



**PUBLIC HEARING**  
**Before the PLANNING AND ZONING COMMISSION**  
**Meeting of November 12, 2024**

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

Rodney Ashby, AICP  
Director

**Annexation and zoning to IL** (Light Industrial) zoning district and potential development agreement for a 3.82 acre parcel # R3082401000 at 17270 Northside Blvd, located in the SW 1/4 of Section 03, T3N, R2W, BM, for Tamee Crawford/Centurion Engineers, Inc representing Scott V. Smith (**ANN-00314-2024**).

**Original concept:** Lay down yard for a construction supply company.

(Action: *Recommendation*)

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**PROPERTY DETAILS**

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**Comprehensive Plan Future Land Use:** Industrial

**Area Zoning & Land Use:**

**North:** County Parcel; Farmland

**East:** County Parcel; Farmland

**South:** County Parcel; Farmland

**West:** IL (Light Industrial); Nampa Logistics Center

**Utilities:** City utilities in the area include the following:

- Domestic water – 12” main in Ustick Road at Northside Blvd.
- Sewer – 21” Noble Sewer Trunk in Ustick Road at Northside Blvd.
- Pressure Irrigation – 12” main in Ustick Road at Northside Blvd.

The City has recently approved development plans for construction which include 12” water and pressure irrigation mainline being constructed to within approx. 330’-340’ north of the subject lot.

**Traffic:** A Traffic Impact Study (TIS) is required for any project generating more than 100 new vehicle trips during any peak hour or 1,000 new daily trips (total in and out vehicular movements).

- A TIS will likely not be required for this project.

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## APPLICABLE REGULATIONS

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### **Annexation:**

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

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

Either:

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

### **Zoning/Rezoning:**

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

- 10-2-3.C.1: The proposed map amendment(s) is, are or would be in harmony with the City's currently adopted comprehensive plan and comprehensive plan land use map;
- 10-2-3.C.2: The proposed map amendment(s) is, are or would provide for a proposed use or set of uses that would be at least reasonably compatible with existing, adjoining property uses;
- 10-2-3.C.3: The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary.

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

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

**10-19-6: PROPERTY AREA, WIDTH AND YARD REQUIREMENTS**

The following minimum requirements shall be observed:

**10-19-6.A: Spatial and Bulk Requirements for Principal Structures and Accessory Structures:**

Setbacks are measured from the property line or future right of way as known or determined by the City Engineer.

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

**10-19-8.A.1: Landscaping Adjacent to Residential Districts:** All sites having a common boundary/property line with a residentially zoned property shall have either or both a six (6) to eight foot (8') high sight/site obscuring fence or a view obscuring coniferous/evergreen greenbelt of shrubs, trees, and native vegetation not less than six feet (6') in height nor less than ten feet (10') in width.

**10-19-8.B: Setback from Residential Districts:** In an IL district directly across a street or thoroughfare from a residential district or agricultural district in an area designated for future residential use on the comprehensive plan land use map, the parking and loading facilities shall be set at least twenty feet (20') back from the street line (edge of pavement), and structures shall be set back at least fifty feet (50') from the street line (edge of pavement).

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

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**CORRESPONDENCE**

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**Agency/City department comments** have been received regarding both the entitlement request and platting approval request associated with this matter [and report]. Such correspondence, by way of information, as received from agencies or the citizenry regarding the application package [received by noon Nov. 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.

Building Safety Department: This Planning Application, 17270 Northside Blvd (ANN-00314-2024), 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.

Nampa Code Compliance: The listed property, 17270 Northside BLVD, has the following violations. Annexation not recommended until these issues are remedied.

3-4-10 Nuisances, Maintenance Unlawful

3-4-8 Weeds to be Destroyed Weeds throughout the property to include along the property lines, in the corners of the property and in the ROW

If this property was in city of Nampa it would be in violation of city codes and have a case open for weed/trash/debris.

Development Engineering:

**General Comments:**

1. A pre-application meeting was held for this site on 6/19/2024 with Nampa P&Z, Engineering, and Nampa Fire District in attendance.
2. Review of submitted annexation legal yielded the following comment for correction.
  - None.
3. The following public roads provide access to the property.
  - Northside Blvd – classified as “Minor Arterial”, 45-mph.
4. Required right of way dedication along these roadways are as follows:
  - Northside Blvd – 50’ from Section Line.
  - Review of submitted right of way dedication legal yielded the following comment for correction.
    - Submitted ROW legal description has an error distance that is greater than acceptable standard of .02 (.073). Please address and resubmit prior to annexation recording.
5. Site access for future development shall adhere to the City’s Access Management Policy for spacing and alignment requirements along a minor arterial classified road.
6. Frontage improvements in accordance with Nampa City Code Section 9-3-1 will be required at the time of development.
7. A Traffic Impact Study (TIS) is required for any project generating more than 100 new vehicle trips during any peak hour or 1,000 new daily trips (total in and out vehicular movements).
  - A TIS will likely not be required for this project.
  - Development is required to address any project triggered impacts not accounted for in the City’s Transportation Master Plan (TMP) CIP list, or if an impact is triggered sooner than planned in the TMP.
  - Existing and/or background traffic deficiencies are generally considered to be the responsibility of the City to address.
8. City utilities in the area include the following:
  - Domestic water – 12” main in Ustick Road at Northside Blvd.

- Sewer – 21” Noble Sewer Trunk in Ustick Road at Northside Blvd.
- Pressure Irrigation – 12” main in Ustick Road at Northside Blvd.

City has recently approved development plans for construction which include 12” water and pressure irrigation mainline being constructed to within approx. 330’-340’ north of the subject lot.

9. Any future development and improvement activity for the property shall be subject to review and permitting by the City of Nampa and adhere to all City codes and policies in affect at the time of permit.

**Conditions:**

1. Any onsite wells 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.
2. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City’s pressure irrigation system. Applicant/ Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel.
3. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.
4. Applicant shall dedicate 50’ of public right-of-way from Section Line along the Northside Blvd frontage prior to completing the annexation.
  - Submitted ROW legal description has an error distance that is greater than acceptable standard of .02 (.073). Please address and resubmit prior to annexation recording.

Nampa Fire District: Nampa Fire District does not oppose this application. The property is currently served by Nampa Fire District and the annexation and use does not change our ability serve the property. The address is located 1.9 miles from Station 3 with an estimated response time of 5 minutes.

Nampa Long-Range Planner

Identified needed revisions to the Landscape Plan regarding the need to landscape the area between the property line and the edge of pavement.

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**CONDITIONS OF APPROVAL**

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Should the Commission vote to recommend approval of the annexation and zoning request, then 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. The project shall be subject to all required building codes and related permits based on the requirements of City Ordinance -Title 4 – Building Regulations.
2. The project shall correct the following violations prior to the annexation ordinance being recorded:

- 3-4-10 Nuisances, Maintenance Unlawful
  - 3-4-8 Weeds to be Destroyed Weeds throughout the property to include along the property lines, in the corners of the property and in the ROW
3. Any onsite wells 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.
  4. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/ Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel.
  5. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.
  6. Applicant shall dedicate 50' of public right-of-way from Section Line along the Northside Blvd frontage prior to completing the annexation.
    - Submitted ROW legal description has an error distance that is greater than acceptable standard of .02 (.073). Please address and resubmit prior to annexation recording.
  7. Applicant shall provide a revised Landscape Plan as per the memo from Doug Critchfield – Principal Planner – indicating the required landscaping of right-of-way along the front of the property, prior to the City Council considering the application at a public hearing.

<.. and any others the Commission chooses to impose...>

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## FINDINGS OF FACT

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### **A. All private landowners have consented to annexation.**

- The applicant, Centurion Engineers, Inc., represents the property owner – Scott V. Smith, as evidenced by an Affidavit of Legal Interest submitted with the application.

Conclusion: The property owner for parcel #R3082401000, has given consent to annex by signing a affidavit of legal interest to Centurion Engineers, Inc., who then submitted an application for annexation.

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

- The application includes a legal description that includes the full right-of-way for Northside Blvd directly west of the subject property.
- The right-of-way included in the legal description for annexation is abutting city limits on the west side, where parcel R3083700000 has been annexed and zoned IL (Light Industrial).

Conclusion: The property (parcel #R3082401000) proposed for annexation, is contiguous with the city limits because the annexation includes Northside Blvd right-of-way that abuts property already annexed and zoned IL to the west of this property.

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

- City sewer is available in Northside Blvd and additional utilities are available in the broader area, but the proposed use is not requesting utilities.
- Properties to the west have gone through annexation and are zoned IL (Light Industrial) with plans for future industrial development.
- The property is near principal arterial roadways with relatively good access to the freeway and the future SH-16 corridor.
- Public right-of-way will be dedicated as part of this proposal.

Conclusion: The proposed annexation and map amendment can be reasonably assumed to be available for orderly development because it is in an area that is developing and has some utilities available to the property, and the roadway network appears to have sufficient capacity for the use.

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

- **Nampa City Code 10-19-1: DESCRIPTION AND PURPOSE**  
The IL light industrial district is intended to create, preserve and enhance areas containing a wide range of commercial, professional offices, industrial uses and service industries that have a lower impact on nearby properties, and is typically appropriate to areas providing good rail or highway access.
- **Area Zoning & Land Use:**
  - North:** County Parcel; Farmland
  - East:** County Parcel; Farmland
  - South:** County Parcel; Farmland
  - West:** IL (Light Industrial); Nampa Logistics Center
- The proposed annexation is located on property that is designated as Industrial on the Future Land Use Map in the Comprehensive Plan. The purpose of this designation is described in the Plan as....

**5.9 Industrial Land Use Designation**

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

- The proposed IL (Light Industrial) zoning districts is a permitted zone under the Comprehensive Plan Future Land Use Map designation of Industrial.

Conclusion: 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; because** it establishes an area of IL (Light Industrial) zoning that is a permitted zone under the Industrial designation on the Comprehensive Plan Future Land Use Map and is supported by the narrative in the plan.

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

- **Nampa City Code 10-19-1: DESCRIPTION AND PURPOSE**

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

- **Area Zoning & Land Use:**

**North:** County Parcel; Farmland

**East:** County Parcel; Farmland

**South:** County Parcel; Farmland

**West:** IL (Light Industrial); Nampa Logistics Center

- In the Comprehensive Plan, compatible design is defined as the visual relationship between adjacent and nearby buildings and the immediate streetscape, in terms of a consistency of material, colors, building elements, building mass and other constructed elements of urban environments, such that abrupt or serve differences are avoided.
- In the Comprehensive Plan, incompatible land uses are defined as Land uses which are known or expected to cause environmental problems for one another, when in proximity, are deemed incompatible and are protected from one another by separation and/or other means.
- Property is adjacent to Northside Blvd which is a principal arterial.
- The proposed annexation is located on property that is designated as Industrial on the Future Land Use Map in the Comprehensive Plan. The purpose of this designation is described in the Plan as....

### **5.9 Industrial Land Use Designation**

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

'Industrial' Land Use Setting on the Future Land Use Map. The City's Zoning Code should show and differentiate between both uses on the zoning map.

- The proposed IL (Light Industrial) zoning districts is a permitted zone under the Comprehensive Plan Future Land Use Map designation of Industrial.
- The property directly to the west is annexed and zoned industrial.
- Development is required to follow the bulk standards in Nampa City Code, Title 10, Chapter 19, IL (Light Industrial) District per NCC 10-31-4.H.4.

Conclusion: The proposed annexation and map amendment is compatible with adjoining districts because it establishes an area of IL (Light Industrial) zoning that is the same as or compatible with an immediately adjoining district to the west and is in an Industrial land use designation on the Comprehensive Plan Future Land Use Map, and any development on the property shall be required to follow design standards established for the district.

**F. The proposed zoning map amendment(s) is in the interest of the public and reasonably necessary.**

- Uses proposed to be constructed on the property will be analyzed according to Nampa City Code § 10-3-2 Schedule of uses.
- City codes are written to protect the public interest by providing guidance for development.
- Development or redevelopment of the property will be required to meet City standards for development and shall install appropriate site improvements upon development.
- Property is adjacent to Northside Blvd, a principal arterial roadway.
- Frontage improvements in accordance with Nampa City Code Section 9-3-1 will be required at the time of development.
- Design review of each structure will be required in accordance with NCC §10-34.
- The City utilities are either available or planned in the area.

➤ **4.4 Economic Development Strategies**

The City of Nampa is committed to retaining and expanding business opportunities within Nampa's vibrant and growing community. In 2005, the City established an Economic Development Department, institutionalizing its commitment to economic development. Working with a broad vision for the future of Nampa, the City's Economic Development Department is celebrating its 14th year with a reputation of being innovative, aggressive and creative.

Nampa's economic development efforts are enhanced by numerous partnerships and activities including a strong 550-member Chamber of Commerce, an active partnership with area universities and regional partnerships and marketing efforts through the Boise Valley Economic Partnership (BVEP). In addition, Nampa is home for the Small Business Accelerator, a business incubator providing support services to entrepreneurs and business innovations.

Nampa is also ideally located for businesses to reach the large markets of the West. Nampa is accessible by overnight truck delivery, strategically located along Interstate 84, less than 20 miles from the Boise Regional Airport and located directly on the Union Pacific railroad mainline.

The economic development strategy for the City of Nampa, Idaho is based on three fundamental economic development principles: (1) business retention and expansion; (2) business recruitment; and (3) entrepreneurial development. Nampa uses these strategies to help develop and maintain a strong local economy by creating an environment that supports current businesses while encouraging entrepreneurship and the start-up of new business.

Since economic development could consume vast resources and time, Nampa focuses primarily on the target industries listed below.

#### **4.4.1 Target Industries**

Advanced manufacturing, including:

- Microelectronics and semiconductor
- Food processing and agribusiness
- Transportation, logistics and distribution
- Professional services, including:
- Shared services
- Technical support and customer care
- Finance, insurance, and health care

As stated earlier, workforce development will continue to play a crucial role in Nampa's Economic Development Strategy.

#### **4.4.4 Entrepreneurial Development**

The City of Nampa strongly encourages entrepreneurial development and innovative start-up businesses. The size and business climate of the community are conducive to entrepreneurial activity and innovative, local businesses such as those started in downtown Nampa in recent years. In addition, the City strongly supports the work of the Business Accelerator, a business incubator located in Nampa and operated by the Small Business Development Center.

##### **4.4.4.1 Business Incubator**

Business incubators are programs designed to accelerate the successful development of entrepreneurial companies through an array of business support resources and services. New businesses are supported by the incubator management as well as through the incubator's network of contacts. Incubators vary in the way they deliver their services, in their organizational structure, and in the types of clients they serve. Successful completion of a business incubation program increases the likelihood that a start-up company will stay in business for the long term. Historically, 87% of incubator graduates stay in business.

Currently, the Small Business Development Center offers business incubator services in Nampa at the Nampa Business Accelerator located near the Idaho Center complex. The Accelerator provides a resource for encouraging entrepreneurial and innovation business development locally and has seen success in facilitating new business in the community. This program plays an important role in the development of innovative new businesses for Nampa and the surrounding area.

### **➤ Chapter Four – Economic Development Objectives and Strategies:**

**OBJECTIVE 2: Develop retail and service businesses in locations that are accessible by walking or biking.**

**OBJECTIVE 3: Support entrepreneur and start-up businesses.**

STRATEGY 1: Plan for and support business incubator services

STRATEGY 2: Coordinate small business counseling opportunities and training events in Nampa.

STRATEGY 3: Pursue formation of angel investment fund for Canyon County firms.

**OBJECTIVE 4: Provide a business-friendly environment.**

STRATEGY 1: Expedite permitting, inspecting and development services.

STRATEGY 2: Participate in regional economic development efforts as well as coordination with other local governments and business partners.

Conclusion: The proposed annexation and map amendment is in the public interest and reasonably necessary because it provides an opportunity for economic development and has city services and utilities available in the area and it meets the goals and objectives of the comprehensive plan.

<And any other findings determined by the Commission or Council>

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## POTENTIAL MOTIONS – ANNEXATION & ZONING

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### APPROVE:

I move to recommend approval of the **Annexation and zoning to IL** (Light Industrial) zoning district and potential development agreement for a 3.82 acre parcel # R3082401000 at 17270 Northside Blvd, for Tamee Crawford/Centurion Engineers, Inc representing Scott V. Smith (**ANN-00314-2024**) 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 **Annexation and zoning to IL** (Light Industrial) zoning district and potential development agreement for a 3.82 acre parcel # R3082401000 at 17270 Northside Blvd, for Tamee Crawford/Centurion Engineers, Inc representing Scott V. Smith (**ANN-00314-2024**) because \_\_\_\_\_

...Please state the findings for denial based on the criteria for annexation and/or zoning.

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## ATTACHMENTS

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- Application
- Narrative
- Affidavit of Legal Interest
- Pre-Application Meeting Notes
- Site Plan
- Comprehensive Plan Future Land Use Map
- Zoning Map
- Utility Map
- Aerial View
- Industrial Land Uses
- Correspondence



# Planning & Zoning Department Master Application

**Staff Use Only**

Project Name: Specialty Construction Supply  
 File Number: ANN-00314-2024  
 Related Applications: \_\_\_\_\_

**Type of Application**

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

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

Applicant Name: Tamee Crawford - Centurion Engineers, Inc Phone: (208) 343-3381

Applicant Address: 2323 South Vista Ave, #206 Email: tlcrawford@centengr.com

City: Nampa State: ID Zip: \_\_\_\_\_

Interest in property:  Own  Rent  Other: Client Representative

Owner Name: Scott V. Smith Phone: \_\_\_\_\_

Owner Address: 17270 Northside Boulevard Email: \_\_\_\_\_

City: Nampa State: ID Zip: 83687

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

Firm Name: Centurion Engineers, Inc Phone: 208.343.3381

Contractor Address: 2323 S Vista Avenue, Suite 206 Email: jdanning@centengr.com

City: Boise State: ID Zip: 83705

**Subject Property Information**Address: 17270 Northside BlvdParcel Number(s): R3082401000 Total acreage: 3.82 Zoning: AgricultureType of proposed use:  Residential  Commercial  Industrial  Other: \_\_\_\_\_Project/Subdivision Name: Speciality Construction Supply AnnexationDescription of proposed project/request: store equipment on the site with less than 20 deliveries and pick-ups per day.  
AnnexationProposed Zoning: IL Acres of each proposed zone: 3.8**Development Project Information (if applicable)**

Lot Type	Number of Lots	Acres
Residential		
Commercial		
Industrial	1	3.8
Total Common Area		
Internal Roadways	Provide acres only	
Frontage ROW to be dedicated	Provide acres only, if applicable	
<b>Total</b>	1	3.8

**Development Project Information (if applicable)** N/A

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

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

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

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

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

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

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

Print applicant name: Tamee CrawfordApplicant signature:  Date: 8/15/2024**City Staff**Received by: JKW Received date: 8/15/2024

**City of Nampa Planning and Zoning Department**

c/o Kristi Watkins, Principal Planner  
500 12<sup>th</sup> Avenue South  
Nampa, ID 83651  
208.468.4434  
watkinsk@cityofnampa.us

August 15, 2024

**Dear Planning Commission and City Council,**

On behalf of Specialty Construction Supplies, we are pleased to submit the enclosed request for annexation. The project site is located 17270 Northside Boulevard, north of the East Lateral.

The applicant seeks annexation with IL zoning.

**Existing Characteristics.** The site consists of 3.821 acres land. The property is currently in unincorporated Canyon County, but the City of Nampa limits extend to the property immediately across Northside Boulevard. The parcel number is R308240100. The site is flat. It is not within the floodplain. The site currently has an existing single-family home and several agricultural outbuildings.

**Comprehensive Plan and Zoning.** The proposed industrial use and proposed zoning are consistent with the Nampa 2040 Comprehensive Plan industrial designation. Adjoining properties are also designated as industrial in the Nampa 2040 Comprehensive Plan. However, the Canyon County Comprehensive Plan designates the property as suitable for residential development. We feel that it is in the best interest of the City to annex and zone the property to establish an industrial use consistent with your plan.

**Land Use.** The proposed use is compatible with the neighboring agricultural uses. Specialty Construction Supplies will store equipment on the site with less than 20 deliveries and pick-ups per day. Employees will not be parking at the site. There are no plans to use or have renters in the existing home.

**Site Design.** Northside Boulevard creates the site's western boundary and East Canal creates the south boundary. We have already reached out to the City Engineering group to determine appropriate driveway locations consistent with City policy. The annexation application includes the land description for additional right of way for Northside Boulevard as well as a 25-foot landscape buffer. The applicant understands that he must fence the north, west, and south boundaries of the site with a site obscuring fence that is consistent with your design criteria. We have submitted a proposed fence type with this application.

**Utilities.** The proposed use as a lay down yard requires no utilities. Therefore, the applicant is not proposing to extend services at this time.

**Preapplication Meeting.** A preapplication meeting was held for the initial project submittal with City Staff on June 19, 2024. The primary topics of conversation were access, right-of-way dedication and fencing.



# CENTURION ENGINEERS, INC.

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2323 S. Vista Ave Suite 206 | Boise, ID 83705 | 208.343.3381

**Neighborhood Meeting.** We conducted a neighborhood meeting on August 1, 2004 from 7:00 to 7:30 pm on site. One neighbor attended and we addressed his concerns.

We look forward to working with the City of Nampa throughout the annexation process and ultimately to installing Specialty Construction Supplies as a new business in the City of Nampa.

On behalf of the applicant, as their representative, we respectfully request approval for annexation and IL zoning for the property at 17270 Northside Boulevard.

Sincerely,



**David Crawford**

President

Centurion Engineers, Inc.

dacrawford@centengr.com





# City of Nampa

PLANNING and ZONING DEPARTMENT  
CITY HALL 411 THIRD STREET SO.

NAMPA, IDAHO 83651 OFFICE (208) 468-5484  
FAX (208) 465-2261

## AFFIDAVIT OF LEGAL INTEREST

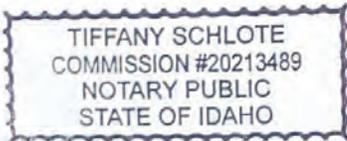
STATE OF IDAHO )  
 :SS  
COUNTY OF CANYON )

- A. I, Scott V. Smith, whose address is 17270 Northside Blvd 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 Centurion Engineers, Inc, whose address is 2323 South Vista Ave, #206, Boise, ID 83705, 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 13<sup>th</sup> day of August, 2024.

[Signature]  
Signature

SUBSCRIBED AND SWORN to before me the 13<sup>th</sup> day of August, 2024.



[Signature]  
Notary Public for Idaho  
Residing at: Middleton, ID  
Commission Expires: 07/23/2027

**Planning & Zoning (PZ) Notes for Property Inquiry**

**Date of Meeting (expires in 6 months):** Wednesday, June 19, 2024, 2pm

**Project Name:** Lay down yard

**Address and/or Parcel No:** 17270 Northside Blvd (R3082401000)

**Acreage:** 3.8 acres

**Project Description:** Utilization of property for construction lay-down yard, shop, and future retail locations (needs annexation).

**Zone =** Canyon County, Recommend IL (Light Industrial)

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

**PZ Staff Contact:** Kristi Watkins, Principal Planner, 208-468-4434, [watkinsk@cityofnampa.us](mailto:watkinsk@cityofnampa.us)

These notes are not intended to reiterate the City Code in its entirety. Please see the code sections referenced for a complete detail of the zoning code requirements.

This is NOT an approval of the proposed project and does not guarantee approval from the Commission or Council should any entitlements be required.

.....  
**IL Zoning Code requirements can be found in Nampa City Code 10-19**

**Parking:** All areas where a vehicle will traverse shall be paved. 90 degree parking requires a minimum 24' drive aisle between stalls.

**Spaces =** 9' x 20' (A 2' overhang is allowed - 18' is allowed with wheel stops or when adjacent to exterior landscaping or 6' sidewalk)

Parking formulas for specific uses can be found in NCC §10-22.

**10-1-8.E: Commercial, or Industrial Districts:** Fences not to exceed eight feet (8') in height (6 feet for multiple-family residential projects) may be located or maintained on any commercially or industrially zoned property. In the case of security fences, when a barbed wire top section is utilized, the eight foot (8') maximum height limitation may be exceeded by up to thirty inches (30") only by the barbed wire security top section.

**Design Review (NCC §10-34-10.B) Required for fencing of a storage/lay down yard:**

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

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

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

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

### **Landscaping (NCC §10-33):**

Any area unencumbered by a structure or parking area shall be landscaped. 25' landscape buffer shall be landscaped in accordance with arterial landscaping requirements.

**10-33-2.C: Land Between ROW and Property Line:** Any land within the right-of-way, between the property line and the developed roadway, shall be designed by a professionally licensed and registered landscape architect or landscape designer. Property shall be landscaped with a balanced combination of turf, crushed rock/gravel and low growing shrubs and flowers. In all cases, any proposed planting within public rights of way shall require approval from the City Forester and Planning Director.

**10-33-4.D: Landscape Buffer Tree Spacing and Placement (Corridors, Local Roads and Streets):** One Class I Street Tree is required for every 25 feet (25') and/or one Class II Street Tree is required for every 35 feet (35') of street frontage. At least 50% of landscape buffer Class I and Class II Street Trees shall be placed in a linear layout parallel to the street frontage(s). The remainder the Class I or Class II Street Trees shall be in the landscape buffer area in any layout configuration.

**10-33-2.G.1.a. Water-Wise Species Requirements:** At least seventy-five percent (75%) of proposed shrub and groundcover plants must be rated as "lower-water" or "moderate water" demand in the City of Nampa Approved Water-Wise Plant List (CNAWPL).

### **10-33-2.H.4: Irrigation Design/Plan Requirements (all projects)**

- Separate zones for plant types (turf, trees, shrub/groundcovers)

- Turf zones must be irrigated with MPR (matched precipitation rate heads) within each zone
- All spray heads in sloped areas must have check valves to avoid low-head drainage
- Spray application methods match on site soil characteristics
- Tree and Shrub zones must be irrigated with low-flow drip emission devices (emitters, bubblers, dripline). Overhead spray is prohibited in shrub and flower beds
  - For driplines, provide emitter and row spacing based on soil type and site conditions
  - For emitters, emission points should be located halfway between the edge of rootball and crown of the plant
  - On slopes, specify emission points to be on the upslope side of the root ball
- System is designed to eliminate overspray onto impervious surfaces

**10-33-2.H.5: Irrigation Plan Elements:**

- The irrigation plan shall be drawn to a scale no smaller than 1-inch equals 30 feet (1" = 30'-0"), shall match the scale of the landscape plan, and shall indicate the following:
- Boundaries and property lines.
- Indication of proposed water source (secondary / domestic) and location of the Irrigation point of connection.
- Location of the following irrigation system components: controller(s), sensor(s), pump (if applicable), mainlines, valves, laterals, irrigation heads, drip lines, and emission devices. Pipe sizing shall be indicated.
- A legend with identifying symbols indicating type of sprinkler heads, type of valves, and other symbols is required.
- Applicable system detail elevations, manufacturers cut sheets and specifications, note to contractors, and installation details.
- North arrow, scale block, title block with project name, project address or parcel number, draftsman initials, date, firm or company information, and State of Idaho licensed landscape architect's stamp with signature, or landscape designer name, business information and signature.

**10-33-2.H.6: Irrigation Requirements (Subdivisions, Commercial, Industrial, and Multi-Family projects over one acre)**

- Must include master valve / flow sensor
- Controller must be 'WaterSense' labeled, capable of seasonal watering adjustments based on temperature, precipitation, etc.

**TABLE 10-23-20(F)  
PERMANENT SIGNS PERMITTED IN THE IL/IH ZONES<sup>1</sup>**

Type Of Sign	Number Allowed	Maximum Allowable Height Above Grade	Maximum Display Surface Area Per Establishment	Spacing And Location <sup>1</sup>	Illumination <sup>4</sup>
Freestanding pole, monument, projecting, or roof <sup>2</sup>	1 per street <sup>3</sup>	40'	1½ sq. ft. per linear foot of street frontage or 300 sq. ft. maximum, whichever is more restrictive		Indirect or internal
Freestanding billboard <sup>2</sup>	1 per street <sup>3</sup>	40'	400 sq. ft. maximum		Indirect or internal
Freestanding billboard	1 per lot	40'	672 sq. ft. maximum	Only if oriented to, and on property abutting, I-84	Indirect or internal
Wall or marquee	1 or more up to maximum square feet allowed <sup>2</sup>	5' above building	25% of building or tenant wall (as pertinent)		Indirect or internal

Footnotes:

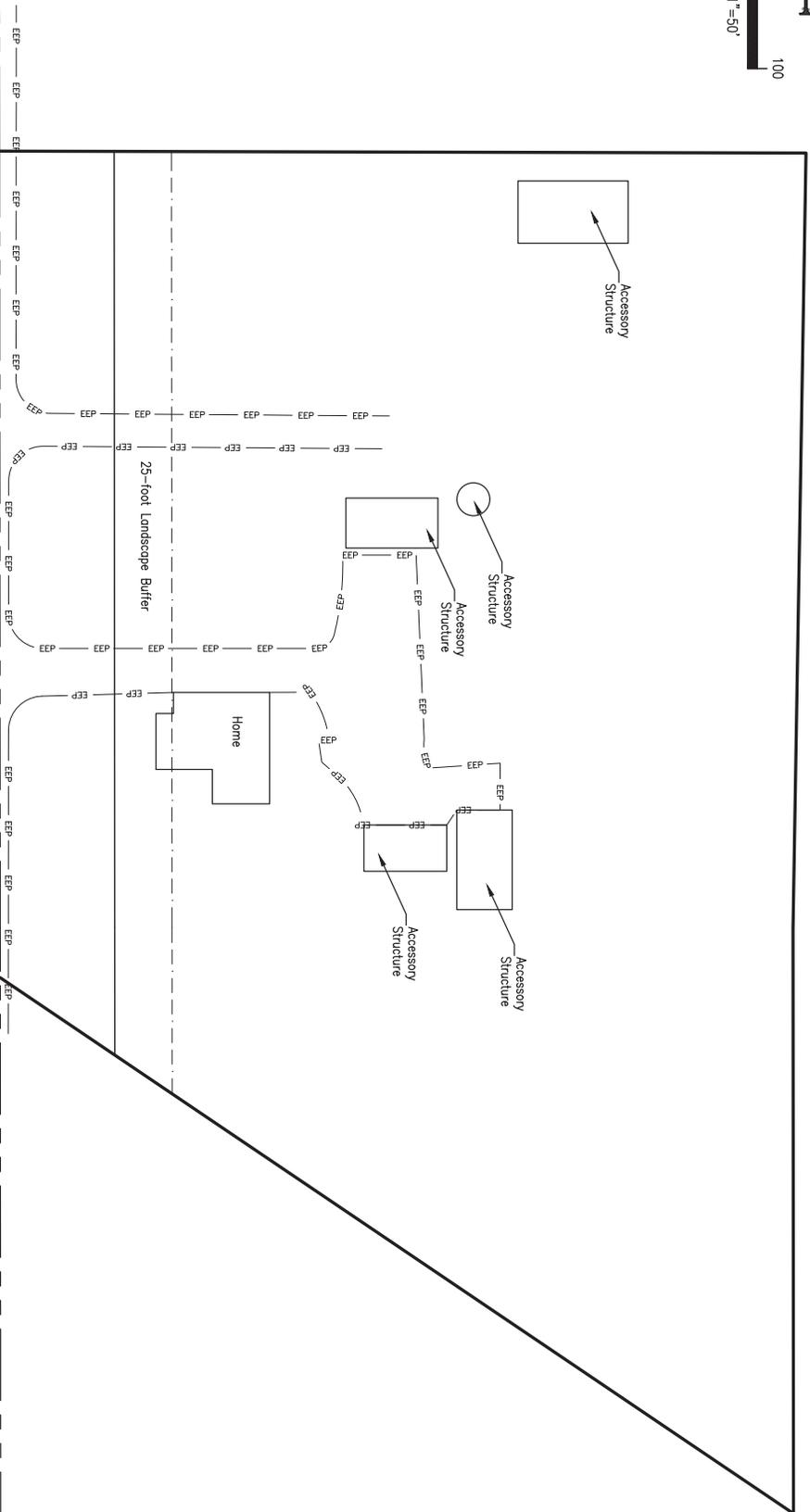
1. If not noted, see § 10-23-3 of this chapter for general provisions and § 10-23-7 of this chapter for exemptions.
2. The combined maximum sign area for these signs shall not exceed the total area.
3. 1 additional sign per street may be allowed when street frontage exceeds 500 feet and signs are at least 300 feet apart.
4. Not to be confused with or construed as the presence of an electronic reader board message center component in a sign.

**Applications and Processes:**

- 1) Annexation and Zoning to IL
  - a. Neighborhood Meeting
  - b. Master application & Annexation Checklist
  - c. Legal Description for full annexation boundary – Whole Property boundary + to the other side of the ROW for annexation.
  - d. Legal Description for ROW dedication – 50' from section line
  - e. Public Hearings – PZ Commission & City Council
  - f. Fee \$950
  
- 2) Design Review
  - Committee review if over 5,000 s.f. (3-4 weeks)
  - Staff Review if under 5, 000 s.f. (14 days after submittal date)
  - Master Application
  - Design Review Checklist
  - \$210 fee for Staff \$835 fee for Committee

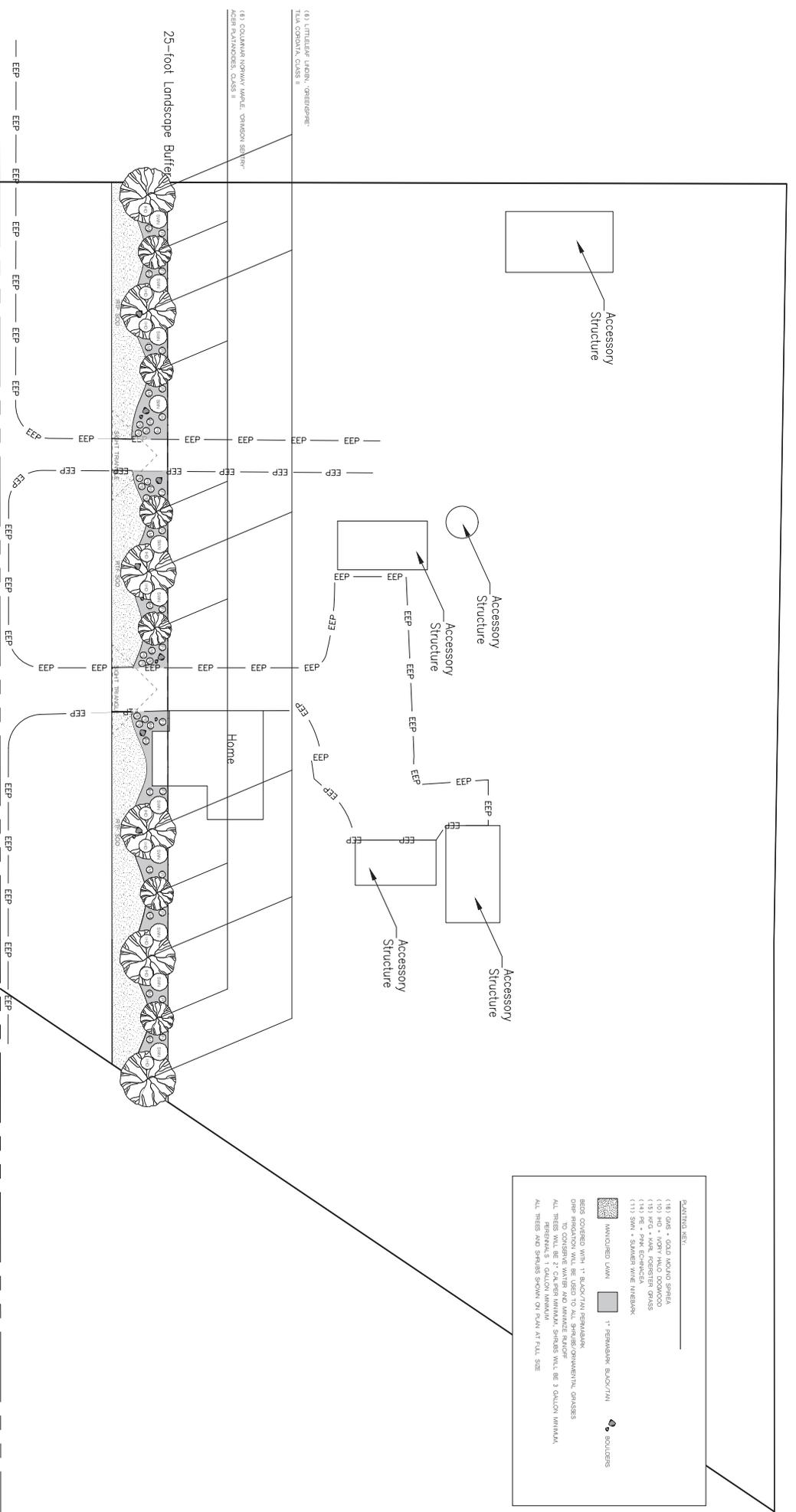


# Specialty Construction Supply Site Plan Sketch



**CENTURION ENGINEERS, INC.**  
Consulting Engineers, Land Surveyors, Planners  
2323 S. Vista Ave, Ste. 206 | Boise, ID 83705  
208.343.3381 | www.centengr.com

# Northside Blvd.



(B) LITTLELEAF LINDEN, 'GREENBARK'  
TELA CORNUTA, CLASS II

(C) COLUMNAR NORWAY SPRUCE, 'CHRONOS SEVEN'  
LIFE SPAN: 25-30 YRS

25-foot Landscape Buffer

Home

Accessory Structure

Accessory Structure

Accessory Structure

**PLANTING KEY:**

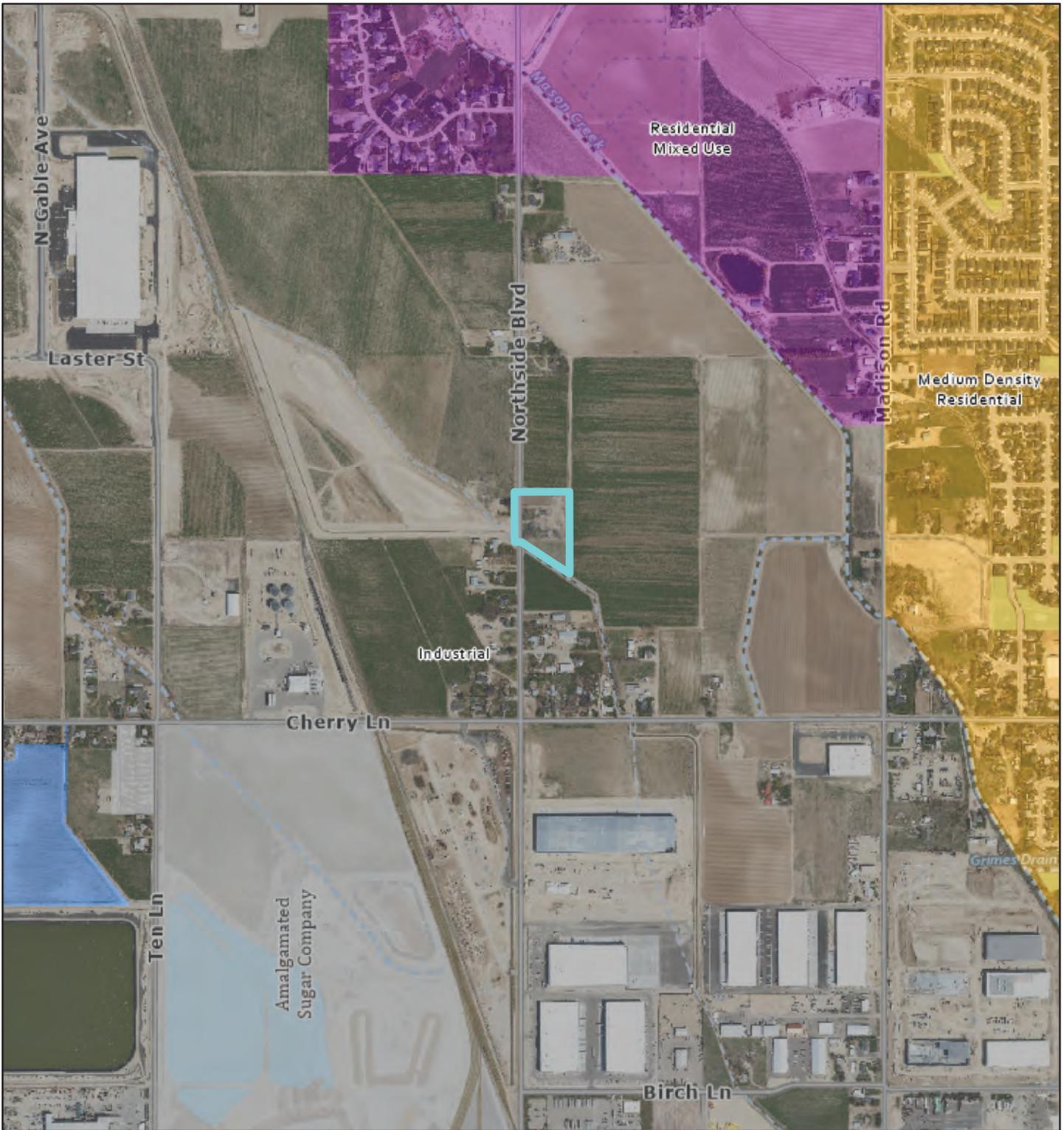
- (18) GDB - GOLD MOUND SPREA
- (19) GDB - GOLD MOUND SPREA
- (15) WFO - WALK ROBERTSON GRASS
- (14) PE - PINK ECHOICE
- (11) SW - SUMMER WINE VINEBARK
- (1) PERENNIAL BACKLITIN
- (2) SOLIDERS

SEDS COVERED WITH 1" BLACKTIN PERENNIAL GRASS TO CONSERVE WATER AND MINIMIZE RUNOFF. ALL TREES WILL BE 2" CALIPER MINIMUM. SHRUBS WILL BE 3 GALLON MINIMUM. ALL TREES AND SHRUBS SHOWN ON PLAN AT FULL SIZE.



DATE	JULY 23, 2024
CLIENT	DAVID CRAMOND
LOCATION	17210 NORTHSIDE BLVD HAMPA, ID
PREPARED BY	MICHAEL BENNETT PRINCIPAL DESIGNER OWYHEE LANDSCAPE DESIGN LLC 801 328-1820

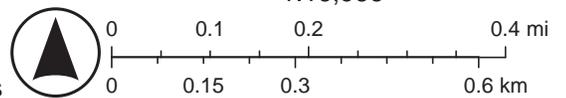
# Comp Plan FLUM



11/6/2024, 11:42:50 AM

Comp Plan

- Education, Public Administration, Healthcare and Other Institutions
- Industrial
- Medium Density Residential
- Residential Mixed Use



Nampa GIS, GeoTerra, Inc.

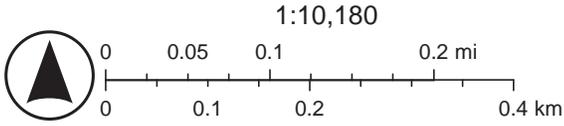
# Zoning Map



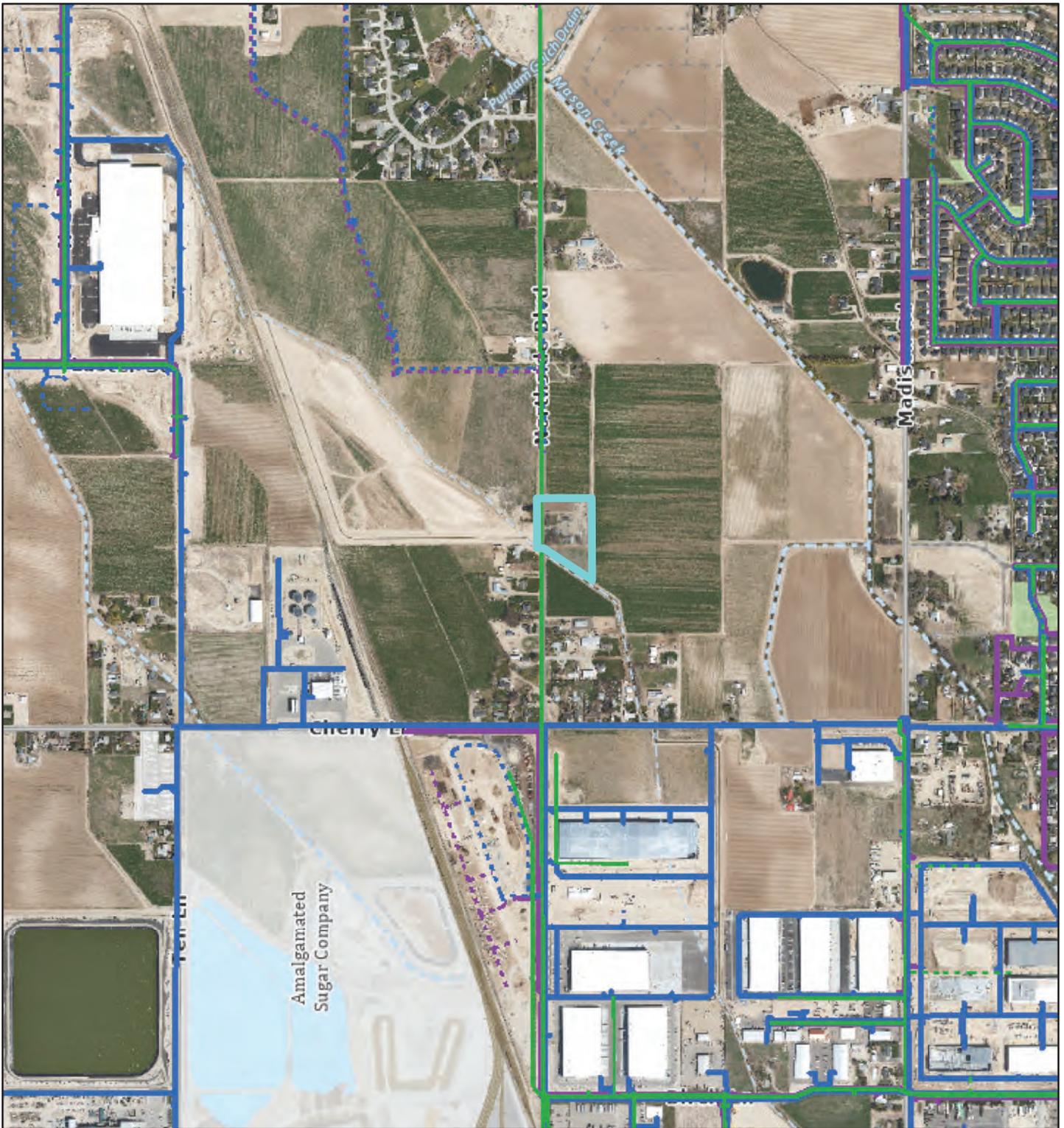
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### Zoning

-  AG
-  Enc
-  IH
-  IL



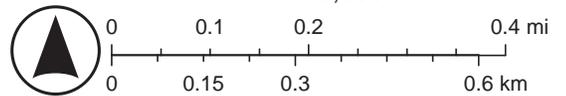
# Utility Map



11/6/2024, 11:44:53 AM

1:16,966

- |  |                      |   |                       |
|--|----------------------|---|-----------------------|
| Sewer Main                               | — (Solid Green)      | Domestic Water (Active)                       | — (Solid Blue)        |
| Sewer (Inactive, Private, etc.)          | - - - (Dashed Green) | Irrigation Line                               | - - - (Dashed Blue)   |
| Sewer (Active)                           | — (Solid Green)      | Pressure Irrigation (Inactive, Private, etc.) | - - - (Dashed Purple) |
| Domestic Line                            | — (Solid Blue)       | Pressure Irrigation (Active)                  | — (Solid Purple)      |
| Domestic Water (Inactive, Private, etc.) | - - - (Dashed Blue)  |   |                       |



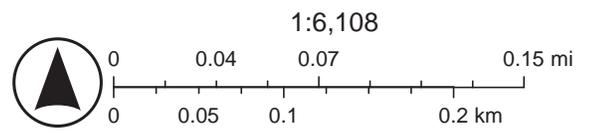
# Aerial View



11/6/2024, 11:44:10 AM

## Address Points

-  Active
-  Canyon County Parcels



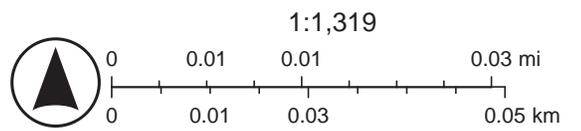
# Aerial View - Close



11/6/2024, 11:47:08 AM

## Address Points

-  Active
-  Canyon County Parcels



## Light Industrial (IL) Land Uses

Permitted Uses	Conditional Uses (CUP Required)
Accessory use or building	Airport, heliports, landing fields, etc.
Agricultural supply	Alcohol Sales Establishment, Primary Use <sup>1</sup>
Agricultural, general (no slaughterhouses in GB, IL or IP zone)	Asphalt plant
Ambulance service	Bank/credit union
Animal shelter	Concrete batching and mixing
Animals, agricultural <sup>4</sup>	Crematorium
Apiaries (Beehives)	Daycare/day nursery/pre-school (commercial) <sup>2</sup>
Appliance repair	Dry cleaner, coin operated, custom and self-service, laundromat
Auction sales (no livestock in BC)	Fairground
Automobile body, paint shop	Fish farm or hatchery
Automobile or truck repair	Go-cart track
Automobile or truck sales, new	Golf driving range
Automobile or truck sales, used	Hookah lounge/bar
Automobile parking lot/garage, private <sup>1</sup>	Hotel/Motel
Automobile parts and accessories	Impound/storage yard, vehicle
Blood bank	Kennel, commercial
Car wash	Kennel, noncommercial <sup>5</sup>
Cemetery or mausoleum	Laboratory
Church or religious facility	Liquor store, package
Construction trade/sales office (indoor storage only)	Livestock sales
Construction trade/sales office (with outdoor storage)	Manufactured/mobile home park (subject to chapters 28 and 29 of this title)
Construction, showroom	Meat market <sup>3</sup>
Dwelling, caretaker <sup>3</sup>	Mineral resources, natural (subject to state law provisions)
Electrical and electronic supply	Mobile home, caretaker
Equipment or implement sales, large or heavy equipment	Prison, jail, etc.
Equipment rental	Racetrack or drag strip
Freight transfer point	Restaurant (not drive-in, drive- through or walk-up)
Fuel sales or service station	Restaurant (with drive-in, drive- through, or walk-up) <sup>4</sup>
Furniture refinishing	Retail, bulky
Governmental emergency building (i.e., fire or police stations, including combined stations and satellite versions)	Tobacco shop
Governmental office building or facility	Transition home (as defined by chapter 1 of this title)
Governmental water, pressure irrigation and/or sewer lift stations (including combined facilities and satellite versions thereof)	Upholstery, automobile and furniture
Grain/feed and seed processing and sales	Vape shop
Greenhouse	Veterinary
Horticultural services	Zoo
Hospital, animal	
Laundry, commercial plant	
Lumberyard, retail	
Machine shop	
Manufacture, assembly or packaging of products from previously prepared materials	
Manufacture, compounding, bottling, processing, packaging, or treatment of food and beverage products	

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

Footnotes:

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

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

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

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

**Dwelling, caretaker<sup>3</sup>**

3. 1 per business or property, as most restrictive. To be allowed, there must already be some kind of related business structure or complex on the same property. Use of a mobile home requires a Conditional Use Permit.

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

3. See § 10-19-3.B of this title.

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

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

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

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

**Daycare/day nursery/pre-school (commercial)<sup>2</sup>**

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

**Kennel, noncommercial<sup>5</sup>**

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

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

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

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

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

**From:** [Michael Underwood](#)  
**To:** [Teri Friend](#)  
**Subject:** RE: Request for Agency/Dept comments by 10/25/2024 for Annexation to IL at 17270 Northside Blvd (ANN-00314-2024)  
**Date:** Friday, October 18, 2024 8:38:30 AM  
**Attachments:** [image004.png](#)  
[image005.png](#)

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## 17270 Northside Blvd (ANN-00314-2024)

This Planning Application, 17270 Northside Blvd (ANN-00314-2024), 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](mailto:underwoodm@cityofnampa.us)  
[Department of Building Safety, Like us on Facebook](#)  
**NAMPA Ready**

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

**Sent:** Friday, September 20, 2024 7:42 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 <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>; 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)

10/2/2024



Teri Friend  
Associate Planner  
Planning & Zoning  
500 12th Ave South, Nampa, ID 83651

No Reservations/No Objection

SUBJECT: 17270 Northside Blvd, Nampa, ID – Encroachment

To Whom It May Concern:

Quest Corporation d/b/a CENTURYLINK QC (“CenturyLink”) has reviewed the request for the subject encroachment and has determined that it has no objections with respect to the areas proposed for encroachment as shown and/or described on Exhibit “A”, said Exhibit “A” attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this encroachment shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

If you have any questions, please contact Richard Hollis at 903-559-1095 or [richard.hollis@lumen.com](mailto:richard.hollis@lumen.com)

Sincerely yours,

CenturyLink ROW Team



From: [Juan Vergara](#)  
To: [Planning-Zoning Staff](#)  
Cc: [Kent Lovelace](#); [Soyla Reyna](#)  
Subject: P&Z Inspection CC24-001384 R: 3082401000  
Date: Monday, September 23, 2024 4:51:09 PM  
Attachments: [image001.png](#)

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Good afternoon all,

The listed property, **17270 Northside BLVD**, has the following violations. Annexation not recommended until these issues are remedied.

3-4-10 Nuisances, Maintenance Unlawful

3-4-8 Weeds to be Destroyed Weeds throughout the property to include along the property lines, in the corners of the property and in the ROW

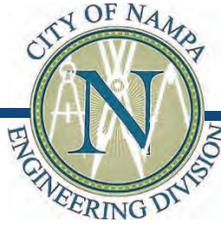
**If this property was in city of Nampa it would be in violation of city codes and have a case open for weed/trash/debris.**

**The listed property, , has the following violations. Annexation not recommended until these issues are remedied.**



JUAN VERGARA SR,  
Code Compliance, Officer II  
O: 208.468.5473, D: 208.468.5485  
401 3<sup>rd</sup> ST. S. Nampa, ID 83651  
[City of Nampa – Like us on Facebook](#)

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.



DATE: October 18, 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: Tamee Crawford – Centurion Engineers, Inc  
OWNER: Scott V. Smith  
ADDRESS: 17270 Northside Blvd  
RE: **ANN-00314-2024 – Annexation and Zoning to IL Zone**

---

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

**General Comments:**

1. A pre-application meeting was held for this site on 6/19/2024 with Nampa P&Z, Engineering, and Nampa Fire District in attendance.
2. Review of submitted annexation legal yielded the following comment for correction.
  - None.
3. The following public roads provide access to the property.
  - Northside Blvd – classified as “Minor Arterial”, 45-mph.
4. Required right of way dedication along these roadways are as follows:
  - Northside Blvd – 50’ from Section Line.
  - Review of submitted right of way dedication legal yielded the following comment for correction.
    - Submitted ROW legal description has an error distance that is greater than acceptable standard of .02 (.073). Please address and resubmit prior to annexation recording.
5. Site access for future development shall adhere to the City’s Access Management Policy for spacing and alignment requirements along a minor arterial classified road.
6. Frontage improvements in accordance with Nampa City Code Section 9-3-1 will be required at the time of development.
7. A Traffic Impact Study (TIS) is required for any project generating more than 100 new vehicle trips during any peak hour or 1,000 new daily trips (total in and out vehicular movements).

- A TIS will likely not be required for this project.
  - Development is required to address any project triggered impacts not accounted for in the City's Transportation Master Plan (TMP) CIP list, or if an impact is triggered sooner than planned in the TMP.
  - Existing and/or background traffic deficiencies are generally considered to be the responsibility of the City to address.
8. City utilities in the area include the following:
- Domestic water – 12" main in Ustick Road at Northside Blvd.
  - Sewer – 21" Noble Sewer Trunk in Ustick Road at Northside Blvd.
  - Pressure Irrigation – 12" main in Ustick Road at Northside Blvd.

City has recently approved development plans for construction which include 12" water and pressure irrigation mainline being constructed to within approx. 330'-340' north of the subject lot.

9. Any future development and improvement activity for the property shall be subject to review and permitting by the City of Nampa and adhere to all City codes and policies in affect at the time of permit.

**Conditions:**

1. Any onsite wells 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.
2. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel.
3. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.
4. Applicant shall dedicate 50' of public right-of-way from Section Line along the Northside Blvd frontage prior to completing the annexation.
  - Submitted ROW legal description has an error distance that is greater than acceptable standard of .02 (.073). Please address and resubmit prior to annexation recording.

Utility Map



Contours Map



From: [Ron Johnson](#)  
To: [Planning-Zoning Staff](#)  
Subject: RE: [EXTERNAL]Request for Agency/Dept comments by 10/25/2024 for Annexation to IL at 17270 Northside Blvd (ANN-00314-2024)  
Date: Wednesday, October 23, 2024 12:03:14 PM  
Attachments: [image003.png](#)  
[image004.png](#)

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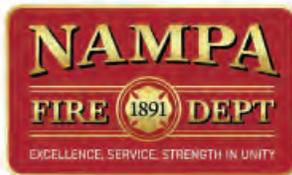
**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Hello,

Nampa Fire District does not oppose this application. The property is currently served by Nampa Fire District and the annexation and use does not change our ability serve the property. The address is located 1.9 miles from Station 3 with an estimated response time of 5 minutes.

Please contact me if you have any questions.

Regards,



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

---

**From:** Teri Friend <friendt@cityofnampa.us>  
**Sent:** Friday, September 20, 2024 7:42 AM  
**To:** Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolynn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; 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

**From:** [Niki Benyakhlef](#)  
**To:** [Planning-Zoning Staff](#)  
**Cc:** [Teri Friend](#)  
**Subject:** RE: Request for Agency/Dept comments by 10/25/2024 for Annexation to IL at 17270 Northside Blvd (ANN-00314-2024)  
**Date:** Tuesday, September 24, 2024 9:06:54 AM  
**Attachments:** [image004.png](#)

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Good Morning,

After careful review of the transmittal submitted to ITD on September 20, 2024, regarding Annexation to IL at 17270 Northside Blvd (ANN-00314-2024), the Department has no comments or concerns to make at this time. This development is greater than 1.5 miles north of the I-84/Northside Blvd interchange and greater than 2.5 miles south of US-20/26. Minor 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](mailto:niki.benyakhlef@itd.idaho.gov)  
Website: [itd.idaho.gov](http://itd.idaho.gov)

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

**Sent:** Friday, September 20, 2024 7:42 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 <gishared@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

From: [Timothy Jensen](#)  
To: [Teri Friend](#)  
Subject: Re: Request for Agency/Dept comments by 10/25/2024 for Annexation to IL at 17270 Northside Blvd (ANN-00314-2024)  
Date: Friday, September 20, 2024 5:03:17 PM

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Teri,

Kuna School District has no official comment on this application as the location of the property does not lie within district boundaries.

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

On Fri, Sep 20, 2024 at 7:42 AM Teri Friend <[friendt@cityofnampa.us](mailto:friendt@cityofnampa.us)> wrote:

RE: Crawford ANN to IL at 17270 Northside Blvd (ANN-00314-2024)

Good Morning,

I have attached for your review the application for Annexation and zoning to IL (Light Industrial) zoning district and potential development agreement for a 3.82 acre parcel # R3082401000 at 17270 Northside Blvd, located in the SW 1/4 of Section 03, T3N, R2W, BM, for Tamee Crawford/Centurion Engineers, Inc representing Scott V. Smith (ANN-00314-2024). Original concept: Lay down yard for a construction supply company.

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!

Here are the attachments as links for your review:

ANN-00314-2024\_Specialty Construction

Supply\_Application.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:a34821fb-ca18-46bd-ac23-d7336944247e>>

ANN-00314-2024\_Specialty Construction

Supply\_Narrative.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:3f6a5c30-23f1-4efb-8ebc-068b683c94d9>>

ANN-00314-2024\_Specialty Construction Supply\_Site Plan

Sketch.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:bae8badb-5e03-4d4b-8184-ff318088c1d9>>

ANN-00314-2024\_Specialty Construction Supply\_Landscape

Plans.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:fb468b02-0e22-4103-88ac-32f45a9dc99f>>

ANN-00314-2024\_Specialty Construction Supply\_Legal Description -



**From:** [Eddy Thiel](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: Request for Agency/Dept comments by 10/25/2024 for Annexation to IL at 17270 Northside Blvd (ANN-00314-2024)  
**Date:** Monday, September 23, 2024 6:33:01 AM  
**Attachments:** [image001.png](#)

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Good Morning,

Nampa Highway District #1 has no objection to the annexation and zoning to IL zoning district and potential development agreement for Parcel #R3082401000, 17270 Northside Blvd, subject to the revised MOU, General Cooperation of Planning and Zoning, Annexation, Development and Maintenance Activities development agreement.

Thank you,

Eddy

---

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

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**From:** Teri Friend <friendt@cityofnampa.us>  
**Sent:** Friday, September 20, 2024 7:42 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