



## PLANNING & ZONING DEPARTMENT

### Before the Planning and Zoning Commission Meeting of August 13, 2024

#### PUBLIC HEARING ITEM STAFF REPORT

Rodney Ashby, AICP  
Director

**Annexation and Zoning** to RS8.5 (Single Family Residential) and potential development agreement at 1158 S Powerline Rd, a 1.01 acre parcel #R3236500000 located in the NW 1/4 of Section 35, T3N, R2W, BM, for Ruth Kmiecik (**ANN-00307-2024**)

**Original Concept:** Connection to city services.

(Action: *Recommendation to City Council*)

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#### STAFF RECOMMENDATION

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##### ANNEXATION:

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

##### ZONING

1. **The proposed map amendment(s) is, are or would be in harmony with the City's currently adopted comprehensive plan and comprehensive plan land use map;**
  - **Staff finds this to be met.**

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

Based upon the analysis that was completed utilizing the conclusions of law, Nampa Comprehensive Plan and Nampa City Code, coupled with the findings and conditions listed in the staff report, the project appears to meet all requirements. Staff can reasonably recommend to the Commission that the project be approved.

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## PROPERTY DETAILS

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

**Surrounding Zoning:**

**North:** County (single-family residence) 1 acre - R1 Zoning

**South and East:** County (single-family residence) 4.32 acres – R1 Zoning

**West:** S. Powerline Rd – RS6 Zoning District & Powerline Townhomes (built but don't show on aerial) – RML Zoning District

**Services:** The City maintains the following utilities in the vicinity of the project:

- 8" sewer mainline in S Powerline Rd.
- 10" water mainline in the west side of S Powerline Rd.
- 12" pressure irrigation main in the east side of S Powerline Rd.

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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.

### **10-8-1: DESCRIPTION AND PURPOSE**

The RS Single-Family Residential District is intended for medium and low density, urban single-family residential and compatible uses. It is the intent to have a full range of urban services (paved roadways, sidewalks, library, public safety, sewer, water, etc) available within this district.

#### **10-8-5.A: Spatial and Bulk Requirements for Principal Structures and Accessory Structures:**

Required front setbacks	20 feet to garage wall 15 feet to living area
Required setback abutting public right of way (Street Side)	10 feet
Required side setbacks	5 feet
Required setback abutting public right of way (Alley Side)	15 feet from alley centerline
Required rear setbacks for standard buildable lot	15 feet
Required rear setbacks for a RS 4 zoned property or corner lot that has been split	5 feet
Required accessory structure front setback	Side or rear yard behind the front plane the principal structure or 20 feet whichever is greater
Required accessory structure side and rear setback	5 feet
Required landscape buffer on all city local, collector and arterial roads (Subdivisions only)	25 feet

#### **10-8-5.B: Density Requirements and Lot Sizes:**

Residential Zoning Districts - Lot Size and Density - Standard Subdivision						
Future Land Use Designation	Zoning District	Min Lot Size per DU	Max Lot Size per DU	Gross Density Range in Comp Plan	Minimum Property Width (feet)	Required Mean Property Depth (feet)
MDR	RS-8.5	8,500	17,000	2.51 - 8 DU/acre	50	80

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## CORRESPONDENCE

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**Agency/City department comments** have been received regarding the annexation request. Such correspondence, by way of information, as received from agencies or the citizenry regarding the application package [received by noon August 2, 2024] is hereafter attached to this report. Agency comments that indicate no comment/issues/concerns will not be listed here, but are attached to this staff report.

### **Nampa Engineering Division:**

#### **General Comments:**

1. The annexation request is for the purpose of connecting to City utilities. Nampa Engineering Division has reviewed the submitted annexation legal description and find it to be acceptable.
2. The following public road(s) provide access to the property.
  - S Powerline Rd – classified as “Collector”, 35-mph.
3. Required right of way dedication along these roadway(s) are as follows:
  - S Powerline Rd – right of way dedication of 40’ from Section Line is required as a condition of annexation.

Legal description for the above mentioned right of way dedication(s) shall be prepared by Engineering Division prior to recording the annexation.

4. Upon development, frontage improvements in accordance with Nampa City Code NCC 9-3-1 will be required.
5. The City currently maintains the following utilities in the area.
  - 8” sewer mainline in S Powerline Rd.
  - 10” water mainline in the west side of S Powerline Rd.
  - 12” pressure irrigation main in the east side of S Powerline Rd.
6. The applicant/owner will be required to pay utility connection and impact fees at time of connection and shall obtain a right-of-way permit from the Nampa Engineering Division and any other applicable City issued permits required for connection to City utilities.

#### **Conditions:**

1. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.
2. The applicant/owner will be required to pay utility connection and impact fees at time of connection and shall obtain a right-of-way permit from the Nampa Engineering Division and any other applicable City issued permits required for connection to City utilities.
3. Legal description for the right of way dedication of 40’ from Section Line along S Powerline Rd frontage shall be prepared by Nampa Engineering Division prior to recording the annexation.

### **Nampa Building Department:**

1. The project is subject to all required building codes and related permits based on the requirements of City Ordinance -Title 4 – Building Regulations.
  - a. Specifically, new residential buildings, structures, sheds, accessory structures and dwellings, additions, and interior remodels are required to obtain a building permit with associated sub-permits prior to starting construction.
  - b. Site drainage from the foundation wall of each building shall be approved by the Building Official per section R401.3 of the 2018 International Residential Code

### **Nampa Planning & Zoning (Future Planner):**

The property is in the Medium Density Residential future land use designation. Annexation and zoning to RS8.5 is within the limitations of that designation.

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## STAFF ANALYSIS

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**Land Uses:** This is an enclaved property that is in an area that has is developing into the city, but with multiple single-family enclaved county parcels.

**Comprehensive Plan:** The future land use designation is Medium Density Residential. The proposed RS8.5 zoning district fits within this designation.

**Nampa 2040 Comprehensive Plan 5.5.3 Medium Density Residential  
(2.51 – 8 Dwelling Units Per Acre [Gross])**

With a gross density of 2.51 to 8 dwelling units per acre (gross), this is the most common residential land use designation in the Nampa Area of City Impact. Its character is more urban than rural but can contain rural elements such as open space. This land use designation is intended to contain single- family detached homes, duplexes, and townhomes. Compatibility with existing development is an important consideration when designing subdivisions in this land use designation. Developments that exceed 5 dwelling units per acre should be a planned unit development or part of a master planned community. High-density development (multifamily with more than two dwelling units and apartments) should not be allowed in this land use designation. The character of Medium Density Residential development in Nampa typically consists of traditional streetscapes with sidewalks, street trees, covered entries, and a diversity of architectural styles. Access to garages is provided from the street or loaded by an alley at the rear of the property.

**Public Interest:** The property is enclaved and would be considered infill. Services are available within the street and would not need to be extended.

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## CONDITIONS OF APPROVAL

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

1. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.
2. The applicant/owner will be required to pay utility connection and impact fees at time of connection and shall obtain a right-of-way permit from the Nampa Engineering Division and any other applicable City issued permits required for connection to City utilities.
3. Legal description for the right of way dedication of 40' from Section Line along S Powerline Rd frontage shall be prepared by Nampa Engineering Division prior to recording the annexation.
4. The project is subject to all required building codes and related permits based on the requirements of City Ordinance -Title 4 – Building Regulations.
  - Specifically, new residential buildings, structures, sheds, accessory structures and dwellings, additions, and interior remodels are required to obtain a building permit with associated sub-permits prior to starting construction.
  - Site drainage from the foundation wall of each building shall be approved by the Building Official per section R401.3 of the 2018 International Residential Code

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## FINDINGS

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**Proposed Findings for Approval:**

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

- The property is a part of a larger enclaved area.
- Directly to the west are city annexed properties zoned RML (Single-Family Residential).

**Conclusion: The property is contiguous with city limits on the West side of the property.**

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

- The following utilities are available in the area:
  - 8" sewer mainline in S Powerline Rd.
  - 10" water mainline in the west side of S Powerline Rd.
  - 12" pressure irrigation main in the east side of S Powerline Rd.
- The property is enclaved and would be considered infill because the enclave is surrounded by city annexed properties and developed out.
- Emergency services, parks, and other municipal services are all available to serve the property and the roads are maintained by the City of Nampa.

**Conclusion: The area can reasonably be assumed to be available for the orderly development of the city because it is an enclaved property in a developing area and utilities and services are available or are already being provided to the property.**

**C. The proposed zoning district is consistent with the adopted Comprehensive Plan Future Land Use Map.**

- Title 10 Chapter 8 Single Family Residential lists the RS8.5 zone as permitted in the Medium Density Residential Designation on the Comprehensive Plan Future Land Use Map.

**Conclusion: The proposed RS8.5 (Single-Family Residential) zoning district is consistent with the Comprehensive Plan Future Land Use Map designation of medium density residential for this area.**

**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;**

- Title 10 Chapter 8 Single Family Residential lists the RS8.5 zone as permitted in the Medium Density Residential Designation on the Comprehensive Plan Future Land Use Map.
- The property is enclaved and would be considered infill which is encouraged in the 2040 Comprehensive Plan.

**Conclusion: The proposed map amendment is in harmony with the City's currently adopted comprehensive plan and map because the proposed RS8.5 (Single-Family Residential) zoning district is an allowed use and provides the densities listed in the comprehensive plan for the specific MDR designation, and as an infill project, is consistent with the plan narrative and goals.**

**E. 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;**

- The use will not be changing from its current use of single-family detached residential dwelling unit.
- The use is the same as properties to the north, northwest, and south.

**Conclusion: The proposed map amendment provides for a proposed use that will be reasonably compatible with existing, adjoining property uses because the land use is not changing and matches the land uses to the north, northwest, and south.**

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

- The use will not be changing from its current use of single-family detached residential dwelling unit.
- The use is the same as properties to the north, northwest, and south.
- The Comprehensive Plan is intended to communicate the public interest in development and encourages infill and residential development.

**Conclusion: The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary because housing is an essential component of city needs and interests and is supported by the comprehensive plan, including infill.**

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

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## POTENTIAL MOTIONS

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### APPROVE:

I move to recommend approval of the **Annexation and Zoning** to RS8.5 (Single Family Residential) and potential development agreement at 1158 S Powerline Rd, a 1.01 acre parcel #R3236500000 located in the NW 1/4 of Section 35, T3N, R2W, BM, for Ruth Kmiecik (**ANN-00307-2024**) with the proposed conditions and Formal Findings.

### DENY:

I move to recommend denial of the **Annexation and Zoning** to RS8.5 (Single Family Residential) and potential development agreement at 1158 S Powerline Rd, a 1.01 acre parcel #R3236500000 located in the NW 1/4 of Section 35, T3N, R2W, BM, for Ruth Kmiecik (**ANN-00307-2024**) based on the following findings\_\_\_\_\_, because the project does not meet \_\_\_\_\_ Conclusions of Law.

Conclusions of Law (Reason Statement):

ANNEXATION:

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

ZONING

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

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## **ATTACHMENTS**

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- Annexation/Zoning Application
- Applicant's Narrative
- Vicinity Map
- Comp Plan Future Land Use Map
- Zoning Map
- Utility Map
- Aerial View
- Inter-departmental/agency/citizen correspondence





## Planning & Zoning Department

### Master Application

#### Staff Use Only

Project Name: Kmiecik Annex for City Utilities

File Number: ANN-00307-2024

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: Ruth Kmiecik Phone: (208) 965-3570

Applicant Address: 1158 S Powerline Rd Email: ruthkmiecik@gmail.com

City: Nampa State: ID Zip: 83687

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

Owner Name: same as above Phone: \_\_\_\_\_

Owner Address: \_\_\_\_\_ Email: \_\_\_\_\_

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

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

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

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

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

✓ **Subject Property Information**

Address: 1158 S Powerline Rd Nampa, ID 83687

Parcel Number(s): R3236500000 Total acreage: 1.01 Zoning: county

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

Project/Subdivision Name: Kmieciuk annexation

Description of proposed project/request: Annexation for city utilities

Proposed Zoning: RS 8.5 Acres of each proposed zone: 1.01

**Development Project Information (if applicable)**

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

**Development Project Information (if applicable)**

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

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

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

Type of dwelling proposed: ☐ Single-family Detached ☐ Single-family Attached (townhouse)

☐ Duplex ☐ Multi-family ☐ Condo ☐ Other: \_\_\_\_\_

**Commercial/Industrial/Multi-Family Project Information (if applicable)**

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

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

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

Print applicant name: Ruth Kmiecik

Applicant signature: [Signature] Date: 5/30/2024

**City Staff**

Received by: JKW Received date: 5/30/2024

5/30/2024

To whom it may concern,

I am writing this letter to explain my plans to annex the property located at 1158 S Powerline Rd Nampa, ID 83687 into the city in order to have access to city utilities. The plan is to remodel the current home. Please let me know if you have any additional questions. Thank you for your time and consideration.

Sincerely,

Ruth Kmiecik



## Vicinity Map

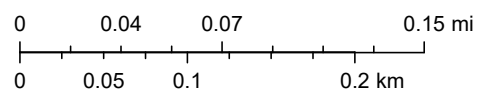


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## County Parcels

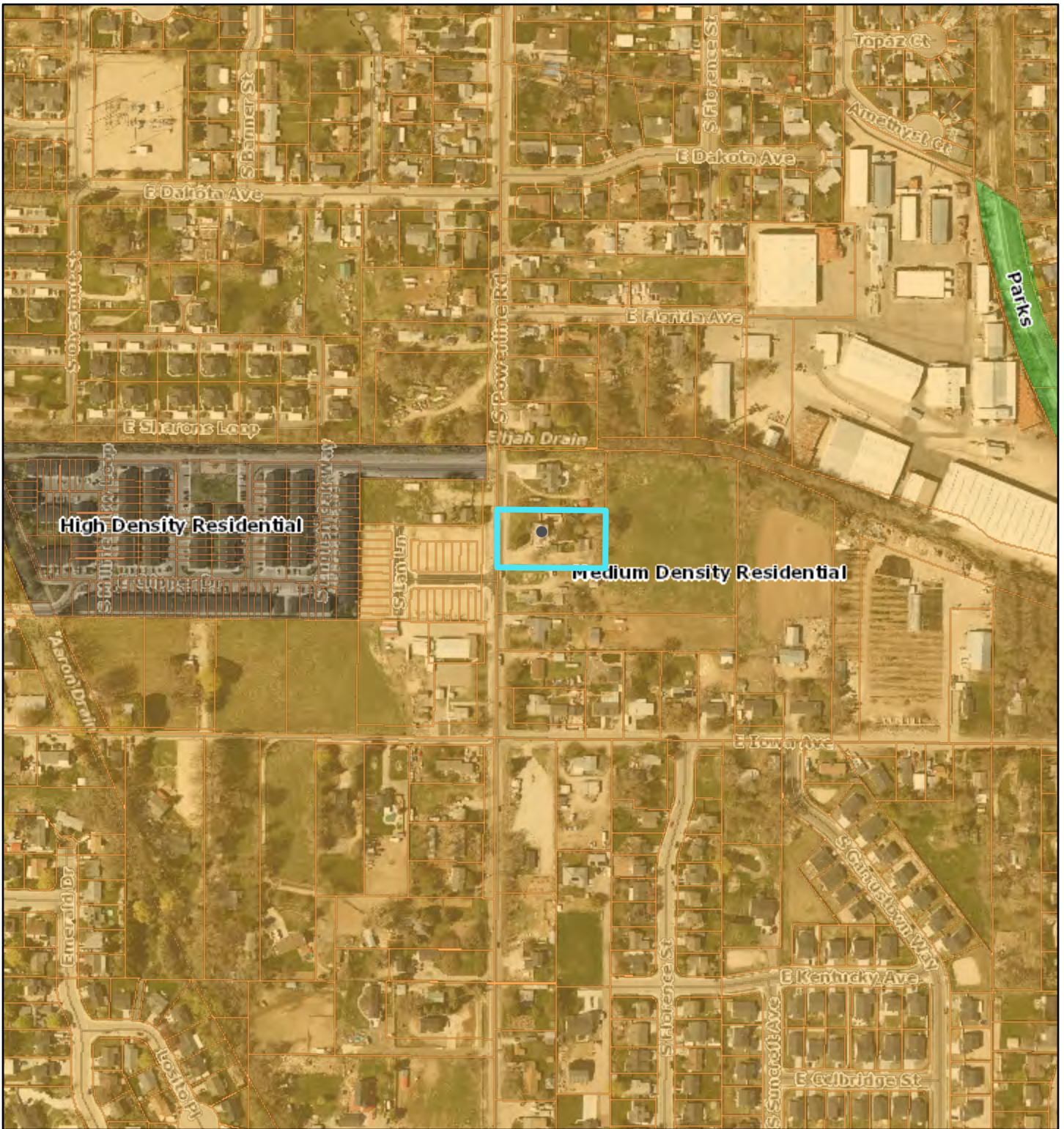
1:4,514



Canyon County Assessor, CCSO, GeoTerra, Inc.



# Comp Plan FLUM



8/1/2024, 4:59:09 PM

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## Comp Plan

 Airport

Commercial


 Downtown

Education, Public Administration, Healthcare and Other Institutions

Industrial

 Parks

 Very Low Density Residential

 Low Density Residential

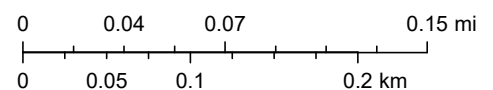
Medium Density Residential

 High Density Residential

 Residential Mixed Use

 Community Mixed Use

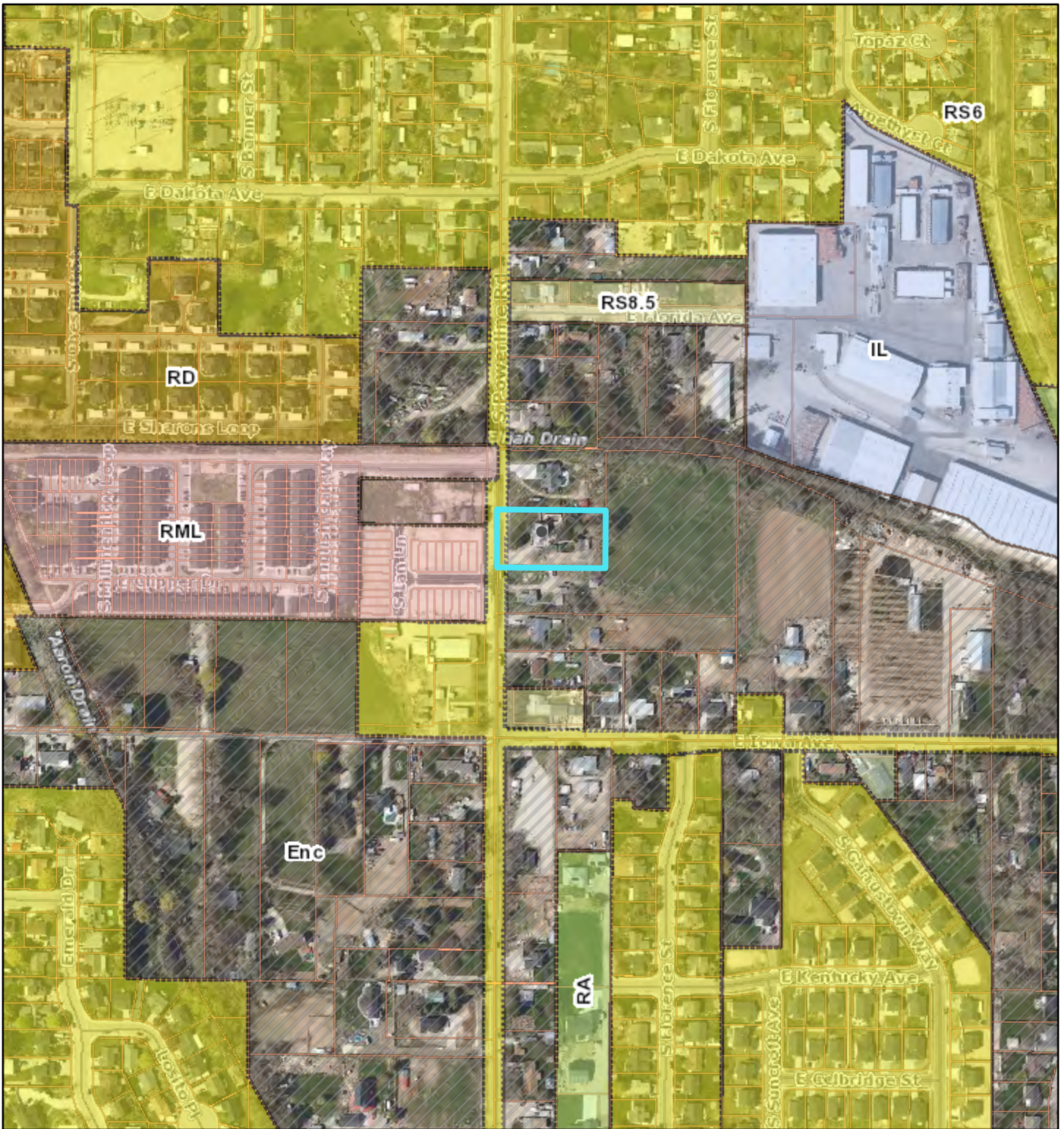
 County Parcels



Canyon County Assessor, CCSO, GeoTerra, Inc.

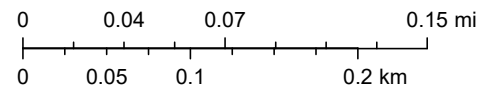
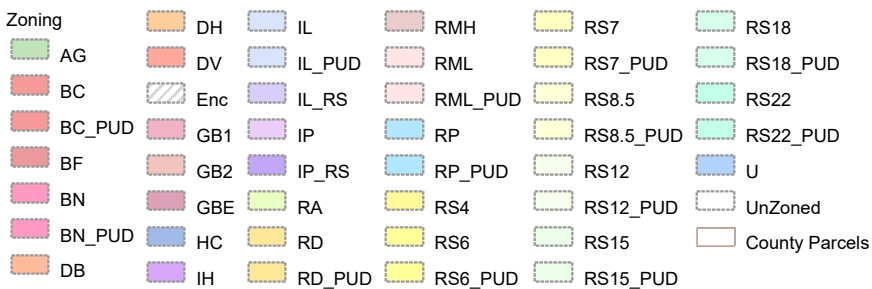


# Zoning Map



8/1/2024, 5:00:11 PM

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Canyon County Assessor, CCSO, GeoTerra, Inc.



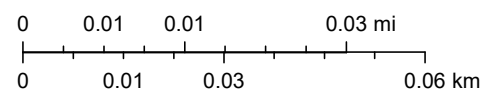
# Zoning Map- Close



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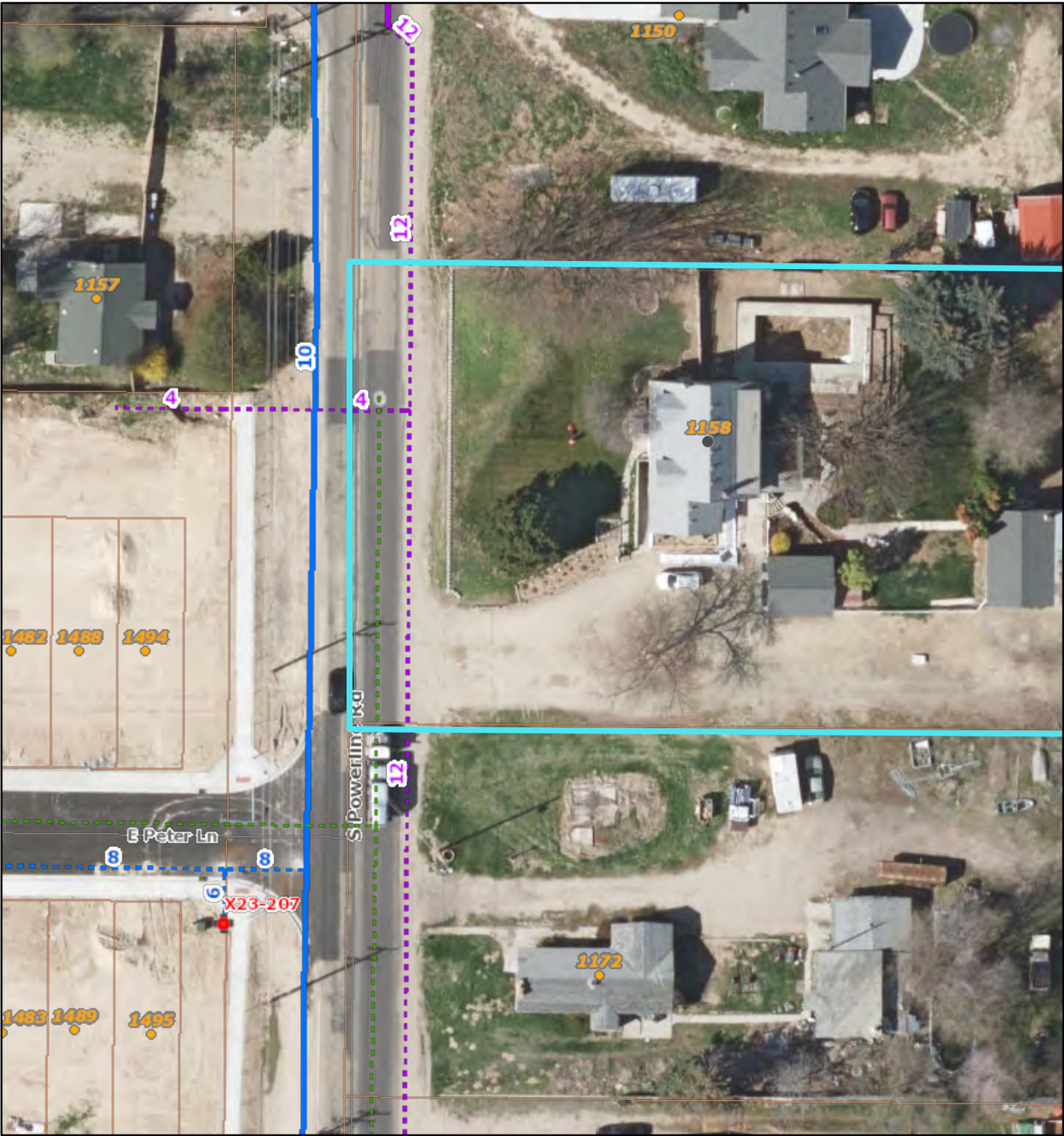
Zoning	DV	IL_RS	RP	RS12	UnZoned
AG	Enc	IP	RP_PUD	RS12_PUD	County Parcels
BC	GB1	IP_RS	RS4	RS15	Address Points
BC_PUD	GB2	RA	RS6	RS15_PUD	Active
BF	GBE	RD	RS6_PUD	RS18	Hold
BN	HC	RD_PUD	RS7	RS18_PUD	Proposed
BN_PUD	IH	RMH	RS7_PUD	RS22	Retired
DB	IL	RML	RS8.5	RS22_PUD	Other
DH	IL_PUD	RML_PUD	RS8.5_PUD	U	



Canyon County Assessor, CCSO, GeoTerra, Inc.



# Utility Map



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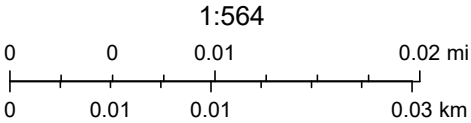
- Domestic Line

  - Domestic Water (Inactive, Private, etc.)
  - Domestic Water (Active)
  - Domestic Hydrant
- Irrigation Line

  - Pressure Irrigation (Inactive, Private, etc.)
  - Pressure Irrigation (Active)
- Sewer Main

  - Sewer (Inactive, Private, etc.)
  - Sewer (Active)
- County Parcels

  - Address Points
    - Active
    - Hold
    - Proposed
    - Retired
    - Other



Canyon County Assessor, CCSO, GeoTerra, Inc.

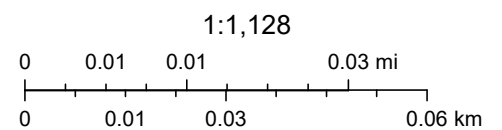


# Aerial View



8/1/2024, 5:02:07 PM

- County Parcels
- Proposed
- Retired
- Active
- Hold
- Other



Canyon County Assessor, CCSO, GeoTerra, Inc.

## Candace Fry

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**From:** Shaun Nichols  
**Sent:** Tuesday, June 18, 2024 1:29 PM  
**To:** Candace Fry  
**Subject:** RE: Kmiecik Annex for City Utilities- ANN-00307-2024

Candace,

The Building Safety Department has reviewed the for Kmiecik Annex for City Utilities –ANN-00307-2024, with the following conditions: The project is subject to all required building codes and related permits based on the requirements of City Ordinance -Title 4 – Building Regulations. Specifically, new residential buildings, structures, sheds, accessory structures and dwellings, additions, and interior remodels are required to obtain a building permit with associated sub-permits prior to starting construction. Site drainage from the foundation wall of each building shall be approved by the Building Official per section R401.3 of the 2018 International Residential Code

### **R401.3 Drainage.**

Surface drainage shall be diverted to a storm sewer conveyance or other *approved* point of collection that does not create a hazard. *Lots* shall be graded to drain surface water away from foundation walls. The *grade* shall fall not fewer than 6 inches within the first 10 feet.

**Exception:** Where *lot lines*, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped not less than 2 percent away from the building.

Thanks



### **Shaun Nichols**

Assistant Building Official  
500 12<sup>th</sup> Ave S, Nampa, ID 83651  
Office Line: 208.468.5435  
Cell: 208.965.0284  
Building Email: [buildingpermits@cityofnampa.us](mailto:buildingpermits@cityofnampa.us)  
[Department of Building Safety](#), [Like us on Facebook](#)

**NAMPA**Ready

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**From:** Candace Fry <[fryc@cityofnampa.us](mailto:fryc@cityofnampa.us)>  
**Sent:** Monday, June 17, 2024 8:27 AM  
**Subject:** Kmiecik Annex for City Utilities- ANN-00307-2024

Good Morning,

**RE: Kmiecik Annex for City Utilities –ANN-00307-2024**

## Candace Fry

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**From:** Doug Critchfield  
**Sent:** Tuesday, July 2, 2024 9:22 AM  
**To:** Candace Fry  
**Subject:** RE: Kmiecik Annex for City Utilities- ANN-00307-2024

Candace – The property is in the Medium Density Residential future land use designation. Annexation and zoning to RS8.5 is within the limitations of that designation. Thank you - Doug



**Doug Critchfield, Principal Planner, ASLA**

O: 208.468.5406, F: 208.468.5439

500 12<sup>th</sup> Ave. S., Nampa, ID 83651

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**NAMPA**Ready

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**From:** Candace Fry <fryc@cityofnampa.us>  
**Sent:** Monday, June 17, 2024 8:27 AM  
**Subject:** Kmiecik Annex for City Utilities- ANN-00307-2024

Good Morning,

**RE: Kmiecik Annex for City Utilities –ANN-00307-2024**

I have attached for your review the application for Annexation and Zoning to RS8.5 (Single Family Residential) and potential development agreement at 1158 S Powerline Rd, a 1.01 acre parcel #R3236500000 located in the NW 1/4 of Section 35, T3N, R2W, BM, for Ruth Kmiecik (ANN-00307-2024) Original Concept: Connection to city services.

This application will go before the Planning and Zoning Commission as a public hearing item on the August 13, 2024 agenda.

Please return all comments to the Planning and Zoning staff ([pzall@cityofnampa.us](mailto:pzall@cityofnampa.us)) prior to August 2, 2024.

Thanks,

*Candace*



**Candace Fry**

Assistant Planner – Planning & Zoning

208-468-5638

Planning & Zoning Department

500 12<sup>th</sup> Ave S, Nampa, ID 83651

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

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**DATE:** July 3, 2024  
**TO:** Planning and Zoning Department  
**FROM:** Peter Nielsen, Civil Eng. Plans Examiner  
**CC:** Daniel Badger, P.E., Nampa City Engineer  
**CC:** Mark Steuer, P.E., Sr. Dir. Development Services  
**APPLICANT:** Ruth Kmiecik  
**OWNER:** James Smith  
**ADDRESS:** 1158 S Powerline Rd  
**RE:** **ANN-00307-2024 – Annexation and Zoning to RS8.5 Zone**

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

**General Comments:**

1. The annexation request is for the purpose of connecting to City utilities. Nampa Engineering Division has reviewed the submitted annexation legal description and find it to be acceptable.
2. The following public road(s) provide access to the property.
  - S Powerline Rd – classified as “Collector”, 35-mph.
3. Required right of way dedication along these roadway(s) are as follows:
  - S Powerline Rd – right of way dedication of 40’ from Section Line is required as a condition of annexation.

Legal description for the above mentioned right of way dedication(s) shall be prepared by Engineering Division prior to recording the annexation.

4. Upon development, frontage improvements in accordance with Nampa City Code NCC 9-3-1 will be required.
5. The City currently maintains the following utilities in the area.
  - 8” sewer mainline in S Powerline Rd.
  - 10” water mainline in the west side of S Powerline Rd.
  - 12” pressure irrigation main in the east side of S Powerline Rd.
6. The applicant/owner will be required to pay utility connection and impact fees at time of connection and shall obtain a right-of-way permit from the Nampa Engineering Division and any other applicable City issued permits required for connection to City utilities.

**Conditions:**

1. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.
2. The applicant/owner will be required to pay utility connection and impact fees at time of connection and shall obtain a right-of-way permit from the Nampa Engineering Division and any other applicable City issued permits required for connection to City utilities.
3. Legal description for the right of way dedication of 40' from Section Line along S Powerline Rd frontage shall be prepared by Nampa Engineering Division prior to recording the annexation.

[illegible]

**From:** [Ron Johnson](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** RE: [EXTERNAL]Kmiecik Annex for City Utilities- ANN-00307-2024  
**Date:** Monday, July 15, 2024 4:48:30 PM  
**Attachments:** [image003.png](#)

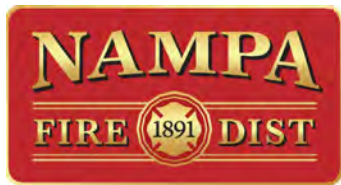
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Good afternoon,

The Nampa Fire District does not oppose this application and has no additional comments.

Regards,



Ron Johnson  
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:** Candace Fry <[fryc@cityofnampa.us](mailto:fryc@cityofnampa.us)>  
**Sent:** Monday, June 17, 2024 8:27 AM  
**Subject:** [EXTERNAL]Kmiecik Annex for City Utilities- ANN-00307-2024

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Good Morning,

**RE: Kmiecik Annex for City Utilities –ANN-00307-2024**

I have attached for your review the application for Annexation and Zoning to RS8.5 (Single Family Residential) and potential development agreement at 1158 S Powerline Rd, a 1.01 acre parcel #R3236500000 located in the NW 1/4 of Section 35, T3N, R2W, BM, for Ruth Kmiecik (ANN-00307-2024) Original Concept: Connection to city services.

This application will go before the Planning and Zoning Commission as a public hearing item on the August 13, 2024 agenda.

Please return all comments to the Planning and Zoning staff ([pzall@cityofnampa.us](mailto:pzall@cityofnampa.us)) prior to August

## Candace Fry

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**From:** D3 Development Services <D3Development.Services@itd.idaho.gov>  
**Sent:** Tuesday, June 25, 2024 8:17 AM  
**To:** Candace Fry  
**Cc:** Niki Benyakhlef  
**Subject:** RE: Kmiecik Annex for City Utilities- ANN-00307-2024

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Hello,

After careful review of the transmittal submitted to ITD on June 17, 2024 regarding Kmiecik Annex for City Utilities-ANN-00307-2024, the Department has no comments or concerns to make at this time.

Thank you

*Mila Kinakh*

D3 Planning and Development



**YOUR Safety** ... **YOUR Mobility** ... **YOUR Economic Opportunity**

---

**From:** Candace Fry <fryc@cityofnampa.us>  
**Sent:** Monday, June 17, 2024 8:27 AM  
**Subject:** Kmiecik Annex for City Utilities- ANN-00307-2024

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Good Morning,

**RE: Kmiecik Annex for City Utilities –ANN-00307-2024**

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Thanks,



## Candace Fry

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**From:** Robbie Reno <rreno@kunaschools.org>  
**Sent:** Monday, June 17, 2024 8:45 AM  
**To:** Candace Fry  
**Cc:** Brian Graves  
**Subject:** Re: Kmiecik Annex for City Utilities- ANN-00307-2024

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Dear Candace,

This development is not in the Kuna School District Boundaries. We have no official comments.

Take Care,

On Mon, Jun 17, 2024 at 8:27 AM Candace Fry <[fryc@cityofnampa.us](mailto:fryc@cityofnampa.us)> wrote:

Good Morning,

**RE: Kmiecik Annex for City Utilities –ANN-00307-2024**

I have attached for your review the application for Annexation and Zoning to RS8.5 (Single Family Residential) and potential development agreement at 1158 S Powerline Rd, a 1.01 acre parcel #R3236500000 located in the NW 1/4 of Section 35, T3N, R2W, BM, for Ruth Kmiecik (ANN-00307-2024) Original Concept: Connection to city services.

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Thanks,

*Candace*

## Candace Fry

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**From:** Eddy Thiel <eddy@nampahighway1.com>  
**Sent:** Monday, June 17, 2024 8:32 AM  
**To:** Planning-Zoning Staff  
**Subject:** FW: Kmiecik Annex for City Utilities- ANN-00307-2024  
**Attachments:** ANN-00307-2024\_Kmiecik Annex to City Utilities\_Application.pdf; ANN-00307-2024\_Kmiecik Annex to City Utilities\_Legal Description.docx; ANN-00307-2024\_Kmiecik Annex to City Utilities\_Narrative.pdf; ANN-00307-2024\_Kmiecik Annex to City Utilities\_Vicinity Maps.pdf

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Good Morning,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

---

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

---

**From:** Candace Fry <fryc@cityofnampa.us>  
**Sent:** Monday, June 17, 2024 8:27 AM  
**Subject:** Kmiecik Annex for City Utilities- ANN-00307-2024

Good Morning,

**RE: Kmiecik Annex for City Utilities –ANN-00307-2024**

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Thanks,  
*Candace*

## Candace Fry

---

**From:** Erika Olvera <EOlvera@nmid.org>  
**Sent:** Thursday, July 11, 2024 4:19 PM  
**To:** Candace Fry  
**Subject:** RE: Kmiecik Annex for City Utilities- ANN-00307-2024

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

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

---

**From:** Candace Fry <fryc@cityofnampa.us>  
**Sent:** Monday, June 17, 2024 8:27 AM  
**Subject:** Kmiecik Annex for City Utilities- ANN-00307-2024

Good Morning,

**RE: Kmiecik Annex for City Utilities –ANN-00307-2024**

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Thanks,

*Candace*



**Candace Fry**  
*Assistant Planner – Planning & Zoning*  
208-468-5638  
Planning & Zoning Department  
500 12<sup>th</sup> Ave S, Nampa, ID 83651  
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