.

Thank you,



---

**From:** Robin Collins <[rcollins@cityofcaldwell.org](mailto:rcollins@cityofcaldwell.org)>  
**Sent:** Wednesday, August 14, 2024 10:59 AM  
**To:** Joe Dodson <[jdodson@cityofcaldwell.org](mailto:jdodson@cityofcaldwell.org)>  
**Subject:** Fwd: Request for Agency/Dept Review by 10/2/2024 for Annex to IL at 8615 Cherry Ln (ANN-00312-2024)



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

208.468.5770

**DATE:** September 24, 2024

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

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

**APPLICANT:** Tanner Lindquist

**OWNER:** Al Cherry LLC

**PROJECT ADDRESS:** 8615 Cherry Ln. Nampa, ID 83687

**RE:** ANN-00312-2024

This application is for annexation of 2 acres for future development.

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:

Structures greater than 30-feet in height will require aerial fire access roadways. These roadways shall be a minimum of 26-feet in width and located at least 15-feet but no more than 30-feet from the building. (IFC D105)

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the overall maximum diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (D105.1)



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9 – 12th Avenue South Nampa, ID 83651

208.468.5770

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)

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)

Gates and Bollards shall comply with requirements of the IFC with designs being submitted to the Fire Code Official for approval. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured with a Knox brand padlock. See exhibit below for acceptable Bollard models manufactured by Maxiforce. (IFC 503.6, D103.5).



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9 – 12th Avenue South Nampa, ID 83651

208.468.5770

### 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 to 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 1.2 miles from Nampa Fire Station 3 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 building constructed and is collected at time of building permit application. The current collection rate is \$0.63 per square foot of building space.



## Exhibits

### "No Parking" Signs

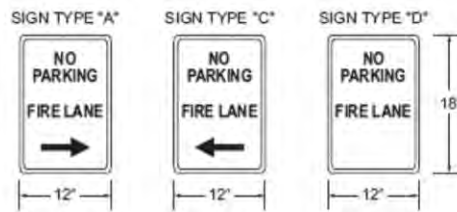
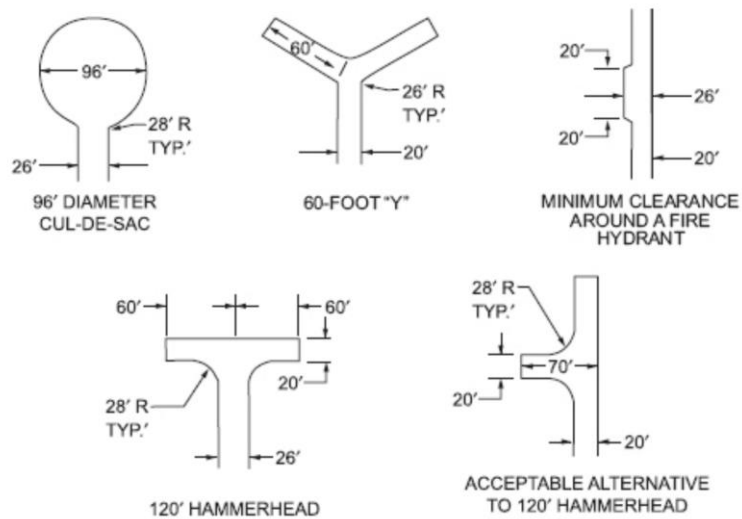


FIGURE D103.6 FIRE LANE SIGNS

### Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

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

### Approved Bollards by Maxiforce



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9 – 12th Avenue South Nampa, ID 83651

208.468.5770



Collapsibles

### MCSW-SS3-EZ

Operation: Wrench  
Head Style: Std. Style 3  
Body Style: Std. Rectangular  
Base Style: EZ



Collapsibles

### MCSW-SS2-EZ

Operation: Wrench  
Head Style: Std. Style 2  
Body Style: Std. Rectangular  
Base Style: EZ



Collapsibles

### MCSW-SS1-EZ

Operation: Wrench  
Head Style: Std. Style 1  
Body Style: Std. Rectangular  
Base Style: EZ

**From:** [Niki Benyakhlef](#)  
**To:** [Planning-Zoning Staff](#)  
**Cc:** [Teri Friend](#)  
**Subject:** RE: Request for Agency/Dept Review by 10/2/2024 for Annex to IL at 8615 Cherry Ln (ANN-00312-2024)  
**Date:** Tuesday, September 10, 2024 8:57:54 AM  
**Attachments:** [image004.png](#)

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Good Morning,

After careful review of the transmittal submitted to ITD on August 13, 2023, regarding Annex to IL at 8615 Cherry Ln (ANN-00312-2024), the Department has no comments or concerns to make at this time.

Thank you,



*Niki Benyakhlef*  
Development Services Coordinator

District 3 Development Services  
O: 208.334.8337 | C: 208.296.9750  
Email: [niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)  
Website: [itd.idaho.gov](http://itd.idaho.gov)

---

**From:** Teri Friend <friendt@cityofnampa.us>

**Sent:** Tuesday, August 13, 2024 11:08 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 <critchfielddd@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:** [Eddy Thiel](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: Request for Agency/Dept Review by 10/2/2024 for Annex to IL at 8615 Cherry Ln (ANN-00312-2024)  
**Date:** Wednesday, August 21, 2024 8:30:17 AM  
**Attachments:** [image001.png](#)  
[ANN-00312-2024\\_8615\\_Cherry\\_Ln\\_Application.pdf](#)  
[ANN-00312-2024\\_8615\\_Cherry\\_Ln\\_Narrative.pdf](#)  
[ANN-00312-2024\\_8615\\_Cherry\\_Ln\\_Legal\\_Description\\_-\\_Word.docx](#)  
[ANN-00312-2024\\_8615\\_Cherry\\_Ln\\_Vicinity\\_Map\\_&\\_Site\\_Plan.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 11:08 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>; 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 <critchfielddd@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 <joseph.palmer@vallivue.org>; Judy Read <judy@pioneerirrigation.com>; Julie Linan



October 18, 2024

Tanner Lindquist  
8665 W Emerald St. Suite 200  
Boise, ID 83704  
(712-299-9996  
Via e-mail: [tlindquist@adler-industrial.com](mailto:tlindquist@adler-industrial.com)

Re: **Annexation and Zoning** to IL (Light Industrial) and potential development agreement for future development at 8615 Cherry Ln, a 2.0 acre parcel #R3104601000 located in the NW 1/4 of Section 10, T3N, R2W, BM, for Tanner Lindquist representing AI Cherry LLD (ANN-00312-2024)

Dear Applicant:

The Nampa City Planning and Zoning Commission, during their regularly scheduled public hearing of October 15, 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. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.
2. 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.
3. 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.

4. Developer shall construct frontage improvements along Cherry Ln in accordance with Nampa City Code Section 9-3-1 at time of property development.

---

#### **FINDINGS OF FACT AND CONCLUSIONS OF LAW**

---

##### **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 IL (Light Industrial) zoned properties that are already in the city boundaries.

**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 north half of Cherry Ln
  - b. Sewer – 8" stub from Madison Rd to the lot east of the subject lot, approx. depth at manhole +/- 7'. Future development will need to coordinate with east property owner to secure easement across their lot for sewer main extension.
  - c. Pressure Irrigation – 10" main at Cherry Ln & Madison Rd intersection. Main will need to be extended to and through the site from this location.
- The property is enclaved and would be considered infill because the enclave is surrounded by city annexed properties and developed out or plans for development.
- Emergency services and other municipal services are all available to serve the property and the roads are maintained by the City of Nampa.

**Conclusion: With the proposed conditions of approval, the area can reasonably be assumed to be available for the orderly development of the city because it is an enclaved property in a developing 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.**

- The proposed location is in an area designated on the Future Land Use Map as "Industrial"
- Nampa Comprehensive Plan States the following in 5.9 Industrial Land Use Designation:
 

"This zone permits industrial land uses that are designated as light industrial and heavy industrial. Light industrial uses are oriented to industries that are less impactful to surrounding land uses, require lighter utility use, are cleaner in operations and emissions, and located in areas that are easily accessible by large vehicles. These are important land uses that assist the City to diversify its economy with new and renovated industrial properties. Heavy Industrial land uses are generally more impactful to the environment and surrounding land uses. They have a potential to affect the public health and safety due to sound, odors, vibrations. Examples of this type of land use is a rendering plant, automobile pick and-pull, and junk yard. They require more intensive utility service connections and large vehicle access. Light and Heavy Industrial Land is shown as an 'Industrial' Land Use Setting on the Future Land Use Map. The City's Zoning Code should show and differentiate between both uses on the zoning map."

**Conclusion: The proposed IL (Light Industrial) zoning district is consistent with the Comprehensive Plan Future Land Use Map designation of Industrial for this area, because it falls within the Industrial designation on the map and the Plan narrative describes the IL (Light Industrial) zoning district, as appropriate for this designation.**

**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;**

- The proposed location is in an area designated on the Future Land Use Map as "Industrial"
- Nampa Comprehensive Plan States the following in 5.9 Industrial Land Use Designation:
 

"This zone permits industrial land uses that are designated as light industrial and heavy industrial. Light industrial uses are oriented to industries that are less impactful to surrounding land uses, require lighter utility use, are cleaner in operations and emissions, and located in areas that are easily accessible by large vehicles. These are important land uses that assist the City to diversify its economy with new and renovated industrial properties. Heavy Industrial land uses are generally more impactful to the environment and surrounding land uses. They have a potential to affect the public health and safety due to sound, odors, vibrations. Examples of

this type of land use is a rendering plant, automobile pick and-pull, and junk yard. They require more intensive utility service connections and large vehicle access. Light and Heavy Industrial Land is shown as an 'Industrial' Land Use Setting on the Future Land Use Map. The City's Zoning Code should show and differentiate between both uses on the zoning 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 it falls within the Industrial designation on the map and the Plan narrative describes the IL (Light Industrial) zoning district, as appropriate for this designation, and as an infill project, is consistent with the plan narrative and goals.**

**E. 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 adjoining properties on all sides are zoned Light Industrial
- The request for this project is for Light Industrial zoning
- The existing and possible land uses in the area are the same as those proposed for this property.

**Conclusion: With the proposed conditions of approval, the proposed map amendment provides for proposed uses that will be reasonably compatible with existing, adjoining property uses because the land uses options are the same for those adjoining properties zoned IL (Light Industrial) on all sides of this property.**

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

- The adjoining properties on all sides are zoned Light Industrial and the property is in an area already developing as industrial
- The Comprehensive Plan is intended to communicate the public interest in development and encourages infill and industrial development.
- The City has previously annexed and zoned properties in this area as industrial with the expectation that the land uses permitted in the IL zoning district will ensure appropriate uses.

**Conclusion: The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary because industrial development 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 public hearing scheduled for Monday November 18, 2024 with public hearings beginning at 6:00p.m. (time and date subject to change).

If you should have any questions concerning this matter, please contact me during normal business hours, Monday through Friday at (208)468-5457.

Sincerely,

A handwritten signature in black ink that reads "Rodney A. Ashby". The signature is written in a cursive style with a large, stylized 'A'.

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