



PLANNING & ZONING DEPARTMENT

Before the NAMPA PLANNING AND ZONING COMMISSION Meeting of 12 NOVEMBER 2024

PUBLIC HEARING ITEM STAFF REPORT

By Doug Critchfield, Principal Planner

Comprehensive Plan Map Amendment from MDR (Medium Density Residential) to RMU (Residential Mixed Use) land use designation for the entire area that is currently designated as MDR from Lakeview Park to Indian Creek, and from the alley centerline just east of 11th Ave N to the alley just west of 15th Ave N; and **Zoning Map Amendment** from RD (Two-Family Residential) to BN (Neighborhood Business) zoning district and potential Development Agreement for 605 13th Ave N, a 0.32 acre parcel #R0858400000, located in the NW 1/4 of Section 23, T3N, R2W, BM for Randy Haverfield/Architecture Northwest, PA representing Benito & Angelita Martinez (CMA-00059-2024 & ZMA-00194-2024).

Original Concept: Revise Future Land Use Map from MDR to RMU for area specified, and rezone from RD to BN to construct a 3,272 sq. ft. residential style building and operate a clinic providing counseling services.

(Action: [Recommendation of Approval or Denial](#))

STAFF RECOMMENDATION

Based upon 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 Commission that the project be approved.

PROPERTY DETAILS

Current Jurisdiction/Status:

This Property is currently under the jurisdiction of the City of Nampa and zoned RD (Residential Duplex). Parcel is owned by the applicant.

Surrounding Land Use Designation and Zoning:

All areas immediately surrounding this parcel are currently designated “Medium Density Residential” and zoned RD (Residential Duplex).

Services:

The City’s water and sewer systems have adequate capacity to serve this property. The City maintains the following utilities in the alleyway between 12th Ave N and 13th Ave N:

- Water** - 4” mainline
- Sewer** – 8” mainline
- Pressure Irrigation** – 6” mainline

Neighborhood Character:

The area surrounding the parcel at 605 13th Ave N is residential with basketball courts adjacent to Lakeview Park, and a parking lot. The area is largely a quiet residential area.

CORRESPONDENCE

Agency/City department comments have been received regarding the 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 November 6, 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.

1. **Nampa Building Department:** This action has been approved with conditions by the Building Department. The project will be subject to all required building codes and related permits based on the requirements of City Ordinance -Title 4 – Building Regulations.

2. **Nampa Engineering Department:** Engineering is not opposed to this project.
 - a) The following public roads provide access to the property.
 - i. 13th Ave N – classified as “Local Road”, speed limit 20-mph.
 - b) Frontage improvements in accordance with Nampa City Code NCC 9-3-1 will be required at time of development.
 - c) City utilities are currently existing in the area and the lot appears to already have service. Current locations of public mainline are described as follows:
 - i. Domestic Water – 4” main in the alley
 - ii. Pressure Irrigation – 6” main in the alley
 - iii. Sewer – 8” main in the alley, approx. depth +/- 13.5’.
 - d) Site access will be from 13th Ave N. Any future development shall adhere to the City’s Access Management Policy.

FINDINGS

COMPREHENSIVE PLAN MAP AMENDMENT

Idaho state law requires the Planning and Zoning Commission to develop a comprehensive plan and accompanying map. The code states specifically:

“A map shall be prepared indicating suitable projected land uses for the jurisdiction (67-6508(e))”.

The City of Nampa prepared the 2040 Comprehensive Plan and Future Land Use Map that was adopted in 2020 and updated in 2023. Unlike zoning codes, the Future Land Use Map is somewhat flexible and subject to changes that the Planning and Zoning Commission and City Council may desire to periodically impose.

1. The proposed land use designation is suitable for this area of the City.

- North Nampa (north of the UPRR rail lines) is currently underserved. The 11th Avenue Corridor has some commercial services, but these are limited to vehicular sales and services, a Dollar Tree, a print shop, a taqueria, a tobacco shop, a bar, daycare facilities, a small motel, and a small strip mall. No grocery stores exist in the area. 6th Street North is a central corridor in this area and is signalized on 16th Ave N and 11th Ave N. It is often used for access through this neighborhood. A change to “Residential Mixed Use” will allow commercial uses in the area; specifically for the parcel at 605 13th Ave N, and along the 6th St. N corridor.
- The area from Lakeview Park to Indian Creek, and from the alley centerline just east of 11th Ave N to the alley just west of 15th Ave N. is currently occupied by single-family residential neighborhoods, Nampa Idaho Arts Charter School, a vehicular maintenance building, and church facilities. It has been designated as “Medium Density Residential”. The “Medium Density Residential” land use designation does not allow for commercial development except for small pocket commercial developments per the Nampa Comprehensive Plan 5.4.3; however, the commercial services are to be localized and oriented towards the needs of the immediate neighborhood. The proposed development offers services that are community-wide, including this neighborhood. A change to “Residential Mixed Use” would allow for this type of land use in this area if zoned to BN (Neighborhood Business).
- The “Residential Mixed Use” land use designation density of 2.5 to 8 dwelling units per acre is the same allowed in the “Medium Density Residential” land use designation. The “Residential Mixed Use” designation allows for 5% to 50% of the land to be developed in low-impact commercial development. It is anticipated that as the area continues to evolve, the 6th St. N Corridor may present opportunities for low-impact commercial development. The change also allows for the rezone to BN (Neighborhood Commercial) on a single lot and the development of a community-based service that is proposed by the applicant.
- A change in the Future Land Use Map to “Residential Mixed Use” would allow for the introduction of needed commercial land uses in the area by allowing zoning to BN, BC, and RP.

REZONE

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 (NCC 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.

- The Nampa 2040 Comprehensive Plan states the following regarding the "Residential Mixed Use" land use designation:

"5.6.6 Residential Mixed Use (2.51 – 8 Dwelling Units Per Acre [Gross])

Residential Mixed-Use areas are to be comprised of medium density residential neighborhoods with some commercial and/or low impact light industrial area along collector and arterial streets. At least 5%, but no more than 50% of the gross area should be commercial or low-impact light industrial. Non- residential land uses in this designation could include, but not be limited to a: nursery, art gallery, arboretum, library, golf course, indoor recreational facility, public swimming pool, convenience store, greenhouse, restaurant, local retail, doctor's/dentist's office, bank/credit union, barber/hair salon, daycare, **medical clinic**, school, gas station, small flexible industrial building (for a plumber, landscaper, construction contractor, painter, etc.). Commercial units could include strip commercial with services, alleyway nooks, restaurants, or cafés with street seating/fireplace, etc. Because of the proximity to residential areas, land uses are required to be compatible with residential areas.

Residential Mixed-Use areas must be planned to provide a suitable residential environment with private, semi-private and public spaces located throughout the development. Qualified open space with park- like elements should be required in all residential developments. Housing types could be single-family detached; townhouses; duplexes; single-family live/work units; residential with retail/commercial street- level storefronts below; and residential/commercial buildings with artist studios lofts."

- The proposed land use is offices offering counselling for handicapped individuals. The parcel supporting this land use is required to be rezoned to BN to accommodate that land use. The BN Zoning District is allowed under the "Residential Mixed Use" land use designation.

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.

(This conclusion of law provides the City Council/Commission significant liberty to determine whether this project establishes a set of use that are compatible with immediately adjoining properties.)

- The area surrounding the proposed counselling offices for handicapped individuals is occupied by public basketball courts, a parking lot, and residential land uses. A charter school is located one-half block to the southwest. Lakeview Park is located to the northeast. The new office building is proposed to be approximately 3,300 square feet and will be built in a "residential style".

- It is anticipated that the traffic generated by the new offices will have minimal impact on the adjoining neighborhoods.

3. The proposed map amendment(s) is, are or would make a change on the land use map of the city which would establish an area of zoning the same as or compatible with immediately adjoining districts.

(This conclusion of law provides the City Council/Commission significant liberty to determine whether the zone in the area is compatible with immediately adjoining districts)

- The parcel is in the Residential Duplex (RD) Zoning District, which has the following purpose and description in Nampa City Code:

“The RD Two-Family (duplex) Residential District is intended to provide a variety of housing types by transitioning between single-family dwellings and higher density land uses. This results in the more efficient and economic use of urban services (paved roadways, sidewalks, library, public safety, sewer, water, etc). (NCC 10-1-1)”

- As the area grows and demand for housing increases, it is likely that this area of the community will become increasingly dense. Services that are provided for the health of the community should be located near or within these areas.
- The Neighborhood Business (BN) Zoning District requires low impact commercial land uses. Nampa City Code indicates the following:

“A BN neighborhood business district is intended to create, preserve and enhance areas of retail establishments serving frequently recurring needs in convenient locations, and is typically appropriate to small shopping clusters or integrated shopping centers located within residential neighborhoods.”

- The proposed land use requires the BN Zoning District to allow the proposed land use

4. The proposed map amendment(s) is not, are not or would not create a “spot” zone (having a section of one kind of zoning surrounded by another) having no supportive basis per the adopted comprehensive land use map so as to only serve(s) to benefit the applicant(s).

- The proposed land use for this parcel is not allowed in the current Residential Duplex (RD) zoning district, but it is allowed in the Neighborhood Commercial (BN) zoning district. A change in the Future Land Use Map to “Residential Mixed Use” is required to allow for the BN Zoning District in this location. If the change in the Future Land Use Map to “Residential Mixed Use” is approved, the change from RD to BN would not create a spot zone.

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

(This conclusion of law provides the City Council/Commission significant liberty to determine whether the timing and location is appropriate for a rezone. Council must determine whether this conclusion of law is applicable to the proposed project.)

- The area that this is proposed is an area that is changing to a higher density. Demands for health services are likely to increase as the population increases.
- This parcel is near Lakeview Park. It is advantageous to have a park facility near these offices for the utility of the patrons and employees. The impacts of drivers accessing the facility is reduced because of its proximity to the park.
- <And any other findings determined by the Commission or Council>

Based upon 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 Commission that the project be approved.

CONDITIONS OF APPROVAL

Should the Commission vote to recommend approval of the change to the Comprehensive Plan Map Amendment and Zoning Map Amendment request, Staff would suggest the following as (a) Condition(s) of Approval for adoption with any such vote/action (note: the Commission 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 or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development/redevelopment and prior to connection to City services.
3. The project is subject to all required building codes and related permits based on the requirements of City Ordinance -Title 4 – Building Regulations.
4. Owner shall enter into a development agreement with the City for the proposed improvements prior to adoption of the Comprehensive Plan Map Amendment resolution and Zoning Map Amendment ordinance.

POTENTIAL MOTIONS

APPROVE:

I move to recommend approval of the **Comprehensive Plan Map Amendment** from MDR (Medium Density Residential) to RMU (Residential Mixed Use) land use designation for the entire area that is currently designated as MDR from Lakeview Park to Indian Creek, and from the alley centerline just east of 11th Ave N to the alley just west of 15th Ave N; and **Zoning Map Amendment** from RD (Two-Family Residential) to BN (Neighborhood Business) zoning district and potential Development Agreement for 605 13th Ave N for Randy Haverfield/Architecture Northwest, PA representing Benito & Angelita Martinez (CMA-00059-2024 & ZMA-00194-2024).

...with all conditions listed in the staff report and to adopt the proposed findings of approval as stated in the staff report.

DENY:

I move to recommend denial of the **Comprehensive Plan Map Amendment** from MDR (Medium Density Residential) to RMU (Residential Mixed Use) land use designation for the entire area that is currently designated as MDR from Lakeview Park to Indian Creek, and from the alley centerline just east of 11th Ave N to the alley just west of 15th Ave N; and **Zoning Map Amendment** from RD (Two-Family Residential) to BN (Neighborhood Business) zoning district and potential Development Agreement for 605 13th Ave N for Randy Haverfield/Architecture Northwest, PA representing Benito & Angelita Martinez (CMA-00059-2024 & ZMA-00194-2024). based on the following findings _____, because the project does not meet _____ Conclusions of Law.

OR...APPROVE THE COMP PLAN MAP CHANGE BUT NOT THE ZONING CHANGE

APPROVE:

I move to recommend approval of the **Comprehensive Plan Map Amendment** from MDR (Medium Density Residential) to RMU (Residential Mixed Use) land use designation for the entire area that is currently designated as MDR from Lakeview Park to Indian Creek, and from the alley centerline just east of 11th Ave N to the alley just west of 15th Ave N; for Randy Haverfield/Architecture Northwest, PA representing Benito & Angelita Martinez (CMA-00059-2024 & ZMA-00194-2024).

...with all conditions listed in the staff report and to adopt the proposed findings of approval as stated in the staff report.

AND...

DENY:

I move to recommend denial of the **Zoning Map Amendment** from RD (Two-Family Residential) to BN (Neighborhood Business) zoning district and potential Development Agreement for 605 13th Ave N for Randy Haverfield/Architecture Northwest, PA representing Benito & Angelita Martinez (CMA-00059-2024 & ZMA-00194-2024). based on the following findings _____, because the project does not meet _____ Conclusions of Law.

Comprehensive Map Amendment Conclusions of Law:

1. A map shall be prepared indicating suitable projected land uses for the jurisdiction

Zoning Assignment Conclusions of Law:

2. 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; and,

3. 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; and,
4. The proposed map amendment(s) is, are or would make a change on the land use map of the city which would establish an area of zoning the same as or compatible with immediately adjoining districts; and,
5. The proposed map amendment(s) is not, are not or would not create a "spot" zone (having a section of one kind of zoning surrounded by another) having no supportive basis per the adopted comprehensive land use map so as to only serve(s) to benefit the applicant(s); and,
6. The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary.

ATTACHMENTS

- Applications
- Applicant's certification
- Narrative
- Warranty Deed
- Legal Descriptions
- Maps
- Neighborhood Meeting Information
- Inter-departmental/agency/citizen departments



Planning & Zoning Department

Master Application

Staff Use Only	
Project Name:	Legacy ResHab Services
File Number:	CMA-00059-2024
Related Applications:	ZMA-00194-2024

Type of Application

- | | |
|--|---|
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Legal Non-Conforming Use |
| <input 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 checked="" 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: Architecture Northwest, PA Phone: 208.467.3377

Applicant Address: 224 16th Avenue South Email: randy@arcnw.com

City: Nampa State: Idaho Zip: 83651

Interest in property: Own Rent Other: Project Architect

Owner Name: Benito & Angelita Martinez Phone: 208.369.6467

Owner Address: 16663 Woodduck Street Email: angie.martinez@legacyrhs.com

City: Nampa State: Idaho Zip: 83687

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

Firm Name: _____ Phone: _____

Contractor Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Subject Property Information

Address: 605 13th Avenue North, Nampa, Idaho 83687

Parcel Number(s): 08584000 Total acreage: 0.32 Zoning: RD

Type of proposed use: Residential Commercial Industrial Other: _____

Project/Subdivision Name: _____

Description of proposed project/request: Change portion of the future land use map from medium density residential to residential mixed use. rezone from RD to BN, build/open counseling services for handicapped individuals.

Proposed Zoning: BN Acres of each proposed zone: 0.32

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential		
Commercial	1	0.32
Industrial		
Total Common Area		
Internal Roadways	Provide acres only	
Frontage ROW to be dedicated	Provide acres only, if applicable	
Total	1	0.32

Development Project Information (if applicable)

Minimum residential lot size (s.f.): NA 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: 3272 Max building height: 27'-0" Gross Floor Area: 3272

Proposed number of residential (multi-family) units: 0

Total number of parking spaces provided : 12

Print applicant name: Architecture Northwest, PA Randy Haverfield AIA Project Architect

Applicant signature: Randy Haverfield Date: 9/3/24

City Staff	
Received by: <u>JKW</u>	Received date: <u>9/3/24</u>



Planning & Zoning Department

Comprehensive Plan Amendment Checklist

Nonrefundable Fee: **\$950.00** (map amendment) **\$450.00** (text amendment)

Staff Use Only

Project Name: Legacy ResHab Services

File Number: CMA-00059-2024 Received date: 9/3/2024

A pre-application meeting or discussion with a member of Planning and Zoning staff is required prior to submitting your application.

Did you discuss this application with a planner? Yes No Type (Check one): In Person Phone Email

Date of Pre-App Meeting/Discussion (**expires in 6 months**): 08 / 30 / 2024

Please provide the following required documentation to complete the application. Applications should be submitted through the Citizen Self Service (CSS) portal online. Instructions can be found on our website cityofnampa.us/255/Planning-Zoning under the *Apply for a Planning Permit* link.

Applicant	Staff	Description
A copy of <u>ONE</u> of the following		
X	X	A recorded warranty deed for the property
		Proof of option
		Earnest money agreement
One copy of <u>EACH</u> of the following		
X	X	Signed & Notarized Affidavit of Legal Interest. Form must be completed by the legal owner (if the owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to show that the person signing is an authorized agent)
City will create	X	Two legal descriptions of the property (please include both): <ul style="list-style-type: none"> • A professional land surveyor—or engineer—verified original legal description of the property • A typed-up, Microsoft Word-formatted version of the legal description of the property.
X	X	Narrative fully describing the requested zoning, the reason for the proposed amendment, and the land use changes that will be involved.
NA	X	Associated fees
X	X	Master Application form

If this application is for a change of plain text complete the following:

State (or attach a letter stating) the text change requested, the page numbers in the plan, the reason for the proposed changes and why they would be in the interest of the public (attach the full text of the proposed amendment, as necessary): Request is to change the Future Land Use Map for an entire area that is currently designated as Medium Density Residential Use from Lakeview Park to Indian Creek, and from the alley centerline just east of 11th Ave. N. to the alley just west of 15th Ave. N.

provisional

Residential Habilitation Agency

Certificate No. RHA-5403

provisional

In accordance with Idaho Department of Health and Welfare Rules and Regulations, Title 4, Chapter 17, "Rules Governing Residential Habilitation Agencies" and the rules and regulations promulgated thereunder,

Legacy ResHab Services, LLC

120 9th Avenue South, Ste. 110

Nampa, ID 83651-3825

is certified as a Residential Habilitation Agency

This certificate is effective as noted below unless otherwise suspended or revoked.

Effective Date: 8/23/2024
Expiration Date: 2/22/2025



Frede' Teske, Program Manager
Division of Licensing and certification

LEGACY RESHAB SERVICES – NARRATIVE

Project Description: Legacy ResHab Services own the 0.32 acres property located at 605 13th Avenue North in Nampa, Idaho. It is their desire to construct a 3272 sq. ft. residential style building on the property to provide counseling services for handicapped individuals and to locate their operations offices at this location.

Current Zoning: RD (Two family residential) requesting to be changed to BN (Neighborhood Business). We are requesting a Rezone from an RD zone to a BN zone which allows Medical/Dental (or similar) Clinic and related services (Nampa City Code 10-3-2).

Current Comp Plan Designation: In order to accomplish this we are requesting a change to the Future Comp Plan Land Use Map for an area that is currently designated as Medium Density Residential to Residential Mixed Use. That area is from Lakeview Park to Indian Creek, and from the alley centerline just to the east of 11th Ave. N. to the alley just west of 15th Ave. N.

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.



TitleOne
a title & escrow co.

Order Number: 23484912

Warranty Deed

For value received,

Esperanza Pena, an unmarried man

the grantor, does hereby grant, bargain, sell, and convey unto

Benito Salazar Martinez and Angelita Jimenez-Martinez, husband and wife

whose current address is 16663 Woodduck St. Nampa, ID 83687

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Order Number: 23484912

Warranty Deed - Page 1 of 3
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Dated: September 25, 2023

Esperanza Pena
Esperanza Pena

State of Idaho, County of Oada, ss.

On this 3rd day of October in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Esperanza Pena, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

[Signature]

Notary Public
Residing In: Meridian ID
My Commission Expires: 11-12-28
(seal)



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Lots 4 and 5, Block 13 of Grumbling and Fulmer's Addition to Nampa, Canyon County, Idaho, more particularly described as follows:

Beginning at a point 50 feet Northeast of the Southeast corner of the East one-half (1/2) of Block 13 in Grumbling and Fulmer's Addition to Nampa, on the East boundary line thereof and proceeding thence as follows:

140 feet in a generally Northwesterly direction, on a line parallel with the South or 6th Street boundary of the East one-half (1/2) of Block of said Block 13, to a point; thence

in a generally Northeasterly direction along the West boundary line of said East 1/2 of Block 13, a distance of 100 feet to a point; thence

in a generally Southeasterly direction on a line parallel to the South or 6th Street boundary of said East one-half (1/2) of Block 13, a distance of 140 feet to a point; thence

Southwesterly along the East boundary line of said East one-half (1/2) of Block 13, a distance of 100 feet to the Place of Beginning.

EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES at 605 13th Ave N

Lots 4 and 5, Block 13 of Grumbling and Fulmer's Addition to Nampa, Canyon County, Idaho, more particularly described as follows:

Beginning at a point 50 feet Northeast of the Southeast corner of the East one-half (1/2) of Block 13 in Grumbling and Fulmer's Addition to Nampa, on the East boundary line thereof and proceeding thence as follows:

140 feet in a generally Northwesterly direction, on a line parallel with the South or 6th Street boundary of the East one-half (1/2) of Block of said Block 13, to a point; thence

in a generally Northeasterly direction along the West boundary line of said East 1/2 of Block 13, a distance of 100 feet to a point; thence

in a generally Southeasterly direction on a line parallel to the South or 6th Street boundary of said East one-half (1/2) of Block 13, a distance of 140 feet to a point; thence

Southwesterly along the East boundary line of said East one-half (1/2) of Block 13, a distance of 100 feet to the Place of Beginning.

October 23, 2024

Legal Description - Comprehensive Plan Amendment Area

This portion of the Future Land Use Map is situated in the East Half of Section 22 and the West Half of Section 23, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County Idaho, being more particularly described as follows:

Commencing at the North Corner of Lot 6, Block 7 of the Grumbling Fulmer Subdivision and bearing South 46°20'40" East, 10.00 feet along the Northeasterly boundary to the POINT OF BEGINNING;

Thence, South 46°20'40" East, 179.74 feet;
Thence, North 43°40'40" East, 100.00 feet;
Thence, South 46°20'40" East, 180.00 feet;
Thence, South 43°40'40" West, 190.00 feet;
Thence, South 46°20'40" East, 620.00 feet;
Thence, South 43°40'40" West, 190.00 feet;
Thence, South 46°20'40" East, 150.00 feet;
Thence, South 44°00'33" West, 1373.34 feet;
Thence, North 46°17'10" West, 80.00 feet;
Thence, North 24°08'17" West, 151.19 feet;
Thence, North 38°06'24" West, 161.66 feet;
Thence, North 46°17'10" West, 140.00 feet;
Thence, North 43°40'40" East, 23.27 feet;
Thence, North 28°08'30" West, 85.83 feet;
Thence, North 46°17'10" West, 138.61 feet;
Thence, North 43°51'30" East, 50.00 feet;
Thence, North 46°17'10" West, 160.00 feet;
Thence, North 43°40'40" East, 280.00 feet;
Thence, North 46°26'33" West, 219.92 feet;

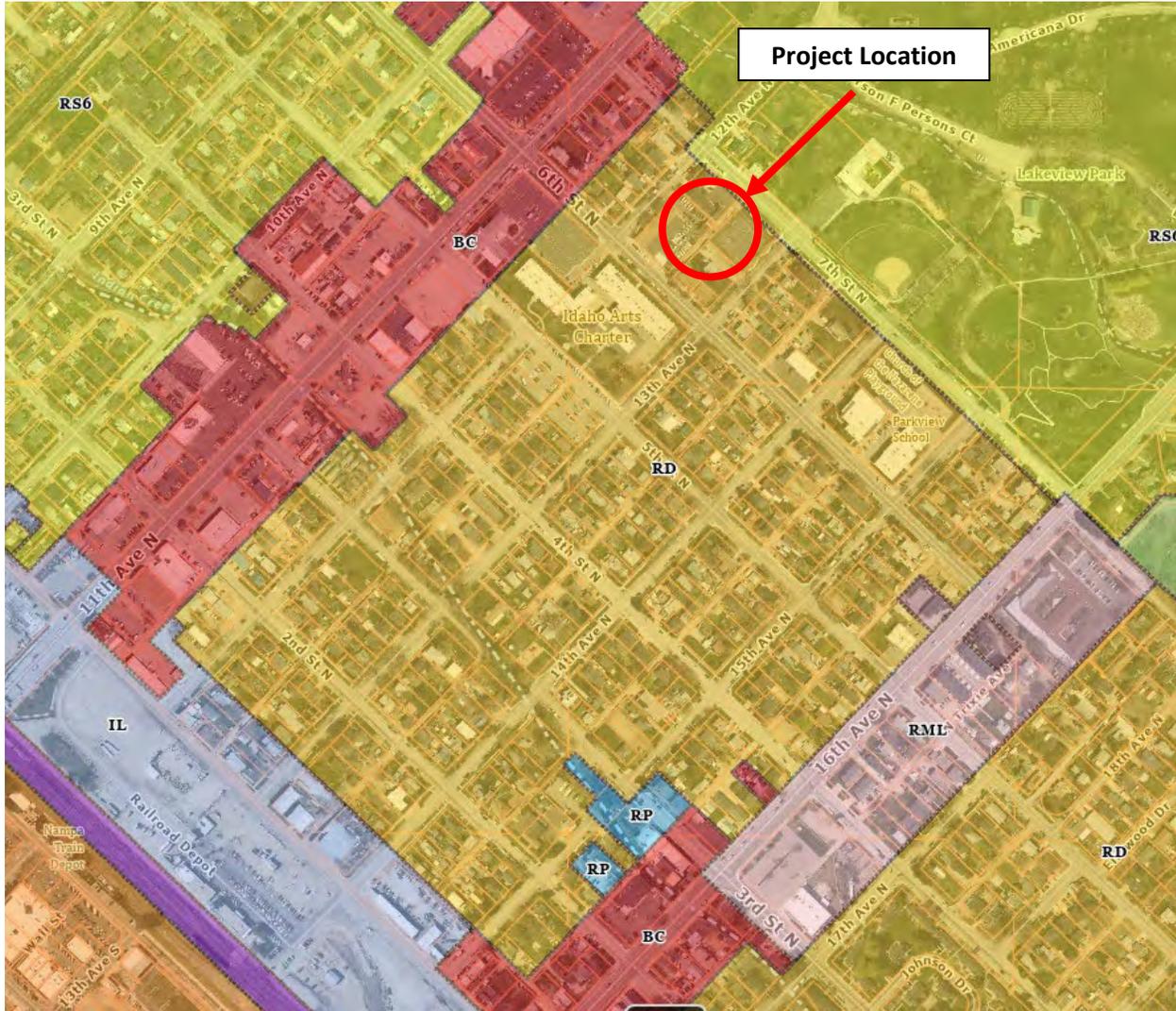
Thence, North 43°35'15" East, 1192.77 feet to the POINT OF BEGINNING.

Containing approximately 1,596,382.75± sq. ft. or 36.65± acres.

Comprehensive Plan - Existing



Surrounding Zoning - Existing



Proposed Change to Future Land Use Map



Proposed Zoning Change to BN



From: [Kristi Watkins](#)
To: [Randy Haverfield](#)
Subject: RE: Legacy ResHab Services - Entitlement Applications
Date: Tuesday, September 3, 2024 3:15:04 PM
Attachments: [image003.png](#)
[image007.png](#)
[image009.png](#)

I confirm that those items are not required.

Please make a PDF of this email and attach it to the submittal in place of those items.

Thank you,



Kristi Watkins, Principal Planner

O: 208.468.4434, C: 208.412.7769

500 12th Avenue South, Nampa, ID 83651

[Citizen's Guide to Planning](#) – Learn More About Planning!

NAMPAReady

From: Randy Haverfield <randy@arcnw.com>
Sent: Tuesday, September 3, 2024 3:12 PM
To: Kristi Watkins <watkinsk@cityofnampa.us>
Subject: RE: Legacy ResHab Services - Entitlement Applications

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Kristi,

When we met last week and you marked up the application forms with an NA for the estimated value of the completed project and a copy of the sign in sheet and mailed letter/notice from the neighborhood meeting. The online submittal process lists those items.....will you be contacted by the intake person to confirm that they are not required?

Randy Haverfield AIA

224 16th Ave. South
Nampa, Idaho 83651
(208)467-3377 office



From: Kristi Watkins <watkinsk@cityofnampa.us>
Sent: Tuesday, September 3, 2024 2:05 PM
To: Randy Haverfield <randy@arcnw.com>
Subject: RE: Legacy ResHab Services - Entitlement Applications

No, the rezone is just for the parcel your applicants own so you will need to provide that one. You can write the legal description in a word doc from the information in their deed.

Thanks,

Kristi Watkins, Principal Planner

O: 208.468.4434, C: 208.412.7769

500 12th Avenue South, Nampa, ID 83651

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You should also have a checklist for the Zoning Map Amendment as well. The items needed are basically the same but you will need to upload the correct checklist with the corresponding application. You can also find all the applications on our website if can't locate the paper copy.

<https://www.cityofnampa.us/256/Planning-PermitsApplications>

Thank you,



Kristi Watkins, Principal Planner
O: 208.468.4434, C: 208.412.7769
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Thanks Kristi,

I will provide a more detailed narrative, my question about the checklist items is that I only see one checklist which is on the Comp Plan Amendment form.....are there any other checklists I am missing in order to begin the application process?

Randy Haverfield AIA

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Randy:

A formal letter narrative, describing all the things you are asking for is required for the narrative.

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p.s. Is a separate narrative needed beyond the description provided on the Comp Plan Amendment Checklist?

Thanks for all your help.

Randy Haverfield AIA

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From: Kristi Watkins <watkinsk@cityofnampa.us>
Sent: Friday, August 30, 2024 12:14 PM
To: Rodney Ashby <ashbyr@cityofnampa.us>; Randy Haverfield <randy@arcnw.com>; angie.martinez . <angie.martinez@legacyrhs.com>
Subject: RE: Legacy ResHab Services - Conditional Use Permit

Here are the Pre-app notes that you can include with your application.

Thanks for meeting with us today,



Kristi Watkins, Principal Planner

O: 208.468.4434, C: 208.412.7769

500 12th Avenue South, Nampa, ID 83651

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Sent: Friday, August 30, 2024 12:07 PM
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Cc: Kristi Watkins <watkinsk@cityofnampa.us>
Subject: RE: Legacy ResHab Services - Conditional Use Permit

Just got his response. No concerns from him.



Rodney Ashby, AICP

Director

208-468-5457

500 12th Ave. S. Nampa, ID 83651

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Thanks for your looking into this Rodney.....are we still also waiting on Todd to give us direction as well?

Randy Haverfield AIA

224 16th Ave. South
 Nampa, Idaho 83651
 (208)467-3377 office



From: Rodney Ashby <ashbyr@cityofnampa.us>
Sent: Friday, August 30, 2024 12:00 PM
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Cc: Kristi Watkins <watkinsk@cityofnampa.us>
Subject: RE: Legacy ResHab Services - Conditional Use Permit

Randy,

I had a discussion with Doug Critchfield after we met this morning about what might be appropriate for a Comprehensive Plan Map Amendment. He had some thoughts that change our direction a bit, but still allow the applicant to achieve the same result. Kristi will incorporate our recommendations into her pre-app notes, but I wanted to give you a quick summary before you see those changes.

Doug was concerned about dramatically changing the existing single-family dwelling uses to be multi-family or commercial only. He felt like it needed to keep the single-family uses and densities but allow for some smaller scale commercial. To do this, we are proposing that the entire medium density residential area be converted to Residential Mixed Use on the Comprehensive Plan Future Land Use Map. This allows the single-family dwelling uses to continue and keeps the same density ranges, but allows some commercial.

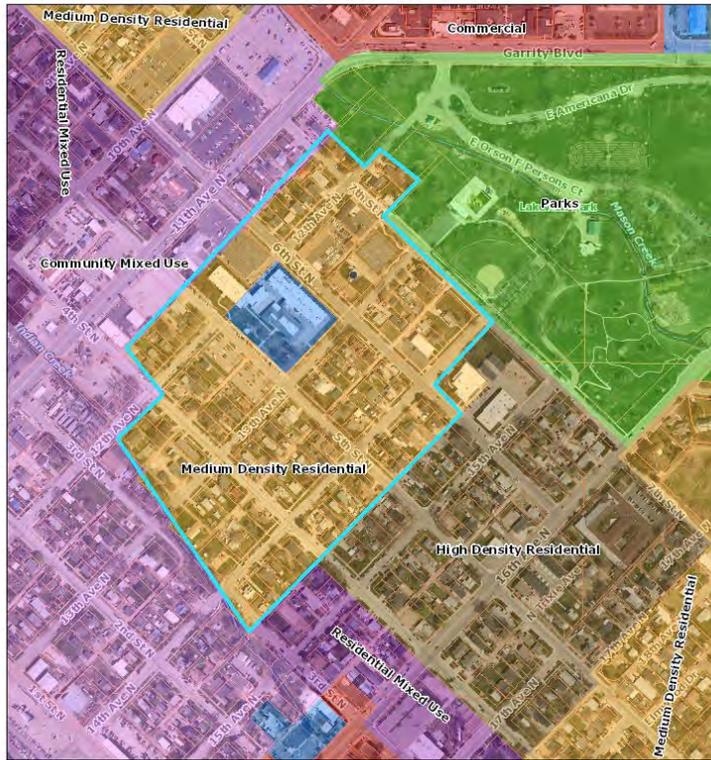
As a result of that Comp Plan Map change, the zoning cannot be BC, but rather, needs to be a zone that limits the commercial impact onto residential = BN (Neighborhood Commercial). The BN zone still permits medical clinics, so that doesn't change whether the use you are hoping for is permitted.

Service And Office Land Use/ Building Occupancy Type	U	AG	RA	RS	HC	RD	RML	RMH	RP	BN	DB	DV	DH	BC	GB1	GB2	GBE	IP	IL	IH
Hospital, animal										C				C	C	C		C	P	P
Kennel, commercial		C	C											C					C	C
Kennel, noncommercial ⁴	P	P	C	C		C	C	C	C	C				C	C	C		C	C	C
Laboratory	C				C				C		C	C		C	C	C		C	C	C
Laundry, commercial plant					P									P	P			P	P	P
Library	P	C	C				C	C	C	C	P	P	P	P	P	P		P		
Lockers, cold storage, retail use only														P	P	P		P		
Medical/dental (or similar) clinic and related services	P				P			P	P	P	P	P	P	P	P	P		P		
Mortuary and funeral									C					P	P	P				

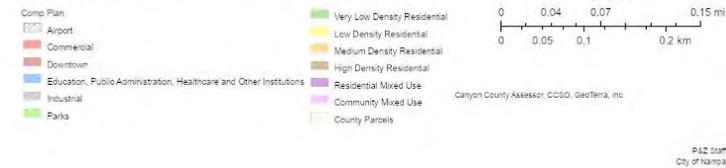
So, you will need to do the following:

1. Apply for a Comprehensive Plan Map Amendment from **Medium Density Residential and Public**, to **Residential Mixed Use** (see below area bordered in light blue).

Comp Plan Amend to RMU



8/30/2024, 11:53:33 AM



2. Apply for a rezone from RD to BN (Neighborhood Business)
3. Apply for Design Review for the building.



Rodney Ashby, AICP

Director

208-468-5457

500 12th Ave. S. Nampa, ID 83651

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NAMPAReady

From: Randy Haverfield <randy@arcnw.com>

Sent: Tuesday, August 27, 2024 4:45 PM

To: angie.martinez . <angie.martinez@legacyrhs.com>

Cc: Rodney Ashby <ashbyr@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>

Subject: Re: Legacy ResHab Services - Conditional Use Permit

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Rodney,
I will plan on meeting with you on Friday at 10:00 am.

I will let you know if Angie will be available as well.
Thanks

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From: Randy Haverfield
Sent: Tuesday, August 27, 2024 3:47:07 PM
To: angie.martinez . <angie.martinez@legacyrhs.com>
Cc: Rodney Ashby <ashbyr@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>
Subject: FW: Legacy ResHab Services - Conditional Use Permit

Hi Angie,

Would you be available to meet with me on Friday to review the project with Rodney & Kristi?

Randy Haverfield AIA

224 16th Ave. South
Nampa, Idaho 83651
(208)467-3377 office



From: Rodney Ashby <ashbyr@cityofnampa.us>
Sent: Tuesday, August 27, 2024 3:41 PM
To: Randy Haverfield <randy@arcnw.com>
Cc: angie.martinez . <angie.martinez@legacyrhs.com>; Kristi Watkins <watkinsk@cityofnampa.us>
Subject: RE: Legacy ResHab Services - Conditional Use Permit

We could do Friday at 10:00a.m.



Rodney Ashby, AICP

Director
208-468-5457
500 12th Ave. S. Nampa, ID 83651
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NAMPAReady

From: Randy Haverfield <randy@arcnw.com>
Sent: Tuesday, August 27, 2024 3:40 PM
To: Rodney Ashby <ashbyr@cityofnampa.us>
Cc: angie.martinez . <angie.martinez@legacyrhs.com>; Kristi Watkins <watkinsk@cityofnampa.us>
Subject: RE: Legacy ResHab Services - Conditional Use Permit

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Thursday does not work for me.....are you available on Friday or the first of next week?

Randy Haverfield AIA

224 16th Ave. South
Nampa, Idaho 83651
(208)467-3377 office



From: Rodney Ashby <ashbyr@cityofnampa.us>
Sent: Tuesday, August 27, 2024 3:38 PM
To: Randy Haverfield <randy@arcnw.com>
Cc: angie.martinez . <angie.martinez@legacyrhs.com>; Kristi Watkins <watkinsk@cityofnampa.us>
Subject: RE: Legacy ResHab Services - Conditional Use Permit

How about Thursday at 11:00a.m.?



Rodney Ashby, AICP
Director
208-468-5457
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NAMPAReady

From: Randy Haverfield <randy@arcnw.com>
Sent: Tuesday, August 27, 2024 3:29 PM
To: Rodney Ashby <ashbyr@cityofnampa.us>
Cc: angie.martinez . <angie.martinez@legacyrhs.com>; Kristi Watkins <watkinsk@cityofnampa.us>
Subject: RE: Legacy ResHab Services - Conditional Use Permit

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Rodney,

Yes, a meeting would be appreciated.....let me know when that could be scheduled.

Again, I plan on submitting an application for Conditional Use approval based on the RD Schedule of District/Zone Land Uses (see attached pages 7 and 14).

Thank you.

Randy Haverfield AIA
224 16th Ave. South
Nampa, Idaho 83651
(208)467-3377 office



From: Rodney Ashby <ashbyr@cityofnampa.us>
Sent: Tuesday, August 27, 2024 2:34 PM
To: Randy Haverfield <randy@arcnw.com>
Cc: angie.martinez . <angie.martinez@legacyrhs.com>; Kristi Watkins <watkinsk@cityofnampa.us>
Subject: RE: Legacy ResHab Services - Conditional Use Permit

Randy,

I just heard back from Chrissy Evans at Idaho Health & Welfare. She is the case manager for funding of the ResHab program for Legacy. She confirmed that Legacy is not a “government agency” in any way and that no state employees are working at the office. She stated that Legacy provides housing for populations that need special care. A group home – that looks like a residential home, is a permitted use for up to 8 people living in the home. A clinic providing counseling is not a permitted use. She knew some of the history about what they are hoping to do and said you are welcome to call her if you need (208)287-1168. She said they have been located near the police station in Nampa and are looking for a new office location. She said they would typically generate significant amounts of traffic to this type of facility beyond a typical residential use. I am still happy to sit down with all the parties in the NDSC building, but it appears that this location is not going to work for what they are describing.



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Director

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To: Rodney Ashby <ashbyr@cityofnampa.us>

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Sounds good, thanks.

Randy Haverfield AIA

224 16th Ave. South
Nampa, Idaho 83651
(208)467-3377 office



From: Rodney Ashby <ashbyr@cityofnampa.us>

Sent: Tuesday, August 27, 2024 1:37 PM

To: Randy Haverfield <randy@arcnw.com>

Cc: angie.martinez . <angie.martinez@legacyrhs.com>; Kristi Watkins <watkinsk@cityofnampa.us>

Subject: RE: Legacy ResHab Services - Conditional Use Permit

Randy,

I just wanted to touch base with you on the email below. I got a phone call back from Ray Holt at the Idaho Department of Health & Welfare today and when I asked about state employees working at the facility, he said that is really unlikely, but asked if he could check with his staff member assigned to oversee Legacy ResHab Services, LLC and that he would get back with me tomorrow. After I hear back from him, it might be best for all of us to sit down in a room (including the owner) and review what is being proposed.

Rodney Ashby, AICP

Director

208-468-5457

500 12th Ave. S. Nampa, ID 83651

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NAMPAReady

From: Randy Haverfield <randy@arcnw.com>
Sent: Monday, August 26, 2024 11:49 AM
To: Rodney Ashby <ashbyr@cityofnampa.us>
Cc: angie.martinez . <angie.martinez@legacyrhs.com>
Subject: Legacy ResHab Services - Conditional Use Permit

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Hi Rodney,

Please find attached the information you requested last week regarding our Conditional Use Permit application for Legacy ResHab Services of Nampa.

Let me know if you need anything further at this time.

Thanks.

Randy Haverfield AIA

224 16th Ave. South
Nampa, Idaho 83651
(208)467-3377 office



From: angie.martinez . <angie.martinez@legacyrhs.com>
Sent: Monday, August 26, 2024 11:40 AM
To: Randy Haverfield <randy@arcnw.com>
Subject: New Building Docs

Hi Randy,

This is what I have that explains the services we provide to Individuals with Disabilities, a population that is underserved and in need of additional facilities in the community. Also please keep in mind that these individuals being served don't have families or friends and an agency like legacy provides a family friendly atmosphere that brings a positive impact not only to the individual but the community the individual resides in.

Legacy ResHab Services is an agency that is Licensed through the Idaho Department of Health & Welfare under the Developmental Disabilities Waiver program. We are authorized through the Idaho Medicaid program and receive a weekly reimbursement check from the Idaho Department of Health & Welfare Medicaid funds, that would mean that our office would be comprised of state employees. Please find attached a a copy of the weekly funds we receive and our license.

Also, I chose to build in North Nampa because I was raised in this under privileged neighborhood, and I want to bring

beautification to the neighborhood and provide jobs to low-income individuals. Moving this office from North Nampa would be a disservice to not only Nampa but the low-income individuals who would have the opportunity to be employed by this agency. This Agency currently provides 100 jobs in our community, with a high potential for growth.

Angelita Jimenez-Martinez

From: [Kristi Watkins](#)
To: [Randy Haverfield](#)
Subject: RE: Legacy ResHab Services - Entitlement Applications
Date: Tuesday, September 3, 2024 3:15:04 PM
Attachments: [image003.png](#)
[image007.png](#)
[image009.png](#)

I confirm that those items are not required.

Please make a PDF of this email and attach it to the submittal in place of those items.

Thank you,



Kristi Watkins, Principal Planner

O: 208.468.4434, C: 208.412.7769

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p.s. Is a separate narrative needed beyond the description provided on the Comp Plan Amendment Checklist?

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To: Rodney Ashby <ashbyr@cityofnampa.us>; Randy Haverfield <randy@arcnw.com>; angie.martinez . <angie.martinez@legacyrhs.com>
Subject: RE: Legacy ResHab Services - Conditional Use Permit

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Thanks for meeting with us today,



Kristi Watkins, Principal Planner
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500 12th Avenue South, Nampa, ID 83651
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Sent: Friday, August 30, 2024 12:07 PM
To: Randy Haverfield (External Email) <randy@arcnw.com>; angie.martinez . <angie.martinez@legacyrhs.com>
Cc: Kristi Watkins <watkinsk@cityofnampa.us>
Subject: RE: Legacy ResHab Services - Conditional Use Permit

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Rodney Ashby, AICP
Director
208-468-5457
500 12th Ave. S. Nampa, ID 83651
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NAMPAReady

From: Randy Haverfield <randy@arcnw.com>
Sent: Friday, August 30, 2024 12:05 PM
To: Rodney Ashby <ashbyr@cityofnampa.us>; angie.martinez . <angie.martinez@legacyrhs.com>
Cc: Kristi Watkins <watkinsk@cityofnampa.us>
Subject: RE: Legacy ResHab Services - Conditional Use Permit

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Thanks for your looking into this Rodney.....are we still also waiting on Todd to give us direction as well?

Randy Haverfield AIA

224 16th Ave. South
 Nampa, Idaho 83651
 (208)467-3377 office



From: Rodney Ashby <ashbyr@cityofnampa.us>
Sent: Friday, August 30, 2024 12:00 PM
To: Randy Haverfield <randy@arcnw.com>; angie.martinez . <angie.martinez@legacyrhs.com>
Cc: Kristi Watkins <watkinsk@cityofnampa.us>
Subject: RE: Legacy ResHab Services - Conditional Use Permit

Randy,

I had a discussion with Doug Critchfield after we met this morning about what might be appropriate for a Comprehensive Plan Map Amendment. He had some thoughts that change our direction a bit, but still allow the applicant to achieve the same result. Kristi will incorporate our recommendations into her pre-app notes, but I wanted to give you a quick summary before you see those changes.

Doug was concerned about dramatically changing the existing single-family dwelling uses to be multi-family or commercial only. He felt like it needed to keep the single-family uses and densities but allow for some smaller scale commercial. To do this, we are proposing that the entire medium density residential area be converted to Residential Mixed Use on the Comprehensive Plan Future Land Use Map. This allows the single-family dwelling uses to continue and keeps the same density ranges, but allows some commercial.

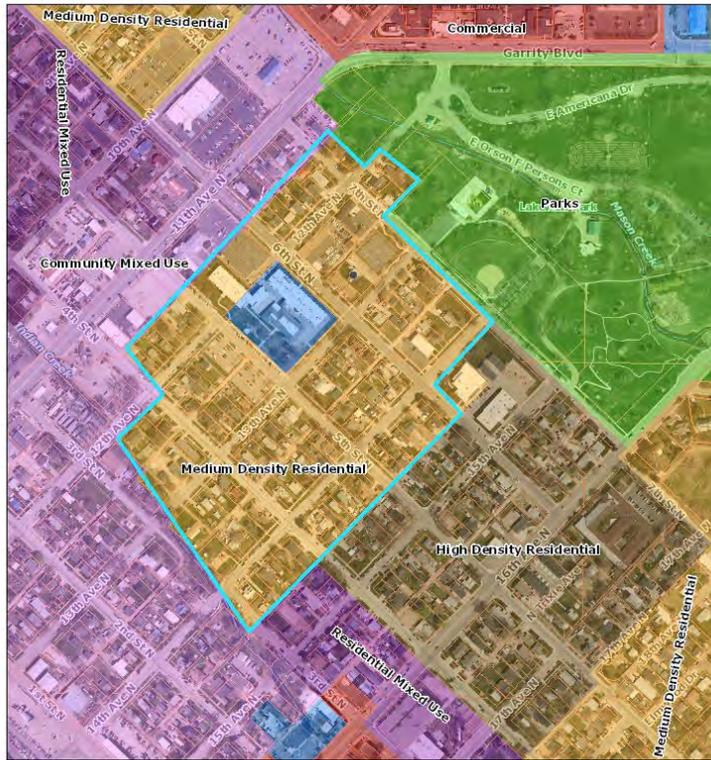
As a result of that Comp Plan Map change, the zoning cannot be BC, but rather, needs to be a zone that limits the commercial impact onto residential = BN (Neighborhood Commercial). The BN zone still permits medical clinics, so that doesn't change whether the use you are hoping for is permitted.

Service And Office Land Use/ Building Occupancy Type	U	AG	RA	RS	HC	RD	RML	RMH	RP	BN	DB	DV	DH	BC	GB1	GB2	GBE	IP	IL	IH
Hospital, animal										C				C	C	C		C	P	P
Kennel, commercial		C	C											C					C	C
Kennel, noncommercial ⁴	P	P	C	C		C	C	C	C	C				C	C	C		C	C	C
Laboratory	C				C				C		C	C		C	C	C		C	C	C
Laundry, commercial plant					P									P	P			P	P	P
Library	P	C	C				C	C	C	C	P	P	P	P	P	P		P		
Lockers, cold storage, retail use only														P	P	P		P		
Medical/dental (or similar) clinic and related services	P				P			P	P	P	P	P	P	P	P	P		P		
Mortuary and funeral									C					P	P	P				

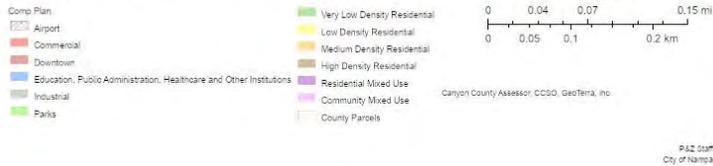
So, you will need to do the following:

1. Apply for a Comprehensive Plan Map Amendment from **Medium Density Residential and Public**, to **Residential Mixed Use** (see below area bordered in light blue).

Comp Plan Amend to RMU



8/30/2024, 11:53:33 AM



2. Apply for a rezone from RD to BN (Neighborhood Business)
3. Apply for Design Review for the building.



Rodney Ashby, AICP

Director

208-468-5457

500 12th Ave. S. Nampa, ID 83651

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NAMPAReady

From: Randy Haverfield <randy@arcnw.com>

Sent: Tuesday, August 27, 2024 4:45 PM

To: angie.martinez . <angie.martinez@legacyrhs.com>

Cc: Rodney Ashby <ashbyr@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>

Subject: Re: Legacy ResHab Services - Conditional Use Permit

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Rodney,
I will plan on meeting with you on Friday at 10:00 am.

I will let you know if Angie will be available as well.
Thanks

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From: Randy Haverfield
Sent: Tuesday, August 27, 2024 3:47:07 PM
To: angie.martinez . <angie.martinez@legacyrhs.com>
Cc: Rodney Ashby <ashbyr@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>
Subject: FW: Legacy ResHab Services - Conditional Use Permit

Hi Angie,

Would you be available to meet with me on Friday to review the project with Rodney & Kristi?

Randy Haverfield AIA

224 16th Ave. South
Nampa, Idaho 83651
(208)467-3377 office



From: Rodney Ashby <ashbyr@cityofnampa.us>
Sent: Tuesday, August 27, 2024 3:41 PM
To: Randy Haverfield <randy@arcnw.com>
Cc: angie.martinez . <angie.martinez@legacyrhs.com>; Kristi Watkins <watkinsk@cityofnampa.us>
Subject: RE: Legacy ResHab Services - Conditional Use Permit

We could do Friday at 10:00a.m.



Rodney Ashby, AICP

Director
208-468-5457
500 12th Ave. S. Nampa, ID 83651
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From: Randy Haverfield <randy@arcnw.com>
Sent: Tuesday, August 27, 2024 3:40 PM
To: Rodney Ashby <ashbyr@cityofnampa.us>
Cc: angie.martinez . <angie.martinez@legacyrhs.com>; Kristi Watkins <watkinsk@cityofnampa.us>
Subject: RE: Legacy ResHab Services - Conditional Use Permit

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Thursday does not work for me.....are you available on Friday or the first of next week?

Randy Haverfield AIA

224 16th Ave. South
Nampa, Idaho 83651
(208)467-3377 office



From: Rodney Ashby <ashbyr@cityofnampa.us>
Sent: Tuesday, August 27, 2024 3:38 PM
To: Randy Haverfield <randy@arcnw.com>
Cc: angie.martinez . <angie.martinez@legacyrhs.com>; Kristi Watkins <watkinsk@cityofnampa.us>
Subject: RE: Legacy ResHab Services - Conditional Use Permit

How about Thursday at 11:00a.m.?



Rodney Ashby, AICP

Director

208-468-5457

500 12th Ave. S. Nampa, ID 83651

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NAMPAReady

From: Randy Haverfield <randy@arcnw.com>
Sent: Tuesday, August 27, 2024 3:29 PM
To: Rodney Ashby <ashbyr@cityofnampa.us>
Cc: angie.martinez . <angie.martinez@legacyrhs.com>; Kristi Watkins <watkinsk@cityofnampa.us>
Subject: RE: Legacy ResHab Services - Conditional Use Permit

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Rodney,

Yes, a meeting would be appreciated.....let me know when that could be scheduled.

Again, I plan on submitting an application for Conditional Use approval based on the RD Schedule of District/Zone Land Uses (see attached pages 7 and 14).

Thank you.

Randy Haverfield AIA

224 16th Ave. South

Nampa, Idaho 83651

(208)467-3377 office



From: Rodney Ashby <ashbyr@cityofnampa.us>
Sent: Tuesday, August 27, 2024 2:34 PM
To: Randy Haverfield <randy@arcnw.com>
Cc: angie.martinez . <angie.martinez@legacyrhs.com>; Kristi Watkins <watkinsk@cityofnampa.us>
Subject: RE: Legacy ResHab Services - Conditional Use Permit

Randy,

I just heard back from Chrissy Evans at Idaho Health & Welfare. She is the case manager for funding of the ResHab program for Legacy. She confirmed that Legacy is not a “government agency” in any way and that no state employees are working at the office. She stated that Legacy provides housing for populations that need special care. A group home – that looks like a residential home, is a permitted use for up to 8 people living in the home. A clinic providing counseling is not a permitted use. She knew some of the history about what they are hoping to do and said you are welcome to call her if you need (208)287-1168. She said they have been located near the police station in Nampa and are looking for a new office location. She said they would typically generate significant amounts of traffic to this type of facility beyond a typical residential use. I am still happy to sit down with all the parties in the NDSC building, but it appears that this location is not going to work for what they are describing.



Rodney Ashby, AICP

Director

208-468-5457

500 12th Ave. S. Nampa, ID 83651

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NAMPAReady

From: Randy Haverfield <randy@arcnw.com>

Sent: Tuesday, August 27, 2024 1:39 PM

To: Rodney Ashby <ashbyr@cityofnampa.us>

Cc: angie.martinez . <angie.martinez@legacyrhs.com>; Kristi Watkins <watkinsk@cityofnampa.us>

Subject: RE: Legacy ResHab Services - Conditional Use Permit

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Sounds good, thanks.

Randy Haverfield AIA

224 16th Ave. South
Nampa, Idaho 83651
(208)467-3377 office



From: Rodney Ashby <ashbyr@cityofnampa.us>

Sent: Tuesday, August 27, 2024 1:37 PM

To: Randy Haverfield <randy@arcnw.com>

Cc: angie.martinez . <angie.martinez@legacyrhs.com>; Kristi Watkins <watkinsk@cityofnampa.us>

Subject: RE: Legacy ResHab Services - Conditional Use Permit

Randy,

I just wanted to touch base with you on the email below. I got a phone call back from Ray Holt at the Idaho Department of Health & Welfare today and when I asked about state employees working at the facility, he said that is really unlikely, but asked if he could check with his staff member assigned to oversee Legacy ResHab Services, LLC and that he would get back with me tomorrow. After I hear back from him, it might be best for all of us to sit down in a room (including the owner) and review what is being proposed.

Rodney Ashby, AICP

Director

208-468-5457

500 12th Ave. S. Nampa, ID 83651

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NAMPAReady

From: Randy Haverfield <randy@arcnw.com>
Sent: Monday, August 26, 2024 11:49 AM
To: Rodney Ashby <ashbyr@cityofnampa.us>
Cc: angie.martinez . <angie.martinez@legacyrhs.com>
Subject: Legacy ResHab Services - Conditional Use Permit

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Hi Rodney,

Please find attached the information you requested last week regarding our Conditional Use Permit application for Legacy ResHab Services of Nampa.

Let me know if you need anything further at this time.

Thanks.

Randy Haverfield AIA

224 16th Ave. South
Nampa, Idaho 83651
(208)467-3377 office



From: angie.martinez . <angie.martinez@legacyrhs.com>
Sent: Monday, August 26, 2024 11:40 AM
To: Randy Haverfield <randy@arcnw.com>
Subject: New Building Docs

Hi Randy,

This is what I have that explains the services we provide to Individuals with Disabilities, a population that is underserved and in need of additional facilities in the community. Also please keep in mind that these individuals being served don't have families or friends and an agency like legacy provides a family friendly atmosphere that brings a positive impact not only to the individual but the community the individual resides in.

Legacy ResHab Services is an agency that is Licensed through the Idaho Department of Health & Welfare under the Developmental Disabilities Waiver program. We are authorized through the Idaho Medicaid program and receive a weekly reimbursement check from the Idaho Department of Health & Welfare Medicaid funds, that would mean that our office would be comprised of state employees. Please find attached a a copy of the weekly funds we receive and our license.

Also, I chose to build in North Nampa because I was raised in this under privileged neighborhood, and I want to bring

beautification to the neighborhood and provide jobs to low-income individuals. Moving this office from North Nampa would be a disservice to not only Nampa but the low-income individuals who would have the opportunity to be employed by this agency. This Agency currently provides 100 jobs in our community, with a high potential for growth.

Angelita Jimenez-Martinez

From: [Timothy Jensen](#)
To: [Teri Friend](#)
Subject: Re: Request for Agency/Dept Comments by 10/18/2024 for Comp Plan Map Amendment & Rezone at 605 13th Ave N (CMA-00059-2024 & ZMA-00194-2024)
Date: Monday, September 30, 2024 10:58:10 AM

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Good Morning Teri,

Kuna School District has no official comment as this property does not lie within our boundaries.

Tim Jensen Ed.S
KSD Planning & Development Coordinator
Principal-Fremont MS
IMLA President

On Mon, Sep 30, 2024 at 10:21 AM Teri Friend <friendt@cityofnampa.us> wrote:
RE: Haverfield Comprehensive Plan Map Amendment MDR to RMU & Rezone RD to BN at 605 13th Ave N. (CMA-00059-2024 & ZMA-00194-2024)

Good Morning,

I have attached for your review the application for Comprehensive Plan Map Amendment from Medium Density Residential to Residential Mixed Use designation, Zoning Map Amendment from RD (Two-Family Residential) to BN (Neighborhood Business) zoning district, and potential Development Agreement at 605 13th Ave N, a 0.32 acre parcel #R0858400000, located in the NW 1/4 of Section 23, T3N, R2W, BM for Randy Haverfield/Architecture Northwest, PA representing Benito & Angelita Martinez (CMA-00059-2024 & ZMA-00194-2024). Original Concept: Obtain the correct land use designation and zoning to construct a 3272 sq.ft. residential style building and operate a clinic providing counseling services.

The application files are attached for your reference.

This application will be considered by Planning & Zoning on the 10/29/2024 agenda.

Please return all comments to Planning and Zoning staff (pzall@cityofnampa.us<<mailto:pzall@cityofnampa.us>>) prior to October 18, 2024. Thank you!

All the best,

[cid:image001.png@01DB1321.B5D671A0]
Teri Friend

Associate Planner
Planning & Zoning
208.468.5484
500 12th Ave South, Nampa, ID 83651
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[cid:image002.jpg@01DB1321.B5D671A0]

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From: [Justin Green](#)
To: [Planning-Zoning Staff](#)
Subject: 605 13TH AVE N
Date: Monday, September 30, 2024 1:50:47 PM
Attachments: [image001.png](#)

The listed property, 605 13TH AVE N, has no violations at this time



Justin Green
Code Compliance Officer
City of Nampa Code Compliance
Office 208-468-5811 Fax 208-465-2200

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From: [Eddy Thiel](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Request for Agency/Dept Comments by 10/18/2024 for Comp Plan Map Amendment & Rezone at 605 13th Ave N (CMA-00059-2024 & ZMA-00194-2024)
Date: Tuesday, October 1, 2024 6:34:20 AM
Attachments: [image001.png](#)
[CMA-00059-2024 Legacy ResHab Services Application.pdf](#)
[CMA-00059-2024 Legacy ResHab Services Narrative.pdf](#)
[CMA-00059-2024 Legacy ResHab Services Health & Welfare Cert - Provisional.pdf](#)
[CMA-00059-2024 Legacy ResHab Services Legal Description - Word.docx](#)

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Good Morning,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Teri Friend <friendt@cityofnampa.us>
Sent: Monday, September 30, 2024 10:21 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>; Damion Snodgrass <snodgrassd@cityofnampa.us>; 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 <joseph.palmer@vallivue.org>; Judy Read <judy@pioneerirrigation.com>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Krista Gaona-Cortez <cortezk@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio <lriccio@hwydistrict4.org>; lisa.boyd <lisa.boyd@vallivue.org>; Lumen (platreview) <platreview@lumen.com>; Matthew Jamison <jamisonm@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District) <closem@nampafire.org>; Michael Underwood <underwoodm@cityofnampa.us>; Mike Churella <mchurella@idahopower.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; Monica Taylor <monica.taylor@intgas.com>; Nampa Christian Schools <gwiles@nampachristianschools.com>; Nampa Meridian Irrigation District <nmid@nmid.org>; Niki Benyakhlef <niki.benyakhlef@itd.idaho.gov>; NPDAnalysis <npdanalysis@cityofnampa.us>; Pam Sprute <psprute@idahopower.com>; Peter Nielsen <nielsenp@cityofnampa.us>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <rcollins@cityofcaldwell.org>; Robyn Sellers <sellersr@cityofnampa.us>; Rodney Ashby <ashbyr@cityofnampa.us>; Ron Johnson <johnsonrl@nampafire.org>; Shaun Nichols <nicholss@cityofnampa.us>; Soyla Reyna <reynas@cityofnampa.us>; Steve Cope <steve@keycorealestate.com>; Tammy Wallen <twallen@nsd131.org>; Teri Friend <friendt@cityofnampa.us>; Tim Jensen <tejensen@kunaschools.org>; Tom Points <pointst@cityofnampa.us>; Valley Regional Transit <development@ridevrt.org>

Cc: Teri Friend <friendt@cityofnampa.us>

Subject: Request for Agency/Dept Comments by 10/18/2024 for Comp Plan Map Amendment & Rezone at 605 13th Ave N (CMA-00059-2024 & ZMA-00194-2024)

RE: Haverfield Comprehensive Plan Map Amendment MDR to RMU & Rezone RD to BN at 605 13th Ave N. (CMA-00059-2024 & ZMA-00194-2024)

Good Morning,

I have attached for your review the application for Comprehensive Plan Map Amendment from Medium Density Residential to Residential Mixed Use designation, Zoning Map Amendment from RD (Two-Family Residential) to BN (Neighborhood Business) zoning district, and potential Development Agreement at 605 13th Ave N, a 0.32 acre parcel #R0858400000, located in the NW 1/4 of Section 23, T3N, R2W, BM for Randy Haverfield/Architecture Northwest, PA representing Benito & Angelita Martinez (CMA-00059-2024 & ZMA-00194-2024). Original Concept: Obtain the correct land use designation and zoning to construct a 3272 sq.ft. residential style building and operate a clinic providing counseling services.

The application files are attached for your reference.

This application will be considered by Planning & Zoning on the 10/29/2024 agenda.

Please return all comments to Planning and Zoning staff (pzall@cityofnampa.us) prior to October 18, 2024. Thank you!

All the best,



Teri Friend

Associate Planner

Planning & Zoning

208.468.5484

500 12th Ave South, Nampa, ID 83651

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From: [Niki Benyakhlef](#)
To: [Planning-Zoning Staff](#)
Cc: [Teri Friend](#)
Subject: RE: Request for Agency/Dept Comments by 10/18/2024 for Comp Plan Map Amendment & Rezone at 605 13th Ave N (CMA-00059-2024 & ZMA-00194-2024)
Date: Friday, October 4, 2024 7:04:59 AM
Attachments: [image004.png](#)

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After careful review of the transmittal submitted to ITD on Sept 30, 2024, regarding Comp Plan Map Amendment & Rezone at 605 13th Ave N (CMA-00059-2024 & ZMA-00194-2024), 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
Website: itd.idaho.gov

From: Teri Friend <friendt@cityofnampa.us>
Sent: Monday, September 30, 2024 10:21 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>; Damion Snodgrass <snodgrassd@cityofnampa.us>; 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

<jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Judy Read <judy@pioneerirrigation.com>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Krista Gaona-Cortez <cortezk@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio <lriccio@hwydistrict4.org>; lisa.boyd <lisa.boyd@vallivue.org>; Lumen (platreview) <platreview@lumen.com>; Matthew Jamison <jamisonm@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District) <closem@nampafire.org>; Michael Underwood <underwoodm@cityofnampa.us>; Mike Churella <mchurella@idahopower.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; Monica Taylor <monica.taylor@intgas.com>; Nampa Christian Schools <gwiles@nampachristianschools.com>; Nampa Meridian Irrigation District <nmid@nmid.org>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; NPDAnalysis <npdanalysis@cityofnampa.us>; Pam Sprute <psprute@idahopower.com>; Peter Nielsen <nielsenp@cityofnampa.us>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <rcollins@cityofcaldwell.org>; Robyn Sellers <sellersr@cityofnampa.us>; Rodney Ashby <ashbyr@cityofnampa.us>; Ron Johnson <johnsonrl@nampafire.org>; Shaun Nichols <nicholss@cityofnampa.us>; Soyla Reyna <reynas@cityofnampa.us>; Steve Cope <steve@keycorealestate.com>; Tammy Wallen <twallen@nsd131.org>; Teri Friend <friendt@cityofnampa.us>; Tim Jensen <tejensen@kunaschools.org>; Tom Points <pointst@cityofnampa.us>; Valley Regional Transit <development@ridevrt.org>

Cc: Teri Friend <friendt@cityofnampa.us>

Subject: Request for Agency/Dept Comments by 10/18/2024 for Comp Plan Map Amendment & Rezone at 605 13th Ave N (CMA-00059-2024 & ZMA-00194-2024)

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RE: Haverfield Comprehensive Plan Map Amendment MDR to RMU & Rezone RD to BN at 605 13th Ave N. (CMA-00059-2024 & ZMA-00194-2024)

Good Morning,

I have attached for your review the application for Comprehensive Plan Map Amendment from Medium Density Residential to Residential Mixed Use designation, Zoning Map Amendment from RD (Two-Family Residential) to BN (Neighborhood Business) zoning district, and potential Development Agreement at 605 13th Ave N, a 0.32 acre parcel #R0858400000, located in the NW 1/4 of Section 23, T3N, R2W, BM for Randy Haverfield/Architecture Northwest, PA representing Benito & Angelita Martinez (CMA-00059-2024 & ZMA-00194-2024). Original Concept: Obtain the correct land use designation and zoning to construct a 3272 sq.ft. residential style building and operate a clinic providing counseling services.

The application files are attached for your reference.

This application will be considered by Planning & Zoning on the 10/29/2024 agenda.

Please return all comments to Planning and Zoning staff (pzall@cityofnampa.us) prior to October 18, 2024. Thank you!

All the best,



Teri Friend
Associate Planner
Planning & Zoning
208.468.5484
500 12th Ave South, Nampa, ID 83651
[Citizen's Guide to Planning](#) – Learn More About Planning!



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From: [Joe Dodson](#)
To: [Planning-Zoning Staff](#)
Subject: CMA-00059-2024 & ZMA-00194-2024 - Caldwell Response
Date: Friday, October 4, 2024 12:20:30 PM
Attachments: [image001.png](#)

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Hello,

Due to the location of the proposed applications being near/within the Nampa core, the City of Caldwell does not anticipate any impacts to Caldwell. Therefore, the City of Caldwell has no comment on these applications.

Best Regards,





DATE: October 7, 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: Randy Haverfield, Architecture Northwest
OWNER: Benito & Angelita Martinez
ADDRESS: 605 13th Ave N
RE: **CMA-00059-2024 & ZMA-00194-2024 – Zoning Map Amendment from RD to BN**

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

General Comments:

1. The following public roads provide access to the property.
 - 13th Ave N – classified as “Local Road”, speed limit 20-mph.
2. Frontage improvements in accordance with Nampa City Code NCC 9-3-1 will be required at time of development.
2. City utilities are currently existing in the area and the lot appears to already have service. Current locations of public mainline are described as follows:
 - Domestic Water – 4” main in the alley
 - Pressure Irrigation – 6” main in the alley
 - Sewer – 8” main in the alley, approx. depth +/- 13.5’.
3. Site access will be from 13th Ave N. Any future development shall adhere to the City’s Access Management Policy.

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 or septic systems shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development/redevelopment and prior to connection to City services.

Utility Map



From: [Michael Underwood](#)
To: [Teri Friend](#)
Subject: RE: Request for Agency/Dept Comments by 10/18/2024 for Comp Plan Map Amendment & Rezone at 605 13th Ave N (CMA-00059-2024 & ZMA-00194-2024)
Date: Monday, October 14, 2024 1:00:40 PM
Attachments: [image004.png](#)
[image005.png](#)

This Planning Application, CMA-00059-2024 & ZMA-00194-2024, has been approved with the following conditions by the Building Safety Department: The project will be subject to all required building codes and related permits based on the requirements of City Ordinance -Title 4 – Building Regulations.



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



From: Teri Friend <friendt@cityofnampa.us>
Sent: Monday, September 30, 2024 10:21 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>; Courtney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; 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>; 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 <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Krista Gaona-Cortez <cortezk@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio <lriccio@hwydistrict4.org>; lisa.boyd <lisa.boyd@vallivue.org>; Lumen (platreview) <platreview@lumen.com>; Matthew Jamison <jamisonm@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District) <closem@nampafire.org>; Michael Underwood <underwoodm@cityofnampa.us>; Mike Churella <mchurella@idahopower.com>; Mitch

Kiester <mitch.kiester@phd3.idaho.gov>; Monica Taylor <monica.taylor@intgas.com>; Nampa Christian Schools <gwiles@nampachristianschools.com>; Nampa Meridian Irrigation District <nmid@nmid.org>; Niki Benyakhlef <niki.benyakhlef@itd.idaho.gov>; NPDAnalysis <npdanalysis@cityofnampa.us>; Pam Sprute <psprute@idahopower.com>; Peter Nielsen <nielsenp@cityofnampa.us>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <rcollins@cityofcaldwell.org>; Robyn Sellers <sellersr@cityofnampa.us>; Rodney Ashby <ashbyr@cityofnampa.us>; Ron Johnson <johnsonrl@nampafire.org>; Shaun Nichols <nicholss@cityofnampa.us>; Soyla Reyna <reynas@cityofnampa.us>; Steve Cope <steve@keycorealestate.com>; Tammy Wallen <twallen@nsd131.org>; Teri Friend <friendt@cityofnampa.us>; Tim Jensen <tejensen@kunaschools.org>; Tom Points <pointst@cityofnampa.us>; Valley Regional Transit <development@ridevrt.org>

Cc: Teri Friend <friendt@cityofnampa.us>

Subject: Request for Agency/Dept Comments by 10/18/2024 for Comp Plan Map Amendment & Rezone at 605 13th Ave N (CMA-00059-2024 & ZMA-00194-2024)

RE: Haverfield Comprehensive Plan Map Amendment MDR to RMU & Rezone RD to BN at 605 13th Ave N. (CMA-00059-2024 & ZMA-00194-2024)

Good Morning,

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This application will be considered by Planning & Zoning on the 10/29/2024 agenda.

Please return all comments to Planning and Zoning staff (pzall@cityofnampa.us) prior to October 18, 2024. Thank you!

All the best,

Teri Friend
Associate Planner
Planning & Zoning



208.468.5484
500 12th Ave South, Nampa, ID 83651
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From: [Erika Olvera](#)
To: [Teri Friend](#)
Subject: RE: Request for Agency/Dept Comments by 10/18/2024 for Comp Plan Map Amendment & Rezone at 605 13th Ave N (CMA-00059-2024 & ZMA-00194-2024)
Date: Wednesday, October 16, 2024 9:28:49 AM
Attachments: [image001.png](#)

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Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as no facilities are impacted and plans show storm water is retained on site.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID will need to review drainage plans. The developer must comply with Idaho Code 31-3805.

Please feel free to contact me with any further questions.

Erika Olvera
Nampa & Meridian Irrigation District
208-466-0663

From: Teri Friend <friendt@cityofnampa.us>
Sent: Monday, September 30, 2024 10:21 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>; Damion Snodgrass <snodgrassd@cityofnampa.us>; 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>; 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 <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers

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Cc: Teri Friend <friendt@cityofnampa.us>

Subject: Request for Agency/Dept Comments by 10/18/2024 for Comp Plan Map Amendment & Rezone at 605 13th Ave N (CMA-00059-2024 & ZMA-00194-2024)

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Please return all comments to Planning and Zoning staff (pzall@cityofnampa.us) prior to October 18, 2024. Thank you!

All the best,



Teri Friend

Associate Planner

Planning & Zoning

208.468.5484

500 12th Ave South, Nampa, ID 83651

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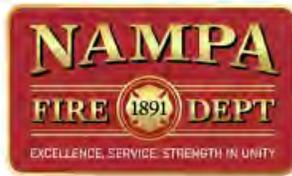
From: [Ron Johnson](#)
To: [Planning-Zoning Staff](#)
Subject: RE: [EXTERNAL]Request for Agency/Dept Comments by 10/18/2024 for Comp Plan Map Amendment & Rezone at 605 13th Ave N (CMA-00059-2024 & ZMA-00194-2024)
Date: Tuesday, October 22, 2024 5:41:47 PM
Attachments: [image003.png](#)
[image004.png](#)

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Here is another one I missed. Unfortunately, I sorted my list wrong last week and missed these.

No objections from NFD. Anything Fire Code related would be reviewed at the building permit application.

Regards,



Ron Johnson - IAAI-CFI, CFM
Deputy Chief - Fire Marshal
9 12th Ave South, Nampa, ID
O: 208.468.5760
C: 208.250.7005
[Nampa Fire Website](#) - [Facebook](#)

From: Teri Friend <friendt@cityofnampa.us>
Sent: Monday, September 30, 2024 10:21 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>; Damion Snodgrass <snodgrassd@cityofnampa.us>; 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 <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD

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Cc: Teri Friend <friendt@cityofnampa.us>

Subject: [EXTERNAL]Request for Agency/Dept Comments by 10/18/2024 for Comp Plan Map Amendment & Rezone at 605 13th Ave N (CMA-00059-2024 & ZMA-00194-2024)

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All the best,



Teri Friend

Associate Planner

Planning & Zoning

208.468.5484

500 12th Ave South, Nampa, ID 83651

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Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

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