

Planning & Zoning Department
Planning & Zoning Commission Meeting
12 November 2024

Staff Report – Public Hearing
Prepared By: Damion Snodgrass, Associate Planner

Conditional Use Permit for High Density Residential in a BC (Community Business) zoning district at 4404 & 4416 E Amity Ave, a 4.05-acre parcel #R3179700000 & #R3179701000, located in the SE corner of said SE 1/4 SE 1/4, (section corner common to sections 25 and 36 of Township 3 North, Range 2 West, and sections 30 and 31 of Township 3 North, Range 1 West), for Lance Thueson (CUP-00356-2024).

Original concept: Modify existing single-family residence to become a duplex, property owner will live in one unit and second unit for aging parents.

(Action: [Decision](#))

Property Details

History:

- ❖ **September 2006:** 4416 Amity Ave was annexed and zoned BC with a development agreement to dedicate ROW and permitting BC uses except for Bar, Nightclub, Tavern, Cocktail Lounge, Liquor Store, and Sexually Oriented Businesses. Ordinance #3619
- ❖ **June 2008:** 4404 Amity Rd was annexed and zoned BC with a similar development agreement. Ordinance #3794
- ❖ **May 2021:** Conditional Use Permit for multi-family housing in a Community Business (BC) zoning district for 7 apartment buildings (57 dwelling units), for a gross and net density of 14.03. (Approved & Expired) CUP-216-21

Public Utilities & Services: Already services to the property

APPLICABLE REGULATIONS

10-3-2: Schedule of Land Use Controls:

<i>BC - COMMUNITY BUSINESS DISTRICT/ZONE</i>	<i>BC</i>
Dwelling, multiple+ family – up to 3 stories	C ³

10-16-1: DESCRIPTION AND PURPOSE

The BC Community Business District is intended to create, preserve and enhance areas with a wide range of retail sales and service establishments serving both long- and short-term needs in compact locations typically appropriate to commercial clusters near intersections of major thoroughfares. This district also includes some non-commercial development such as conditional multi-family.

10-16-4: Property Area, Width and Yard Requirements:

Use	Property Line Location	Minimum Setback				
		Adjacent to Private Street or Service Drive	Adjacent to Local Road*	Adjacent to Collector or Arterial Road	Adjacent to commercial or industrial zoned property	Adjacent to RS or RD zoned property
Commercial or Commercial/Residential	Front	0'	15'	20'	0'	10'
Commercial or Commercial/Residential	Side or Rear	0'	15'	15'	0'	10'
Residential	Front	0' for structures 20' for garage and/or parking	15' for structures 20' for garage and/or parking	20'	0'	20'
Residential	Side or Rear	0' for structures 20' for garage and/or parking	15' for structures 20' for garage and/or parking	20'	0'	10' with building height limitation (see 10-16-3)

* Except downtown zones which have a 0' setback from local roads

10-16-7: DESIGN REVIEW, PARKING, PARKING LOT LANDSCAPING, SIGNAGE, PROPERTY LANDSCAPING, AND OPEN SPACE

All uses shall conform to the façade design, parking, parking lot landscaping, signage, open space and property landscaping requirements in chapters 22, 23, 33 and 34 of this title. Additionally:

10-16-7.A: Landscaping: The following landscape standards (in addition to those listed in chapters 22 and 33 of this title) shall apply to new construction or expanded construction (as defined by § 10-1-6 of this title) within the BC zone:

10-16-7.A.1: Location(s) and Quantity of Landscaping Required:

10-16-7.A.1.a: General Location Requirement: Landscaping shall be emplaced on a site wherever a structure, pedestrian pathway or parking lot is not located.

10-16-7.A.1.b: Arrangement: Landscaping shall be designed by a landscape architect and shall serve to highlight the building entrances and pedestrian plazas without encroaching into public right-of-way or impede pedestrian and vehicular views or intrude into required vision triangles.

10-16-7.A.1.c: Around Building Exteriors: Shrubs and flowerbeds shall be required around any new building's exterior. Landscaping is also required in all yard areas of the development to enhance the appearance

of a building when viewed from a right-of-way that abuts the development site.

10-16-7.A.1.d: Screening: Evergreens may be used to help screen mechanical equipment and service areas (refer to mechanical unit screening, subsection 10-34-10.A.2 of this title).

10-16-7.A.1.e: Growth Coverage: Plants used in landscaping around a building or on a development site shall be selected to complement the scale of the development area and any building(s) thereon.

10-16-7.A.2: Landscaping Components Requirements:

10-16-7.A.2.a: Composition of added plants selected (aside from what is required by chapter 33 of this title for a landscape strip along an arterial or collector street) shall be comprised of at least fifty percent (50%) flowering trees.

10-16-7.A.2.b: Landscaping shall be designed so that fifty percent (50%) coverage of the site occurs after the first year and ninety percent (90%) coverage occurs after five (5) years.

10-22-6.B: Number of Spaces Required (Parking):

- 1 Bed – 1.5 per dwelling unit with one covered space
- 2+ Beds – 2 per dwelling unit with one covered space

.25 spaces per dwelling unit for guest parking

Leasing tenants shall not be charged a separate fee for any required parking. Covered spaces shall be reserved for each specified dwelling unit. Garages may be used in the calculation for required parking only if the lease states that a garage space must be used for parking a vehicle.

The management company for the rental units shall be responsible for ensuring compliance.

Conditional Use Permits:

10-25-1: DESCRIPTION AND PURPOSE: Certain types of uses require special consideration prior to their being permitted in a particular district. The reason for special consideration involves, among other things, the size of the area required for the full development of such uses, the nature of the traffic problems incidental to operation of the use, the effect such uses have on any adjoining land uses and on the growth and development of the community as a whole.

All uses permitted conditionally are declared to typically possess such unique and special characteristics as to make impractical their being included as outright uses in any of the various districts defined within this title. The authority for the location and operation thereof shall be subject to review and the issuance of a conditional use permit (CUP). The purpose of review shall be to determine that the characteristics of any such use shall not be unreasonable or incompatible with the type of uses permitted in surrounding areas, and for stipulating such conditions as may be reasonable so that the basic purposes of the chapter shall be served. Nothing construed herein shall be deemed to require the Commission to grant a CUP.

10-25-4.A: A Conditional Use Permit may be granted only if the proposal conforms to all the following conditional use permit criteria, provisions of the zoning ordinance unless lawfully waived or modified by authorization of the Commission, and the Nampa comprehensive plan. The conditional use permit criteria are as follows:

10-25-4.A.1: That the proposed use is supported by the Nampa Comprehensive Plan.

10-25-4.A.2: That the design, construction, operation and maintenance of the property and project will not adversely impact the intended character and appearance of the general vicinity.

10-25-4.A.3: That the proposed use will be served adequately by essential public facilities and services.

10-25-4.A.4: That the proposed use will not be detrimental to the economic welfare of the community.

10-25-4.A.5: That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors.

Whether the Commission votes to deny or approve the Conditional Use permit request, the statements cited in this report as being from 10-25-4.A above must be found and supported by facts in order to approve the Conditional Use Permit in a reason statement as required by state law. A decision to deny the request must also conclude that at least one of those criteria are not met and also supported by facts.

10-34-10.A.7.c: Landscaping: Landscaping is not required for review at the Design Review level unless it is used to screen trash enclosures and/or mechanical units and to mitigate long walls, Multi-Family (MF) structures with tall blank walls that encase a stairwell, or in locations in relation to Gateways into the city. Multi-family developments shall meet the following open space requirements:

10-34-10.A.7.c.i: Multi-Family Recreation Space Requirements: At least five percent (5%) of the total net acreage of all residential buildable area shall be retained as recreation space. In lieu of the 5% requirement, 3% of the total net residential buildable area may be retained as indoor recreation area in 'Corridor' multi-family developments that qualify (see 10-34-10.A.2.c.vi).

10-34-10.A.7.c.ii: All recreation space shall be both legally and physically available and accessible to all occupants of dwelling units in the development.

10-34-10.A.7.c.ii.1: Recreation space shall include area that:

10-34-10.A.7.c.ii.1.A: Is not covered by, parking lots, or accessory structures (except commonly held recreational structures).

10-34-10.A.7.c.ii.1.B: Is not enclaved inside individual, privately held building lots.

10-34-10.A.7.c.ii.1.C: Is not part of any proposed or existing street, common driveway, private driveway or parking pad, alley, or exclusive easement.

10-34-10.A.7.c.ii.1.D: Is not proposed to be platted into lots arranged in such oddly dimensioned, unusable shapes, as to be considered realistically unusable, as determined by the Director or his/her designee.

10-34-10.A.7.c.ii.1.E: Is not in an unsuitable area or in an inaccessible easement.

10-34-10.A.7.c.ii.1.F: Is not sloped such that it creates a dangerous or hazardous condition.

CORRESPONDENCE

All agency comments received indicated no comment/concerns/impact and are therefore not included in this summary. For full details, please review the attached exhibits.

Nampa Engineering Division:

The Engineering Division **does not oppose** this application with the following comments and recommended conditions.

Comments:

1. E Amity Ave is classified a "Principal Arterial" with a 35-mph speed limit. The full 50' of right-of-way has already been dedicated across the property.
2. Access shall follow City of Nampa Access Management Policy.
 - a. Minimum edge-to-edge access spacing of 280'.
 - b. Site access should line up with proposed S Chiseled Ave in Chisum Estates Subdivision to the south or utilize the existing Columbia High School access. The school access is located on City owned property.
 - c. A right-turn lane from Amity will likely be required regardless of access location.
3. While a full traffic impact study would not be required given the size of development, a turn lane warrant analysis will be required at time of development application for accesses off of E Amity Ave given the road classification and volume of traffic on the road.
4. Vision clearance shall be provided at all road intersections and driveways in accordance with Nampa City Code Section 7-1-1.
5. Public utilities are available and have capacity to serve the property; refer to Figure 1.
6. The need for secondary access should be confirmed by the Nampa Fire District Marshal.

Conditions:

1. Developer shall submit a turn-lane analysis prepared by a qualified traffic consultant for all Amity Ave accesses at time of development application.
2. Utilities shall be constructed to and through the site at the time of property development/redevelopment at the sole expense of the Developer.
3. Developer shall comply with all City Codes, Policies, and Standards in place at the time of property development, including compliance with the Nampa Access Management Policy.

STAFF ANALYSIS

Comprehensive Plan Designation: Residential Mixed Use

Current Zoning: BC (Commercial Business)

Surrounding Land Use and Zoning:

North- RS 22 (Single-Family Residential) – Columbia High School

South- RS 6 (Single-Family Residential)

East- BC (Commercial Business)

West- RP (Residential Professional) – Crossroads Community Church

Parking: Per NCC 10-22-6.B, will be calculated at:

- 1 Bed – 1.5 per dwelling unit with one covered space
- 2+ Beds – 2 per dwelling unit with one covered space
- .25 spaces per dwelling unit for guest parking
- Leasing tenants shall not be charged a separate fee for any required parking.
- Covered spaces shall be reserved for each specified dwelling unit.
- Garages may be used in the calculation for required parking only if the lease states that garage space must be used for parking a vehicle. The management company for the rental units shall be responsible for ensuring compliance

Distances to Services

High School – 0 mile, parcels are touching

Middle School – 1 mile

Elementary School – 0.7 mile

Nearest Convenience Store/Grocery Store – 2.25 miles

Nearest Park/Recreational Amenity – 1.96 miles

I-84 – 2.47 miles

Public interest: That Nampa has determined that it is in the public interest to provide a variety of housing types within its confines. Expressions of that policy are published in Nampa's adopted Comprehensive/Master Plan, as well as embodied in its decisions to date regarding similar applications.

Compatibility: The subject property is surrounded by single family housing to the south, commercial to the east, residential professional to the west, and a high school zoned residential to the north.

Land Uses: The property is surrounded by a variety of commercial uses, single-family and multi-family uses.

Comprehensive Plan: The future land use designation is Commercial. However, the Future Land Use Designation immediately adjacent to the north and east is High Density Residential. It would seem appropriate to consider multi-family in this area. The proposed gross density is 23.2 dwelling units per acre.

RECOMMENDED CONDITIONS OF APPROVAL

If the Planning and Zoning Commission approves of the conditional use permit for a multi-family dwelling units in a BC (Business Commercial) zoning district, recommended conditions of approval are as follows:

1. Developer shall submit a turn-lane analysis prepared by a qualified traffic consultant for all Amity Ave accesses at time of development application.

2. Utilities shall be constructed to and through the site at the time of property development/redevelopment at the sole expense of the Developer.
3. Developer shall comply with all City Codes, Policies, and Standards in place at the time of property development, including compliance with the Nampa Access Management Policy.

PROPOSED FINDINGS

➤ **That proposed use is supported by the Nampa Comprehensive Plan.**

1. 5.6.1 Goals for Mixed-Use Development

- a. To build neighborhoods with reasonable access to services.
- b. To encourage innovative design, creative placement, and sustainable function of structures
- c. To conserve open space and agricultural land
- d. To encourage uses that are compatible with each other and surrounding land uses
- e. To provide opportunities for quality affordable housing and transit-friendly development
- f. To beautify the community in a cohesive design
- g. To promote efficient use of resources
- h. To encourage smart-growth development

2. 5.6.6 Residential Mixed Use (2.51 – 8 Dwelling Units Per Acre [Gross])

- a. 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.
- b. 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.

- c. Small residential lots are encouraged. The edge of developments within the Residential Mixed Use land use designation should be compatible with existing residential development.

3. 5.16 Smart Growth

- a. Smart Growth or a “Compact City” is an urban planning and transportation theory that concentrates growth in compact walkable urban centers to avoid sprawl and advocates compact, transit-oriented, walkable, bicycle-friendly land use, including neighborhood schools, complete streets, and mixed- use development with a range of housing choices.

4. 5.16.1 Smart Growth Principles

- i. Mixed-use with live/work, local retail, services, and residential
- ii. Innovative, technologically savvy and LEED (Leadership in Energy and Environmental Design) Certified building design
- iii. Range of housing opportunities, affordability, and choices
- iv. Walkable neighborhoods with aesthetically pleasing streetscapes, street-facing rear-loaded residential and commercial, juxtaposition of buildings that is pedestrian-friendly, architectural treatments that enhance the overall look and character of the buildings
- v. Distinctive, attractive communities with a strong sense of place
- vi. Open space, farmland, natural beauty, and preserved environmentally sensitive areas
- vii. Complements and invites connectivity with existing communities
- viii. Variety of multi-modal transportation choices, located along or within proximity to public transportation
- ix. Development decisions are predictable, fair, and cost effective
- x. Encourage community and stakeholder collaboration in development decisions
- xi. Every effort should be made to plant and preserve trees in these areas. Signage should be designed to be viewed and located/relocated without having to remove trees or limit tree planting.

- 5. **3.11.4 Options to Improve Housing Affordability:** Housing costs are largely driven by demand, the cost of land, the cost of materials, the cost of labor, business overhead and profit margins. The City should encourage the development of residential development that increases the quantity of affordable housing units:

- a. Current zoning codes for single-family residential areas are limited to a minimum lot size and building height. The Comprehensive Plan determines residential land use settings by density. Few options are available for developers to achieve higher single-family home density while providing amenities such as open space, parkland, landscaped areas, etc. Subdivision zoning codes should be reviewed to allow for the use of density as a determinate of the number of dwelling units per total number of aggregate acres with an open space requirement that includes plazas, landscaped areas, amenities, etc. The infrastructure to support such development should be planned in coordination with the Engineering Division, Building Department and Planning and Zoning Department under the guidance of the Comprehensive Plan.

Conclusion: The proposed multi-family dwelling units in a BC (Business Commercial) zoning district meets the goals and strategies outlined in the Nampa Comprehensive Plan because it meets the principles outlined for options to improve housing affordability supported by the Nampa Comprehensive Plan and it is located within a designation on the future land use map and a zone that allow for multi-family residential with the proper provisions, while meeting requirements/exceptions outlined in Nampa City Code.

➤ **That the design, construction, operation and maintenance of the property and project will not adversely impact the intended character and appearance of the general vicinity.**

- a. Future development will be subject to BC zoning district regulations which provides development standards and will be subject to Design Review criteria found in Title 10 Chapter 34 which will be reviewed by the Design Review Committee. Including but not limited to required open space and amenities.
- b. Parking will be provided as required for each unit according to multiple-family development standards in NCC 10-22-6.B.

Conclusion: The proposed multi-family dwelling units in a BC (Business Commercial) zoning district will not adversely impact on the intended character and appearance of the general vicinity through design, construction, operation and maintenance because, the proposed apartment structures will be subject to the City's design review requirements and will be required to provide parking for its tenants and their guests.

➤ **That the proposed use will be served adequately by essential public facilities and services.**

- The City's wastewater treatment plan currently has adequate capacity to serve this development.
- The City's water system has adequate capacity to serve this property.
- The City's pressure irrigation system has adequate capacity to serve this property.
- The Developer will be required to construct utilities to and through the property at the time of development.
- The City police and fire departments currently serve the property.
- Other services such as city parks, library, and streets, etc. are currently serving the property.
 - High School – 0 mile, parcels are touching
 - Middle School – 1 mile
 - Elementary School – 0.7 mile
 - Nearest Convenience Store/Grocery Store – 2.25 miles
 - Nearest Park/Recreational Amenity – 1.96 miles
 - I-84 – 2.47 miles

Conclusion: The proposed multi-family dwelling units in a BC (Business Commercial) zoning district will be served adequately by essential public facilities and services because the city utilities and public services are readily available to the property upon which the use is located.

- **That the proposed use will not be detrimental to the economic welfare of the community.**
 - a. This property is located within the BC (Business Commercial) zoning district and is allowed to construct multi-family dwellings with an approved Conditional Use Permit.
 - b. The proposed development provides housing opportunities located near to employment centers, retail opportunities, and educational facilities.

Conclusion: The proposed multi-family dwelling units in a BC (Business Commercial) zoning district will not be detrimental to the economic welfare of the community because the primary use of the property will provide much needed housing within proximity to essential community services.

- **That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors.**
 - The proposed development will be adding dwelling units to an area adequately served for transportation needs, job and educational opportunities.
 - The proposed project will meet the access standards required by code.
 - The proposed residences will be subject to Nampa noise ordinance in Nampa City Code Title 6 Chapter 7.

Conclusion: The proposed multi-family dwelling units in a BC (Business Commercial) zoning district will not involve activities or processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors because it will construct a new apartment structure according to city and federal laws and will not generate any environmental changes in the area.

POTENTIAL MOTIONS

APPROVE:

I move to approve the **Conditional Use Permit for a multi-family dwelling units in a BC** zoning district at 4404 & 4416 E Amity Ave, for Lance Thueson (CUP-00356-2024) with Recommended Conditions and Findings for approval as stated in the staff report.

DENY:

I move to deny the **Conditional Use Permit for a multi-family dwelling units in a BC** zoning district at 4404 & 4416 E Amity Ave, for Lance Thueson (CUP-00356-2024).

... because the project fails to comply with _____ (state one or more conclusion of law), because... _____ (state your reasoning/ "findings" for denial).

Conditional Use Permit Conclusions of Law:

1. That proposed use is supported by the Nampa Comprehensive Plan.
2. That the design, construction, operation and maintenance of the property and project will not adversely impact the intended character and appearance of the general vicinity.
3. That the proposed use will be served adequately by essential public facilities and services.
4. That the proposed use will not be detrimental to the economic welfare of the community.
5. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors.

ATTACHMENTS

- Narrative
- Affidavit of Legal Interest
- Neighborhood Meeting Information
- Zoning Map
- Future Land Use Map
- Aerial View
- Site Plan
- Citizen, agency and other correspondence



499 Main Street
Boise, Idaho 83702
(208) 343-2931
www.taoidaho.com

Date: August 28, 2024

Project: Amity Landing Project Narrative

Subject: Conditional Use Application

Planning and Zoning Department:

This project is located near the intersection of Happy Valley Rd and E Amity Ave. The intent of the project is to have 80 apartment units on this 4.05 acre site. Five three story structures with 16 apartment units each will be spread around the perimeter of the property and open parking will be in the center of the parcel. Each of these buildings will also have seven garage units tucked under the apartments and facing the interior of the property.

The current bare ground has an irrigation ditch running diagonally through the project. This diagonal irrigation ditch will be tiled/piped to maintain water flow and route through the property away from the buildings. Nampa Meridian Irrigation District requires a 50ft wide easement where no structures may be placed and limited plantings. The current location has been approved by NMID and they have approved the permit for construction of this design.

The site can accommodate 180 parking spaces based on unit type and guest parking spaces. The code also requires one covered parking stall per unit in both garage units and carport covers. The parking stalls are kept interior to the property to obscure their visual appearance from the streets and adjacent parcels. The project will have one bicycle parking spot for every dwelling unit.

The parking area will have landscaping that complies with the zoning requirements balanced with easement required by NMID. The planter islands within the NMID easement will have plantings but no trees per NMID regulations. The required carports have been located outside the NMID easement area.

The project will have several resident amenities such as open green space that includes a picnic area and a swimming pool. The total open space is 9,204.8sf which is 5.2% of the overall property area. There will be two trash enclosures on the property along the drive aisles.

This multi-family project will be a unique use and provide variety to the uses in the area. This

Thank you for your consideration and approval of this project.

Sincerely,

Jeremy Putman, Architect
The Architects Office, PLLC



City of Nampa

PLANNING and ZONING DEPARTMENT

OFFICE (208) 468-5484

CITY HALL

411 THIRD STREET SO.

NAMPA, IDAHO 83651

FAX (208) 465-2261

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
:SS
COUNTY OF CANYON)

A. I, S. Lance Thorsen, whose address is 455 S Kings Rd Nampa Id 83687, being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.

B. I grant my permission to Jeremy Putman - The Architects Office whose address is 499 W Main St Boise Id 83702, to submit the accompanying application pertaining to the property described on the attached application.

C. I agree to indemnify, defend and hold the City of Nampa and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 6 day of December, 2023.

[Signature]
Signature

SUBSCRIBED AND SWORN to before me the 6 day of December, 2023.

Notary Public for Idaho
Residing at: Nampa Id
Commission Expires: 9/5/2026





499 Main Street
Boise, Idaho 83702
(208) 343-2931
www.taoidaho.com

Date: September 3, 2024

Project: Amity Landing Neighborhood Meeting

Subject: Conditional Use Application

Dear Property Owner:

This letter is to inform you of a neighborhood meeting to see the proposed use for a project at 4404 and 4416 E Amity Ave. This meeting is according to the City of Nampa requirements for a conditional use application.

This conditional use application is to approve the use of this property as a multifamily development. The proposal is for 80 apartment units with onsite amenities such as a pool and picnic area. The project will have 180 parking spaces, 35 garage and 45 carport parking spaces. There will be five, three story apartment buildings with 16 units each and seven tuck under garage spaces. The apartments will be a mix of two bedroom and three-bedroom units.

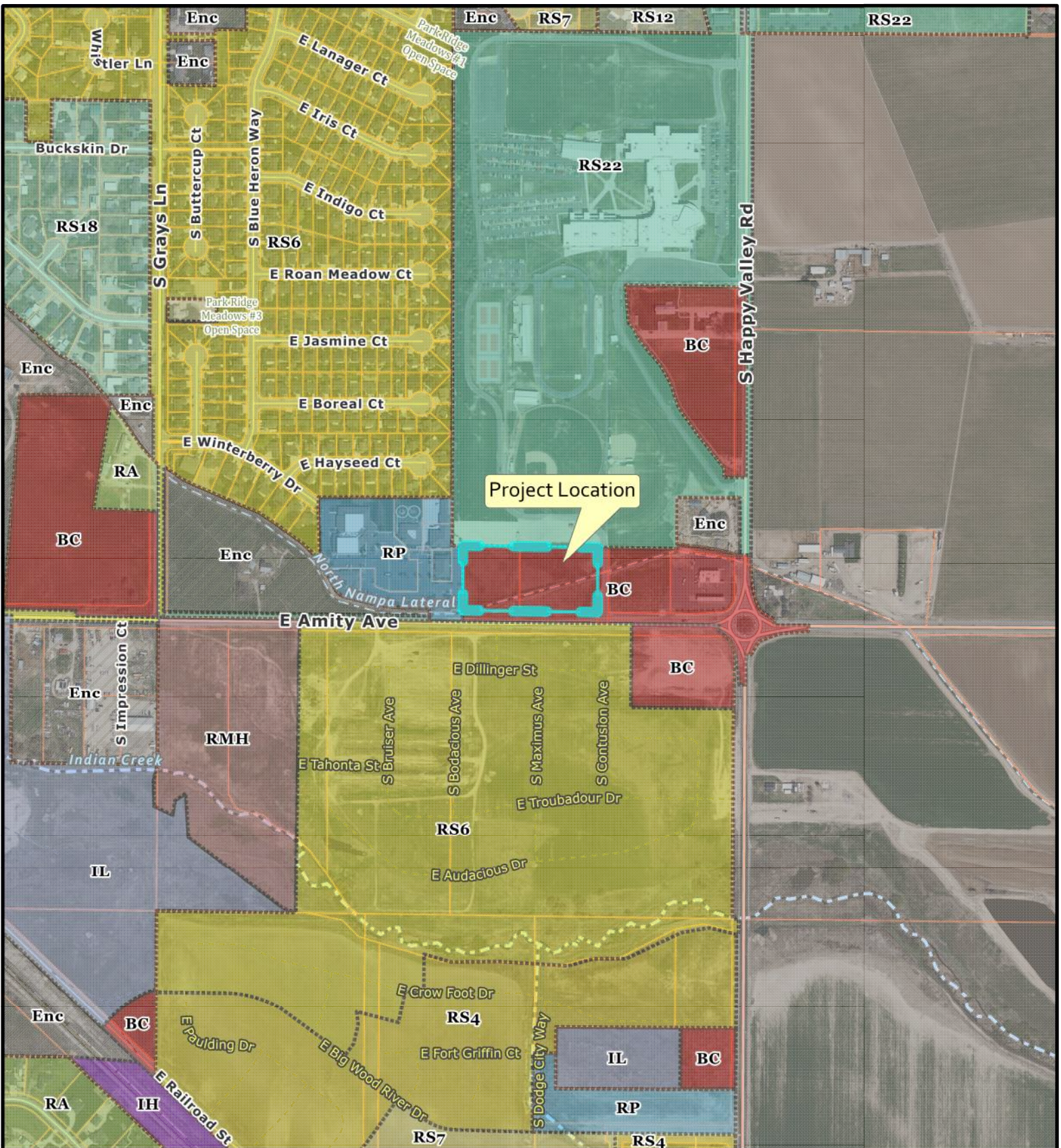
The meeting will be held on September 13, 2024 from 5pm at 4416 E Amity Ave. Nampa, ID.

Thank-you for your consideration and please call with any questions or concerns, 208.639.6409 or email at jeremy@taoidaho.com

Sincerely,

Jeremy Putman, Architect
The Architects Office, PLLC

[illegible]



4404 & 4416 Amity Ave **Conditional Use Permit for multi-** **family residential** **development in a BC (Community** **Business) zoning district**

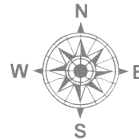
Conditional Use Permit

CUP-00356-2024

10/28/2024

For illustrative purposes only.

Visit Planning & Zoning
at cityofnampa.us
for more info.



0 150 300 450 600 Feet

Subject Area
County Parcels

Zoning

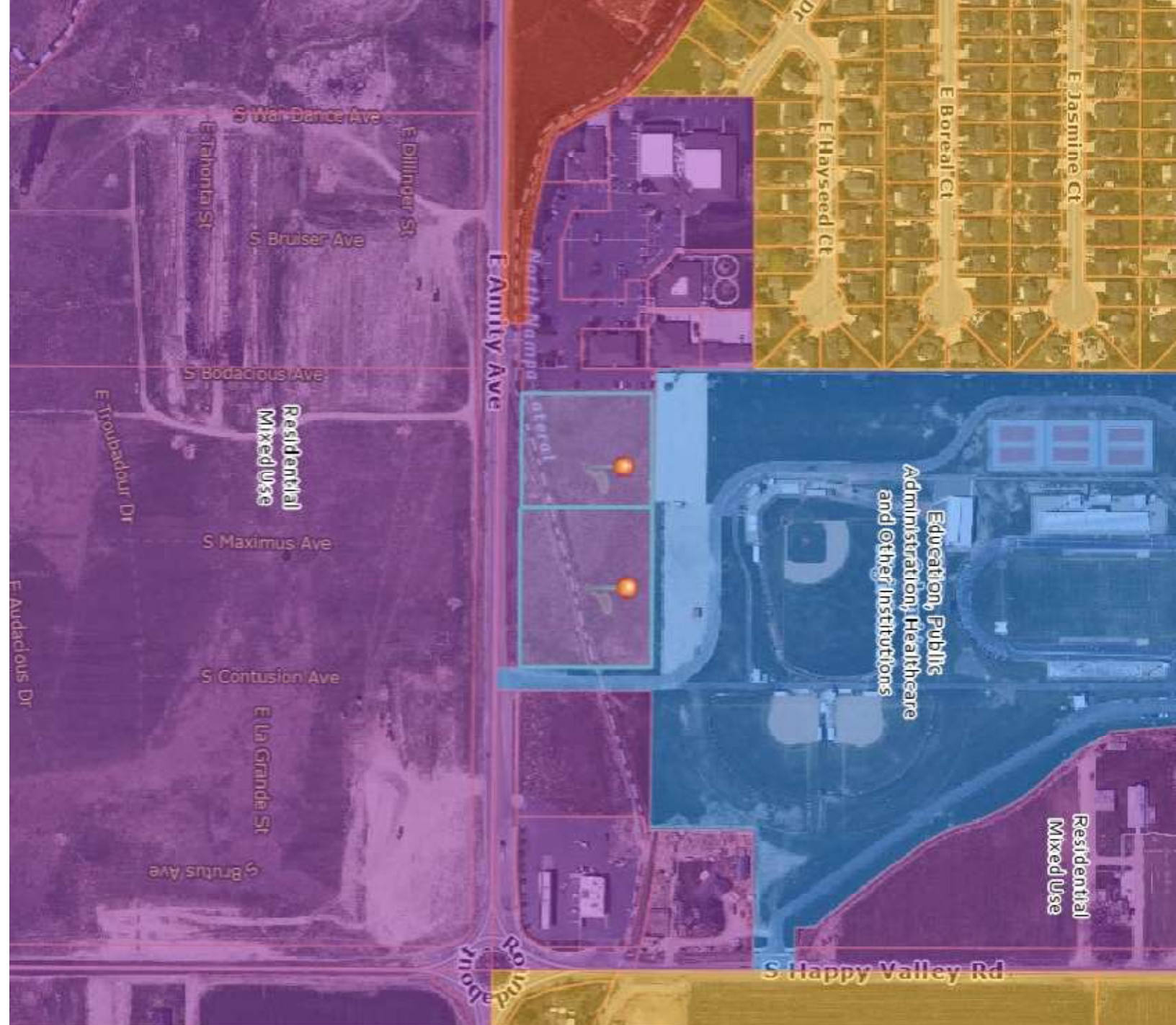
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RML

RP
RS4
RS6
RS7
RS8.5
RS12
RS15
RS18
RS22
U
Unzoned



NAMPAProud



From: [Michael Underwood](#)
To: [Teri Friend](#)
Subject: RE: Request for Dept/Agency Comments by 10/31/2024 for Amity Landing Apts (CUP-00356-2024)
Date: Monday, November 4, 2024 12:51:15 PM
Attachments: [image004.png](#)
[image005.png](#)

Building has no comment regarding this conditional use permit.

Thank you,



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

From: Teri Friend <friendt@cityofnampa.us>
Sent: Monday, October 14, 2024 4:17 PM
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 <gishared@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>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; 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>; Nakeata Gilliam <gilliamn@cityofnampa.us>; Nampa Christian Schools <gwiles@nampachristianschools.com>; Nampa Meridian Irrigation District <nmid@nmid.org>; Niki

From: [Justin Green](#)
To: [Planning-Zoning Staff](#)
Subject: 4404 & 4416 Amity Ave
Date: Tuesday, October 15, 2024 8:29:39 AM
Attachments: [image001.png](#)

The listed properties, 4404 & 4416 Amity Ave, have no violations found at this time.

Justin



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

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DATE: October 21, 2024
TO: Planning and Zoning Department
FROM: Peter Nielsen, Civil Eng. Plans Examiner
CC: Daniel Badger, P.E., Nampa City Engineer
CC: Mark Steuer, P.E., Nampa Development Director
APPLICANT: Jeremy Putman, The Architects Office
OWNER: Center Pointe Properties, LLC
ADDRESS: 4404 & 4416 E Amity Ave
RE: **CUP-00356-2024 – Apartment Complex in BC Zone**

The Engineering Division does not oppose this application with the following comments and recommended conditions.

Comments:

1. E Amity Ave is classified a “Principal Arterial” with a 35-mph speed limit. The full 50’ of right-of-way has already been dedicated across the property.
2. Access shall follow City of Nampa Access Management Policy.
 - a. Minimum edge-to-edge access spacing of 280’.
 - b. Site access should line up with proposed S Chiseled Ave in Chisum Estates Subdivision to the south or utilize the existing Columbia High School access. The school access is located on City owned property.
 - c. A right-turn lane from Amity will likely be required regardless of access location.
3. While a full traffic impact study would not be required given the size of development, a turn lane warrant analysis will be required at time of development application for accesses off of E Amity Ave given the road classification and volume of traffic on the road.
4. Vision clearance shall be provided at all road intersections and driveways in accordance with Nampa City Code Section 7-1-1.
5. Public utilities are available and have capacity to serve the property; refer to Figure 1.
6. The need for secondary access should be confirmed by the Nampa Fire District Marshal.

Conditions:

1. Developer shall submit a turn-lane analysis prepared by a qualified traffic consultant for all Amity Ave accesses at time of development application.
2. Utilities shall be constructed to and through the site at the time of property development/redevelopment at the sole expense of the Developer.

3. Developer shall comply with all City Codes, Policies, and Standards in place at the time of property development, including compliance with the Nampa Access Management Policy.

[illegible]



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

208.468.5770

DATE: October 31, 2024

TO: City of Nampa – Planning and Zoning

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

APPLICANT: Jeremy Putman

OWNER: Lance Thueson

PROJECT ADDRESS: 4404 & 4416 Amity Rd., Nampa, ID 83642

RE: CUP-00356-2024; Amity Landing Apartments

This application is for an 80-unit multi-family development on 4.055 acres on 1 lot.

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

Water Supply Comments:

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

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

Fire Access Comments:

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

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



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9 – 12th Avenue South Nampa, ID 83651

208.468.5770

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

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

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

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

For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. No Parking signs shall be installed throughout cul-de-sacs, turnarounds and at gates or bollards controlling emergency access. Developments with marked parking stalls shall have signs posted at each entrance stating Place a sign at each entrance to the site stating, "**ALL LANES ARE FIRE LANES-PARK IN MARKED STALLS ONLY**". The language below in smaller font is as follows: "**Violating Vehicle Will Be Towed; IFC Sec. 503**". See exhibit below.

General Conditions

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



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9 – 12th Avenue South Nampa, ID 83651

208.468.5770

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive 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 1.7 miles from Nampa Fire Station 5 with an approximate response time of 5 minutes.

Infrastructure additions and capital purchases for Fire District services are funded through development impact fees. Impact fees collected for each building at the time of building permit applications will total approximately \$125,000 for 80 residential units.

To properly serve the public for an all-hazards response, the Nampa Fire Department should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 224 residents to 80 multi-family residential units, with an increased personnel demand of .224 firefighter positions.

Exhibits

“No Parking” Signs

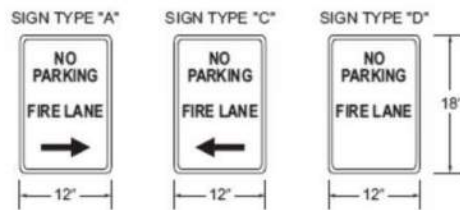
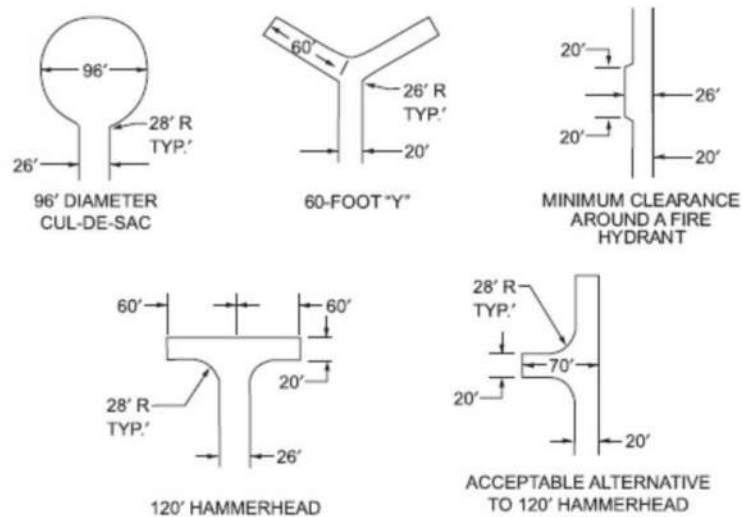


FIGURE D103.6 FIRE LANE SIGNS

“No Parking” signs for developments with parking stalls. Post at entrances.



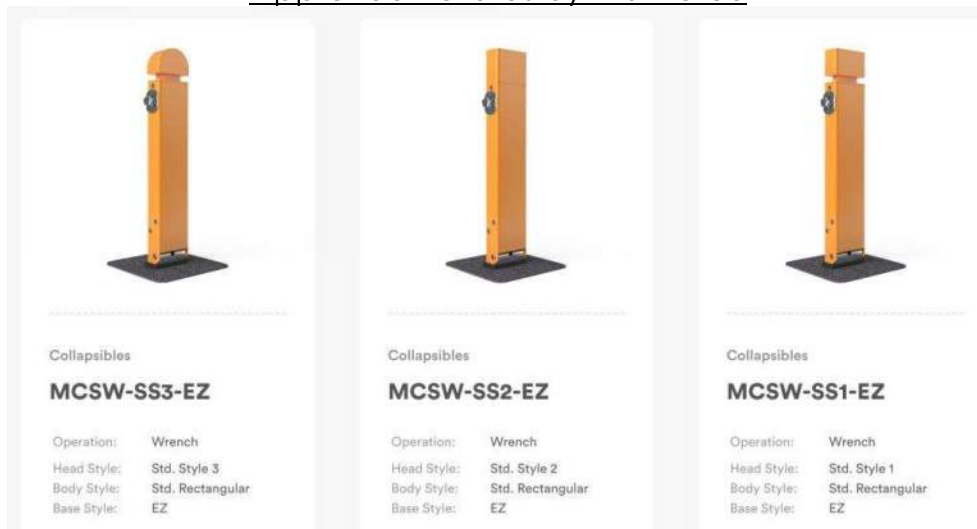
Fire Apparatus Turnaround Design Options

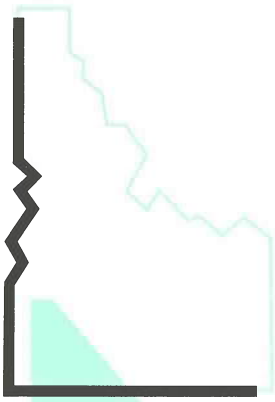


For SI: 1 foot = 304.8 mm.

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

Approved Bollards by Maxiforce





Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

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

October 21, 2024

City of Nampa
Planning & Zoning
500 12th Avenue South
Nampa, ID 83651

RE: CUP00356-2024/ 4404 4416 Amity Ave; Amity Landing Apts

To Whom It May Concern:

Nampa & Meridian Irrigation District (NMID) requires a filed Land Use Change Application to review prior to final platting.

All private laterals and waste ways must be protected. The Districts North Nampa Lateral courses along the north boundary of this property with a minimum easement of fifty feet (50') total, twenty-five feet (25') each side.

This easement must be protected. Any encroachment without a signed License Agreement and approved plan before construction is unacceptable.

All municipal surface drainage must be retained on site. If any municipal surface drainage leaves the site, NMID must review drainage plans. Developer must comply with Idaho Code 31-3805. Please feel free to contact me for further information.

Sincerely,

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

Cc: Office/ file
S. Pardew
A. Wolfe
Applicant



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

From: [Niki Benyakhlef](#)
To: [Planning-Zoning Staff](#)
Cc: [Teri Friend](#)
Subject: RE: Request for Dept/Agency Comments by 10/31/2024 for Amity Landing Apts (CUP-00356-2024)
Date: Friday, October 18, 2024 11:49:34 AM
Attachments: [image004.png](#)

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After careful review of the transmittal submitted to ITD on October 14, 2024, regarding Amity Landing Apts (CUP-00356-2024), the Department has no comments or concerns to make at this time. The proposed development is greater than 2.5 miles east of SH-45 and minimal impact can be anticipated.

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, October 14, 2024 4:17 PM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolynn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; 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>; Julie Linan

From: [Timothy Jensen](#)
To: [Teri Friend](#)
Subject: Re: Request for Dept/Agency Comments by 10/31/2024 for Amity Landing Apts (CUP-00356-2024)
Date: Wednesday, October 16, 2024 9:23:39 AM

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Teri,

Kuna School District has no official comment on this application as it doesn't lie within our boundaries.

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

On Mon, Oct 14, 2024 at 4:17 PM Teri Friend <friendt@cityofnampa.us> wrote:
RE: Putman/TAO CUP for Amity Landing Apts, 80-unit MF in BC at 4404 & 4416 Amity Ave (CUP-00356-2024)

Good Afternoon,

I have attached for your review the application for the Conditional Use Permit for a multi-family residential development, Amity Landing, in a BC (Community Business) Residential) zoning district at 4404 & 4416 Amity Ave, 4.06 acres in two parcels #R3179700000 and R31797010, located in the SE 1/4 of Section 25, T3N, R2W, BM, for Jeremy Putman/The Architech Office representing Lance Thueson (CUP-00356-2024). Original concept: Multi-family development with 80 dwelling units in five (5) 3-story high buildings of 16-units each.

Due to the size of the combined files, I am using Adobe Acrobat to send these as links available below. Please let me know if you have any difficulty accessing the files so that I can send them to you in another format if needed. Thank you!

CUP-00356-2024_Amity Landing
Apts_Application.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:15ee6578-2fed-402f-a9ac-c5d36ee631a1>>

CUP-00356-2024_Amity Landing
Apts_Narrative.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:6bd816b6-0460-4ce0-9848-6d632fac54de>>

CUP-00356-2024_Amity Landing Apts_Site
Plan.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:7a911bef-254d-41dc-bced-722ca6c58e97>>

CUP-00356-2024_Amity Landing Apts_Vicinity
Map.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:5b71261c-31d3-469f-8ad3-b5b38ec8d340>>

From: [PlatReview](#)
To: [Planning-Zoning Staff](#)
Cc: [Garrett, James](#)
Subject: FW: Request for Dept/Agency Comments by 10/31/2024 for Amity Landing Apts (CUP-00356-2024)
Date: Tuesday, October 22, 2024 10:31:23 AM
Attachments: [image001.png](#)
[image003.png](#)

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Requester,

Our engineer has reviewed this plat and their comments are as follows: "There does not appear to be any conflicts. If the developer determines otherwise, they will need to contact Lumen for a customer paid relocate"

If you require signatures or have any further questions, please contact the engineer directly at James.Garrett@lumen.com.

Thank you!



Lumen Plat Review
platreview@lumen.com

From: Teri Friend <friendt@cityofnampa.us>
Sent: Monday, October 14, 2024 6:17 PM
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>; Bates, Camille <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 <gishared@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

From: [Eddy Thiel](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Request for Dept/Agency Comments by 10/31/2024 for Amity Landing Apts (CUP-00356-2024)
Date: Tuesday, October 15, 2024 7:25:14 AM
Attachments: [image001.png](#)

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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, October 14, 2024 4:17 PM
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>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Kristi Watkins