

**PUBLIC HEARING**  
**Before the PLANNING AND ZONING COMMISSION**  
**Meeting of 10 DECEMBER, 2024**

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

Kristi Watkins, Principal Planner

**Annexation and zoning to IL (Light Industrial) zoning district** and potential development agreement for a 2.36 acre parcel # R2163100000 at 76 N Happy Valley Rd and the abutting Right of Way on N Happy Valley Rd, located in the SW 1/4 of Section 19, T3N, R1W, BM, for Blake Wolf representing Mireya Beltran Felix (ANN-00318-2024).

Original concept: Future light industrial multi-building development containing metal buildings for sale and/or lease.

(Action: *Recommendation of Approval or Denial*)

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**PROPERTY DETAILS**

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

- Domestic water – 12" main in N Happy Valley Rd.
- Sewer – 21" Trunk at Grays Ln & Victory Rd.
- Pressure Irrigation – None readily available to site. Nearest is at Grays Ln & Victory Rd.

**Traffic:**

1. Required total right of way dedication along these roadways are as follows:
  - N Happy Valley Rd – 50' from Section Line.
  - Applicant shall submit a legal description for right of way dedication of remaining 25' from current lot line for a total of 50' from Section Line.
2. 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 may be required for this project and will be determined at the time of building permit or tenant improvement.

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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 December 4, 2024] is hereafter attached to this report. Agency comments that indicate no comment/issues/concerns will not be listed here but are attached to this staff report.

1. **Public Input:** Randy & Rhonna Powell - Sewer is not available, location of septic tank and drain field may not work with existing wells in the area, zoning does not match.

2. **Fire District:** No Objections to the project. Specific requirements include:
  - i. Provide a site plan that shows the required fire apparatus turn around.
  - ii. Provide a 26' wide drive aisle for the access that exceeds 500' in length.
  - iii. Place a sign at the entrance stating "ALL LANES ARE FIRE LANES – PARK IN MARKED STALLS ONLY".
3. **Nampa Meridian Irrigation District:** The district's Mason Drain is within the northeast corner of this property and has an easement of 40' on each side. This easement must be protected. Any encroachment without a signed License Agreement and approved plan before construction is unacceptable.
4. **Engineering:** Lists utility and right of way dedication and improvement and Traffic Impact Study requirements. Also lists conditions of approval. See attached.

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## FINDINGS FOR ANNEXATION

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The following is staff findings based on facts, analysis and conclusions of law:

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

- The applicant, Blake Wolf, has made application for annexation on behalf of the owner, Mireya Beltran Felix, as evidenced by the attached Affidavit of Legal Interest.

**Conclusion:** The property (parcel # R2163100000), proposed for annexation, falls under the category A annexation outlined in Idaho Statute 50-2.22 because the property owner has given consent to annex the property, as stated above, for the proposed use.

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

- The property is contiguous with city limits on the West side where it abuts RA (Suburban Residential) zoned property where Nampa Fire Station #5 is located.

**Conclusion:** The property (parcel # R2163100000) proposed for annexation, falls under the category A annexation outlined in Idaho Statute 50-222 because it is contiguous to the city limits as stated above.

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

- City water is being stubbed to this property. A Septic system will need to be reviewed and approved by Southwest District Health.
- Public right-of-way is required to be dedicated upon annexation of the property along N Happy Valley Rd.

**Conclusion:** The proposed annexation and map amendment(s) for parcel # R2163100000) can be reasonably assumed to be available for orderly development because it has also proposed a zone and uses that address the goals listed in the Comprehensive Plan in regards to industrial and economic development and it complies with adopted city codes. Water service is readily available and it is considered to be compatible with future city identified zones and uses.

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## FINDINGS FOR ZONING (STAFF ANALYSIS OF PROJECT)

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

- In the Comprehensive Plan, compatible design is defined as the visual relationship between adjacent and nearby buildings and the immediate streetscape, in term 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.
- The proposed annexation is located on property that is designated as Industrial. The purpose of the industrial designation is described in the Plan as....

**a. 4.4.6 Providing for Industrial Development**

The City of Nampa aims to provide appropriate zoning and designate sufficient area for light and heavy industrial development as part of the City's economic development strategy. Development of City infrastructure to areas zoned for industrial development is an important consideration. In addition, rail and roadway access is critical to attract new industrial development. Light and heavy industrial development plays an important role in providing for a balanced tax base for the City.

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

OBJECTIVE 1: Promote industrial development and preserve industrial land

STRATEGY 1: Preserve commercial and grow industrial land use settings

OBJECTIVE 3: Support entrepreneur and start-up businesses.

STRATEGY 1: Plan for and support business incubator services

OBJECTIVE 4: Provide a business-friendly environment.

- The proposed IL (Light Industrial) zoning districts is a permitted zone under the Comprehensive Plan Future Land Use Map designation of Industrial.
- Nampa City Code, Title 10, Chapter 19 IL Light Industrial purpose statement: “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.”
- Surrounding Zoning & Uses:
  - North:** Canyon County – Residential
  - South:** Canyon County - Residential
  - East:** Canyon County – Residential
  - West:** RA (Suburban Residential) – Nampa Fire Station No 5

**Conclusion:** The proposed annexation and map amendment(s) for parcel # R2163100000 is compatible with adjoining districts because it establishes an area of IL (Light Industrial) zoning that is the same as or compatible with existing and future zoning districts in the area because the zoning district is permitted under the Comprehensive Plan Future Land Use Map designation of Industrial.

**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.**

- Surrounding Uses:
  - Storage Units
  - Nampa Airport
  - Nampa Fire District
  - Canyon County Residential properties
- Nampa City Code, Title 10, Chapter 19 IL Light Industrial purpose statement: “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.”
- In the Comprehensive Plan, compatible design is defined as the visual relationship between adjacent and nearby buildings and the immediate streetscape, in term 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.

**Conclusion:** The proposed annexation and map amendment(s) for parcel # R2163100000 provides for a set of uses that would be reasonably compatible with the existing city property uses because they are already zoned or intended to be zoned, IL (Light Industrial) and the uses in the area are intended to develop as industrial due the proximity to the Nampa Airport.

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

- City codes are written to protect the public interest by providing guidance for development, therefore, this project is presumed to be in the public interest because any further development or redevelopment of the property will be required to meet City standards for development and shall install appropriate site improvements upon development.
- Frontage improvements in accordance with Nampa City Code Section 9-3-1 will be required at the time of building permit, should a change of use be determined.
- Design review of any new structures or fences will be required in accordance with NCC §10-34.
- City water is being stubbed to this property. A Septic system will need to be reviewed and approved by Southwest District Health.

**Conclusion:** The proposed annexation and map amendment(s) for parcel # R2163100000 is in the public interest and reasonably necessary because it provides an opportunity to grow industrial land uses in the city, it has city services and utilities readily available and is required to dedicate right of way to the city for future infrastructure improvements along N Happy Valley Rd.

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

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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. 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. Annexation legal description shall be revised to include right of way along frontage out to Section Line in N Happy Valley Rd.
5. Applicant shall dedicate 25' of public right-of-way from current lot line for a total of 50' from Section Line along N Happy Valley Rd frontage prior to completing the annexation.

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

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## POTENTIAL MOTIONS – ANNEXATION & ZONING

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### APPROVE:

I move to approve the **Annexation and zoning to IL zoning district** and potential development agreement at 76 N Happy Valley Rd, for Blake Wolf representing Mireya Beltran Felix (ANN-00318-2024) 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 deny the the **Annexation and zoning to IL zoning district** and potential development agreement at 76 N Happy Valley Rd, for Blake Wolf representing Mireya Beltran Felix (ANN-00318-2024) 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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- Project narrative
- Affidavit of Legal Interest
- Site Map
- Zoning "Vicinity Map"
- Future Land Use Map
- IL zone table of uses
- Legal Descriptions
- Inter-departmental/agency/citizen correspondence

October 8, 2024

Regarding: Annexation/Rezone Application Narrative

Address of Subject Property: 76 N. Happy Valley RD

To whom it may concern,

I am requesting an annexation and rezone for the above property with a zoning designation of Light Industrial. My intention is to build a multi light industrial building development containing for sale and/or lease metal buildings. The estimated value of the completed project is \$5,000,000.

Thank you  
Blake Wolf



# 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, Efren Felix, assigned POA for Mireya Beltran Felix, whose address is 76 N Happy Valley 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 Blake Wolf, whose address is 843 W. Horizon Way, Nampa, ID 83686, 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 18 day of SEPTEMBER, 2024.

Efren Felix  
Signature

SUBSCRIBED AND SWORN to before me the 18 day of September, 2024



Lela M Brooks  
Notary Public for Idaho  
Residing at: Kuna  
Commission Expires: 08/02/2027





# City of Nampa

PLANNING and ZONING DEPARTMENT  
CITY HALL 411 THIRD STREET SO.

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

## AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO )  
 )  
 ) :SS  
COUNTY OF CANYON )

A. I, Blake Wolf, whose address is  
843 W Horizon Way Nampa ID 83686, 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 \_\_\_\_\_, whose address is  
\_\_\_\_\_, 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 11<sup>th</sup> day of October, 2024.

[Signature]  
Signature

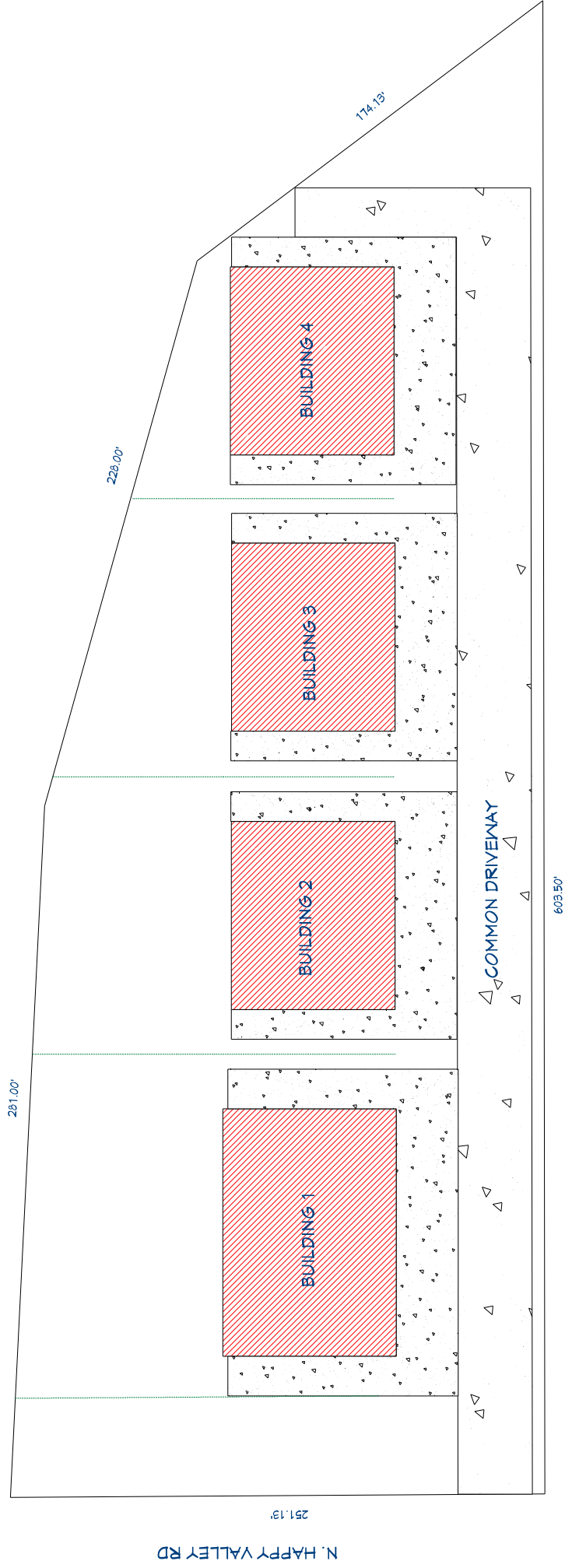
SUBSCRIBED AND SWORN to before me the 11 day of Oct 2024.



[Signature]  
Notary Public for Idaho  
Residing at: City of Nampa  
Commission Expires: 2028



- CONCEPT ONLY -  
76 N. HAPPY VALLEY RD







## 76 N Happy Valley Rd Annexation and Zoning to IL (Light Industrial) zoning district and potential development agreement

Visit Planning & Zoning  
at [cityofnampa.us](http://cityofnampa.us)  
for more info.



**NAMPA**Proud

ANN-00318-2024

Annexation

11/25/2024

For illustrative purposes only.

0 130 260 390 520 Feet

**Subject Area**  
County Parcels

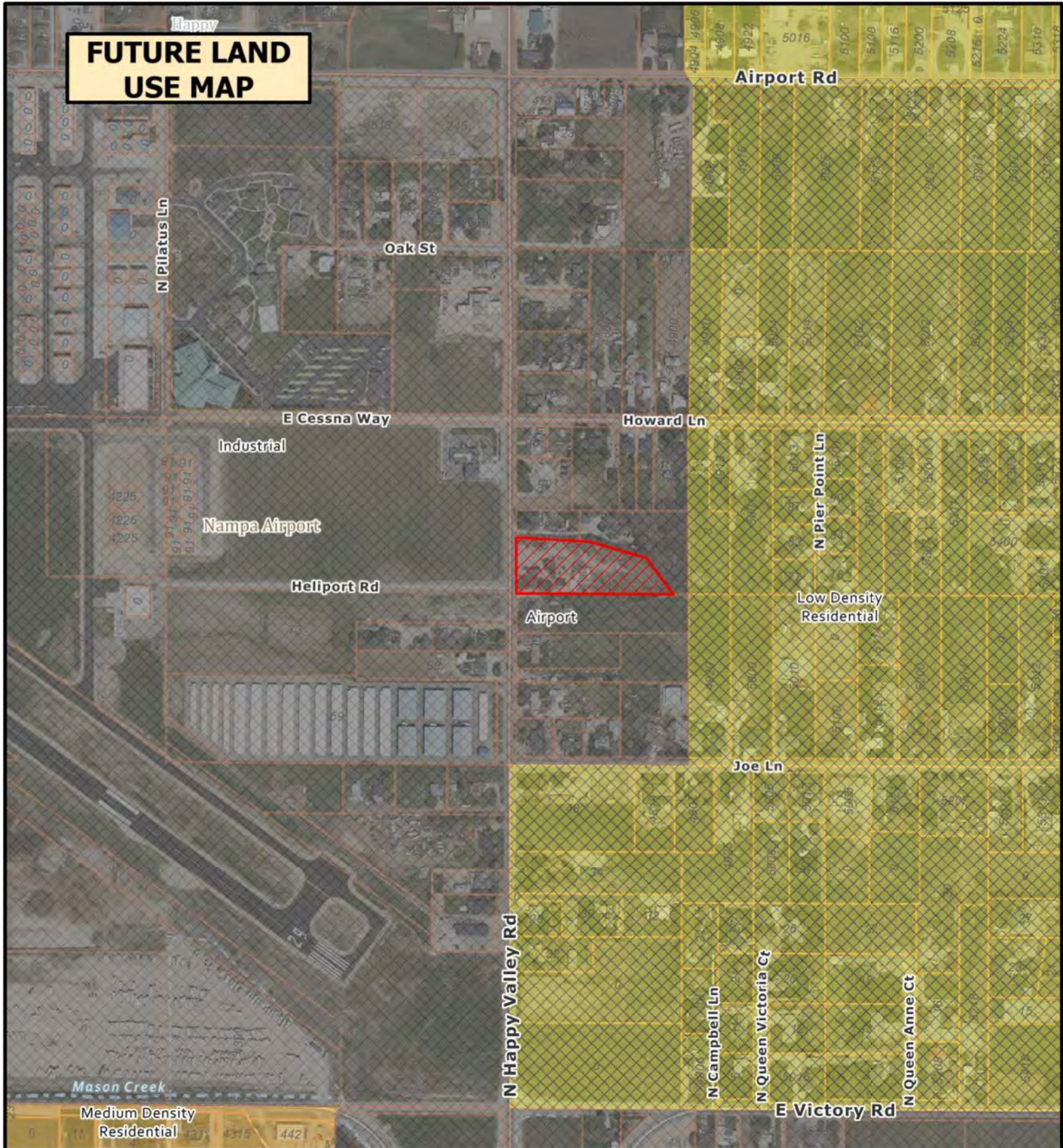
### Zoning

AG  
BC  
BF  
BN  
DB  
DH  
DV  
Enc  
GB1

GB2  
GBE  
HC  
IH  
IL  
IL\_RS  
IP  
IP\_RS  
RA  
RD  
RMH  
RML

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





## WOLF INDUSTRIAL 76 N HAPPY VALLEY RD

Annexation and Zoning to IL

**ANN-318-2024**

Visit Planning & Zoning  
at [cityofnampa.us](http://cityofnampa.us)  
for more info.



0 130 260 390 520 Feet

County Parcels

**Comp Plan**

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

**NAMPA**Proud

**12/4/2024**

For illustrative purposes only.





## Light Industrial (IL) Land Uses

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

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

Footnotes:

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

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

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

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

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

3. See § 10-19-3.B of this title.

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

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

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

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

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

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

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

## Light Industrial (IL) Land Uses

### Permitted Uses

### Conditional Uses (CUP Required)

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

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

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

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

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



This parcel is  
Book 3 of Pla  
Government I  
County, Idaho

COMMENCE

No



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SERVICE  
STRENGTH IN UNITY

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

208.468.5770

**DATE:** November 13, 2024

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

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

**APPLICANT:** Blake Wolf

**OWNER:** Mireya Beltran Felix

**PROJECT ADDRESS:** 76 N. Happy Valley Rd., Nampa, ID 83687

**RE:** ANN-00318-2024; Multi-Building IL Development

This application is for annexation of 2.36 acres with IL Zoning for a multiple building light industrial development.

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

Water Supply Comments:

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

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

Fire Access Comments:

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

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



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9 – 12th Avenue South Nampa, ID 83651

208.468.5770

apparatus. (IFC 503.2.5) **The conceptual site plan does not show the required turn around.**

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)

**Dead-end fire apparatus access roads exceeding 500 feet in length shall have a minimum width of 26 feet curb to curb. (IFC D103.4)**

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)

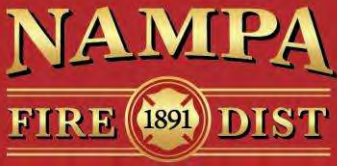
Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

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 0.1 miles from Nampa Fire Station 5 with an approximate response time of 1 minute.

Infrastructure additions and capital purchases for Fire District services are funded through development impact fees. Impact fees collected for each building at time of building permit applications. Currently, impact fees for commercial and industrial development is charged at a rate of \$0.63 per square foot of building space.

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 project will not add any residents and will not create any demand for additional personnel.

Exhibits

“No Parking” Signs

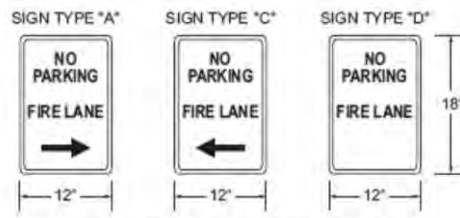
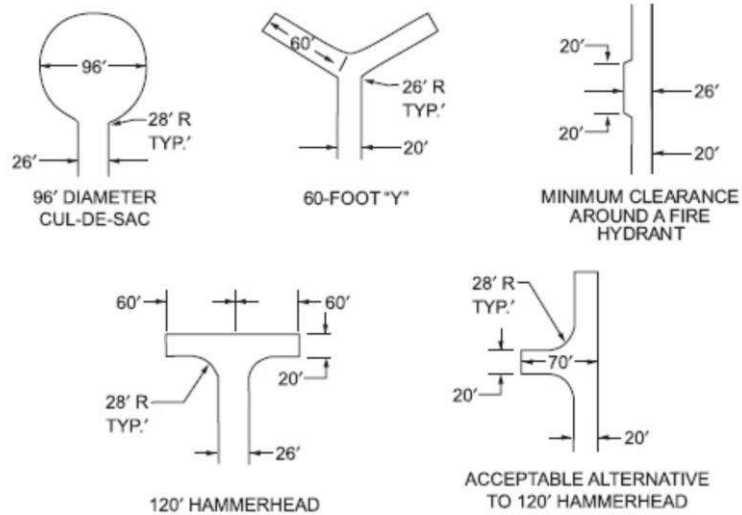


FIGURE D103.6 FIRE LANE SIGNS

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



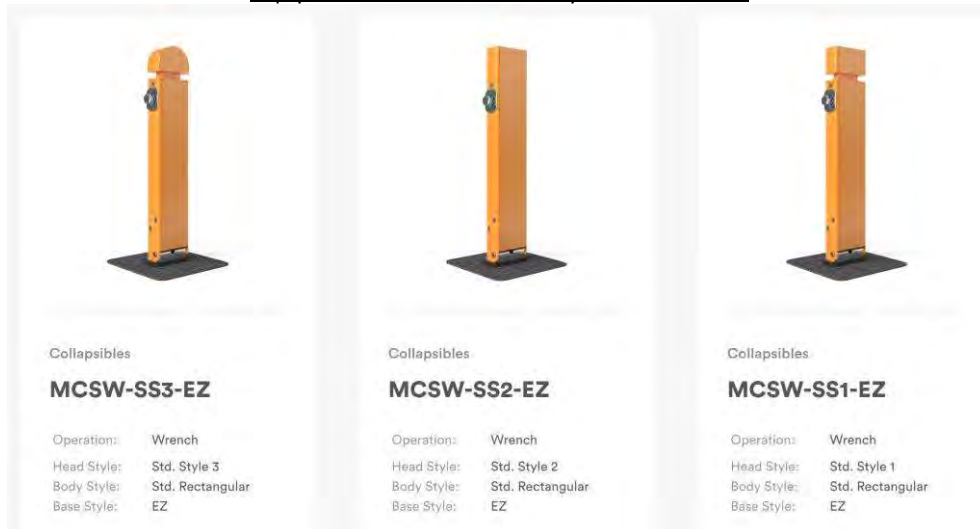
## Fire Apparatus Turnaround Design Options



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

November 7, 2024

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

**RE: ANN-00318-2024/ 76 Happy Valley Road**

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 Mason Drain is within the northeast corner of this property. The Districts easement for the Mason Drain at this location is a minimum of eighty feet (80') total, forty feet (40') 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,

  
Steve Pardew  
Development Coordinator  
Nampa & Meridian Irrigation District  
SP /gnf

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 Agency/Dept comments by 11/15/2024 for Wolf Annex to IL at 76 Happy Valley Rd (ANN-00318-2024)  
**Date:** Tuesday, November 5, 2024 8:51:22 AM  
**Attachments:** [image004.png](#)

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After careful review of the transmittal submitted to ITD on October 31, 2024, regarding Wolf Annex to IL at 76 Happy Valley Rd (ANN-00318-2024), the Department has no comments or concerns to make at this time.

Thank you,



*Niki Benyakhlef*  
Development Services Coordinator

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

---

**From:** Teri Friend <friendt@cityofnampa.us>  
**Sent:** Thursday, October 31, 2024 6:08 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 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:** [Michael Underwood](#)  
**To:** [Teri Friend](#)  
**Subject:** RE: Request for Agency/Dept comments by 11/15/2024 for Wolf Annex to IL at 76 Happy Valley Rd (ANN-00318-2024)  
**Date:** Friday, November 15, 2024 12:14:48 PM  
**Attachments:** [image004.png](#)  
[image005.png](#)

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Building has no comment regarding this annexation.



**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:** Thursday, October 31, 2024 6:08 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>; Cortney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; 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 <Iriccio@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:** [Timothy Jensen](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** ANN-00318-2024  
**Date:** Monday, November 4, 2024 4:46:02 PM

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Kuna School District has no official comment on this application as it does not lie within our boundaries. Thank you.

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

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**From:** [Hollis, Richard](#)  
**To:** [Teri Friend](#)  
**Subject:** P863873 Letter of No Objection - 76 Happy Valley Rd, Nampa, ID  
**Date:** Wednesday, November 6, 2024 11:26:58 AM  
**Attachments:** [image001.png](#)  
[P863873 Letter of No Objection.pdf](#)

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Hi Teri,

Attached is the Letter of No Objection for the above referenced location. Please contact me with any questions or comments.

Thank you,

**Rick Hollis**

Contractor – ROW Agent  
tel: 903-559-1095

[richard.hollis@lumen.com](mailto:richard.hollis@lumen.com)

-



mail and destroy all copies of the communication and any attachments.

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11/6/2024



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

No Reservations/No Objections

SUBJECT 76 Happy Valley Rd, 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.

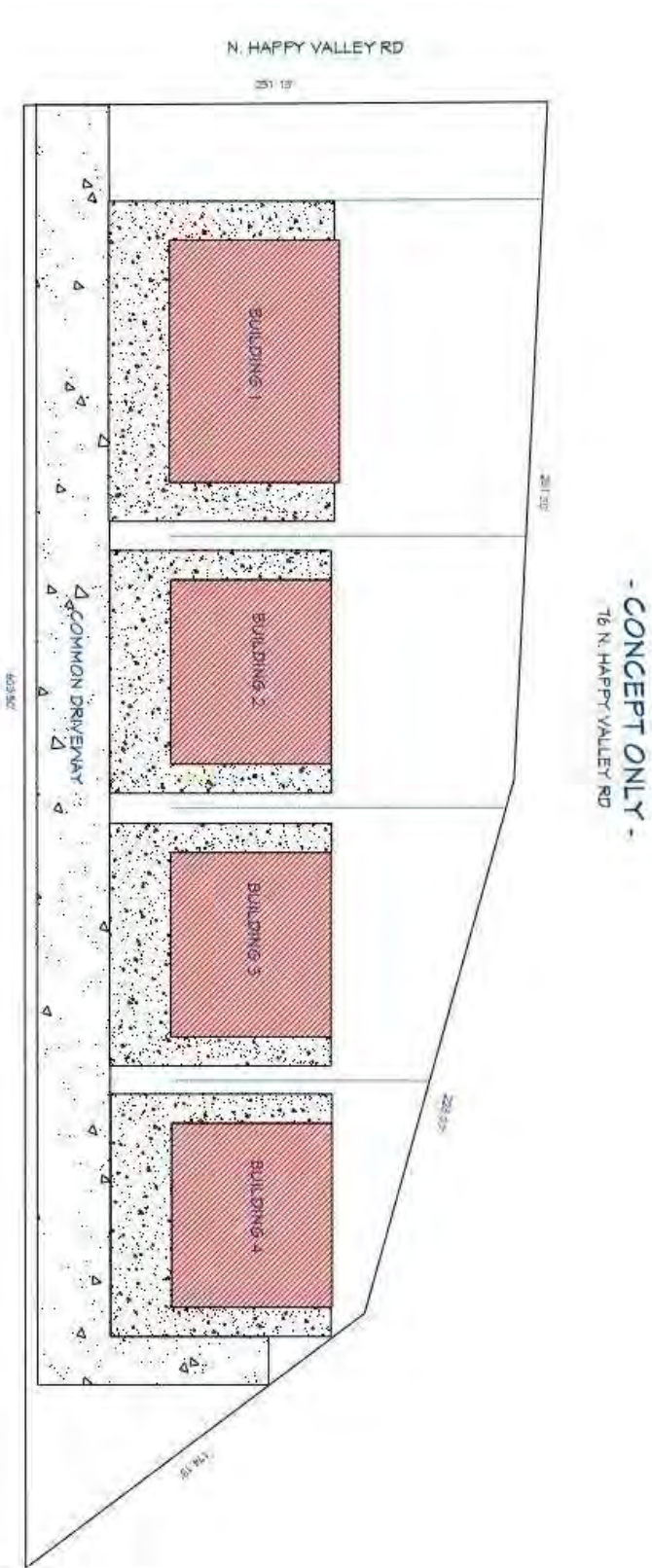
If you have any questions, please contact Richard Hollis at 903-559-1095 or [richard.hollis@lumen.com](mailto:richard.hollis@lumen.com)

Sincerely yours,

CenturyLink ROW Team



Exhibit "A"



**From:** [Eddy Thiel](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: Request for Agency/Dept comments by 11/15/2024 for Wolf Annex to IL at 76 Happy Valley Rd (ANN-00318-2024)  
**Date:** Tuesday, November 5, 2024 6:47:08 AM  
**Attachments:** [image001.png](#)

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Good Morning,

Nampa Highway District #1 has no objection to the Annexation and zoning to IL (Light Industrial) zoning district and potential development agreement for a 2.36 acre parcel # R2163100000 at 76 N Happy Valley Rd and the abutting Right of Way on N Happy Valley Rd, located in the SW 1/4 of Section 19, T3N, R1W, BM, for Blake Wolf representing Mireya Beltran Felix (ANN-00318-2024), 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

---

**From:** Teri Friend <friendt@cityofnampa.us>  
**Sent:** Thursday, October 31, 2024 6:08 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>; 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

## Candace Fry

---

**From:** Justin Green  
**Sent:** Friday, November 1, 2024 11:06 AM  
**To:** Planning-Zoning Staff  
**Subject:** 76 N Happy Valley

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

The listed property, **76 N Happy Valley Rd**, has visible violations 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: November 8, 2024  
TO: Planning and Zoning Department  
FROM: Peter Nielsen, Sr. Eng Plans Examiner  
CC: Daniel Badger, P.E., Nampa City Engineer  
CC: Mark Steuer, P.E., Nampa Development Services Director  
APPLICANT: Blake Wolf, Wolf Building Co  
OWNER: Mireya Felix  
ADDRESS: 76 N Happy Valley Rd  
RE: **ANN-00318-2024 – Annexation and Zoning to IL Zone**

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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 10/2/2024 with Nampa P&Z, Engineering, and Nampa Fire District in attendance.
2. Review of submitted annexation legal yielded the following comment for correction.
  - Annexation legal description shall be revised to include right of way along frontage out to Section Line in N Happy Valley Rd.
3. The following public roads provide access to the property.
  - N Happy Valley Rd – classified as “Minor Arterial”, 35-mph.
4. Required total right of way dedication along these roadways are as follows:
  - N Happy Valley Rd – 50’ from Section Line.
  - Applicant shall submit a legal description for right of way dedication of remaining 25’ from current lot line for a total of 50’ from Section Line.
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 may 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 N Happy Valley Rd.
  - Sewer – 21" Trunk at Grays Ln & Victory Rd.
  - Pressure Irrigation – None readily available to site. Nearest is at Grays Ln & Victory Rd.
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. Annexation legal description shall be revised to include right of way along frontage out to Section Line in N Happy Valley Rd.
5. Applicant shall dedicate 25' of public right-of-way from current lot line for a total of 50' from Section Line along N Happy Valley Rd frontage prior to completing the annexation.

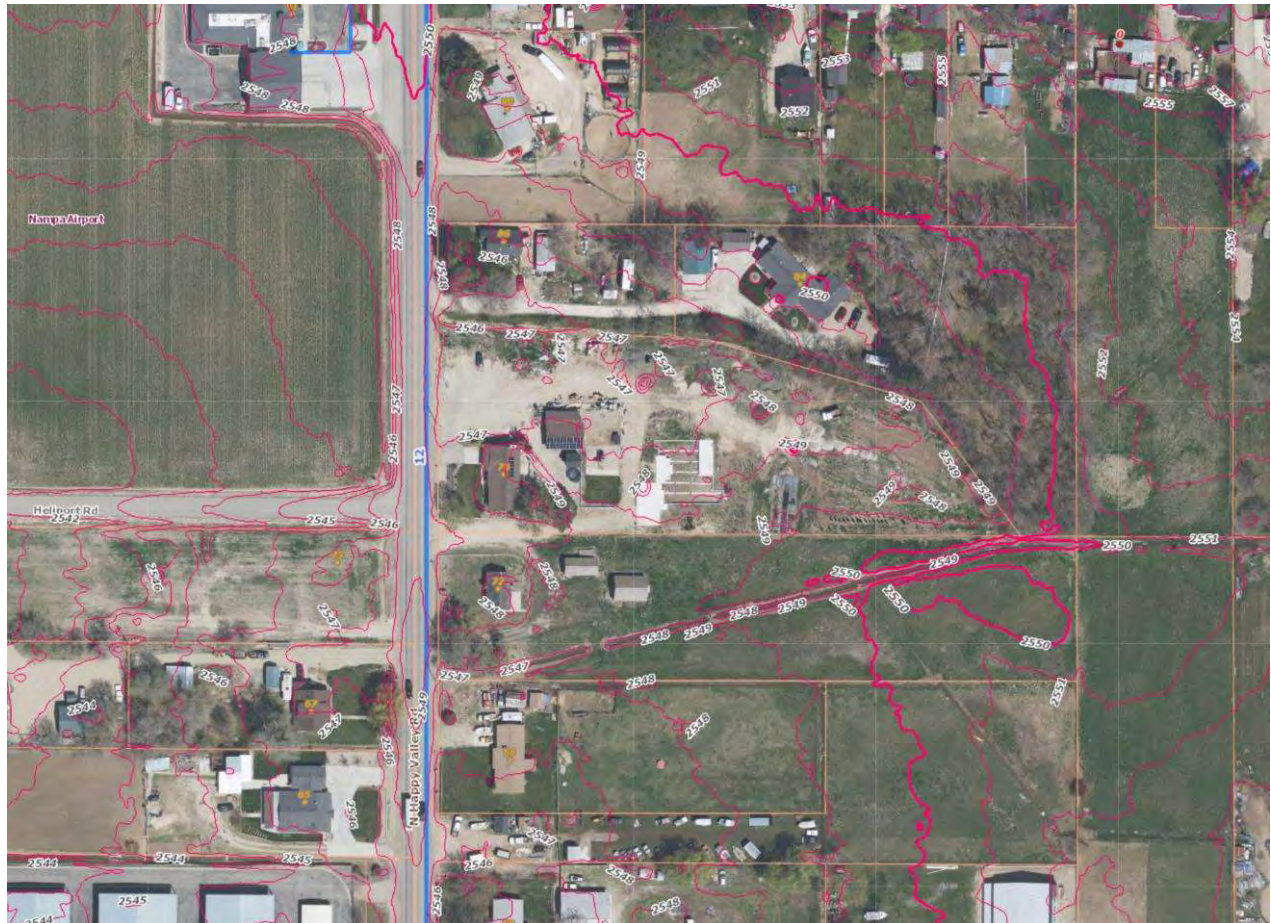


### Utility Map





### Contours Map



NAMPA DEVELOPMENT SERVICES CENTER

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

**NAMPA**Ready

Randy & Rhonna Powell  
84 N. Happy Valley Road  
Nampa, Idaho 83687

Nampa City Planning & Zoning  
500 12<sup>th</sup> Ave S  
Nampa, Idaho 83651

October 17, 2024

RE: Application for Rezone & Annexation

To Whom it May Concern,

We are neighbors to a proposed development at 76 N. Happy Valley Road. The adjoining neighbor parcel is 2.36 acres in size. We attended a public meeting that we were invited to attend on the evening of Monday, September 30<sup>th</sup> on location, at 76 N. Happy Valley Road and was hosted by Blake Wolf dba Wolf Development and the property owner, Felix Meyria.

We and one other neighbor were the only attendees to the public meeting.

The property owner and his development partner were sharing their intent to change the use of the land, and to install multiple septic systems for the congested development that they are proposing. Their proposed development consists of four large commercial buildings.

I am writing to please draw attention to the concerns that have come to mind.

We have serious concerns about the project which they intend to construct.

- 1.) Annexation typically induces hook up to city services. Currently no city service for sewer is available at our location.
- 2.) Development is proposing multiple septic tanks and drain fields which would be draining onto our property and contaminating our aquifer.
- 3.) We run the risk of our well water being contaminated by their sewer system leaching into our property.
- 4.) The distance from our well to their proposed septic tanks and drain fields is less than 100 feet.
- 5.) They reference zoning to the west, which happens to be on the other side of a major arterial and is in proximity to the Nampa Municipal Airport. Our future use zoning does not match the zoning to the west. We do not want to see the zoning of our area to match that to the west.

Please take the time to be thorough in regards to this development application. Your attention to this matter is greatly appreciated.

Sincerely,

Randy Powell

Rhonna Powell



Mr. Randy Powell  
84 N Happy Valley Rd  
Nampa, ID 83687

BOISE ID RPDC 837  
21 OCT 2024 PM 1 L

As in past  
USPS is re  
If you choose to  
please mail early.

Nampa City Planning  
& Zoning  
500 12th Ave S  
Nampa ID 83651

83651-425000

