



PLANNING & ZONING DEPARTMENT

Before the Mayor & City Council
Meeting of 15 May 2023

PUBLIC HEARING ITEM STAFF REPORT

Parker Bodily, AICP
Senior Planner

Annexation and Zoning to the RS 22 (Single-Family Residential) zoning district, to make connection to city sewer and water services on a .85 acre parcel at 1724 Southside Blvd (R3242300000, in the SW 1/4 of Section 36, T3N, R2W, BM), for Salvador Rodriguez (ANN-00273-2023). (Action: [Decision](#))

STAFF RECOMMENDATION

ANNEXATION:

1. Be contiguous with the city limits or be enclaved by other properties so annexed.
 - **Staff finds that the property will be contiguous with city limits on the South and West sides of the property.**
2. The proposed zoning district is consistent with the adopted Comprehensive Plan Future Land Use Map.
 - **Staff finds that the proposed RS22 (Single-Family Residential) zoning district is consistent with the Comprehensive Plan Future Land Use Map designation of low density residential for this area.**
3. Reasonably necessary to assure the orderly development of the city in order to allow efficient and economically viable provision of tax supported and fee supported municipal services, to enable the orderly development of private lands which benefit from the cost effective availability of municipal services in urbanizing areas and to equitably allocate the costs of public services in management of development on the urban fringe.
 - **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 that the proposed RS22 (Single-Family Residential) zoning district is consistent with the Comprehensive Plan Future Land Use Map designation of low density residential for this area.**
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 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.
 - **Staff finds this to be met.**
 4. The proposed map amendment(s) is not, are not or would not create a “spot” zone (having a section of one kind of zoning surrounded by another) having no supportive basis per the adopted comprehensive land use map so as to only serve(s) to benefit the applicant(s).
 - **Staff finds that the proposed RS22 (Single-Family Residential) zoning district is consistent with the Comprehensive Plan Future Land Use Map designation of low density residential for this area and would not create a “spot” zone.**
 5. The proposed amendment(s) is, are or would be in the interest of the public and reasonably necessary.
 - **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 support the Commission recommendation that the project be approved.

PROPERTY DETAILS

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 that the Applicant has the Property owner’s permission to apply for the applications made the subject of this report.

History:

April 11, 2023 – The Planning and Zoning Commission voted to recommend approval.

Surrounding Zoning:

North: County (single family residence)

South: RS6 (single family residence)

East: County (single family residence)

West: RS6 (vacant)

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

The City currently maintains the following utility mainlines in the area:

- Domestic water – 12” main is existing in the east half of Southside Blvd.
- Sewer – 15” main is existing in the center of Southside Blvd, approx. depth +/- 7’.
- Pressure Irrigation – 10” main existing in the west side of Southside Blvd.
- Please note: City record drawings indicate an existing water service stub to the property.

APPLICABLE REGULATIONS

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: Before the commission recommends an amendment to the city's official zoning map and before the council approves any proposed zoning map amendment(s), the commission and the council must individually find and conclude:

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

Nampa City Code, Title 10, Chapter 8 RS Zoning District (Single-Family Residential):

The RS Single-Family Residential District is intended for low density, urban single-family residential and compatible uses. A stable and healthful environment, together with the full range of urban services, makes this an important land use district within the community.

CORRESPONDENCE

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 May 10, 2023] 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. **Code Compliance:** Potential code violations for debris accumulation and inoperable vehicles on the property. Recommends that these issues be addressed prior to annexation.
2. **Nampa Meridian Irrigation District:** The Districts South Nampa Lateral easement at this location is a minimum of one hundred (60') total, fifty feet (30') each side.
3. **Engineering:** Lists right of way dedication requirements and frontage improvements requirements. Also lists conditions of approval. See attached.

STAFF ANALYSIS

Land Uses: This is an enclaved area that is surrounded by larger county lots.

Comprehensive Plan: The future land use designation is Low Density Residential. The proposed RS22 zoning district fits within this designation.

Low Density Residential (1.01 – 2.5 Dwelling Units Per Acre (Gross))

This land use setting has a density of 1.01 to 2.5 dwelling units per acre (gross). Its character is less rural than the Agricultural Residential land use setting. Residential dwelling units in land use setting are typically **single-family detached**. Development is required to be compatible with the character of the area. High- and Medium-density development is not allowed in this land use setting.

In Nampa, typical developments have included single-family homes with garage fronts that face the street, residential landscaping, sidewalks and quiet residential streets. Areas in South Nampa and along the bluff overlooking the Boise River floodplain have been designated Low-Density Residential on the Future Land Use Map.

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

CONDITIONS OF APPROVAL

Should the Council vote to approve 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 Council 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. Applicant shall dedicate the following public right-of-way to the City as a condition of annexation:
 - Southside Blvd – 40' from existing right of way line
5. Applicant/Owner shall address solid waste accumulation and inoperative vehicles according to Nampa Code Compliance prior to annexation.

FINDINGS

Proposed Findings for Approval:

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

- The property is enclaved and is contiguous with city limits on the south and west sides where it adjoins other City zoned properties that are so annexed.

B. The proposed map amendment(s) is in harmony with the city's currently adopted comprehensive plan and comprehensive plan land use map (will not create a "spot zone").

- The proposed RS22 (Single-Family Residential) zoning is consistent with the Comprehensive Plan Future Land Use Map designation of low density residential. Therefore, RS22 (Single-Family Residential) zoning would not create a spot zone.

C. 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 proposed RS22 (Single-Family Residential) zoning district allows for dwelling, single-family detached use.
- The existing use of a single-family detached residence matches the adjacent property uses.

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

- City services and utilities are available to this property and no extension of services would be necessary.
- The property is enclaved and would be considered infill which is encouraged in the 2040 Comprehensive Plan.

E. 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 it will be required to meet City standards for development and shall install appropriate frontage improvements upon development.
- Upon annexation this property will dedicate right of way along Southside Blvd for future road expansion.

POTENTIAL MOTIONS – ANNEXATION & ZONING

APPROVE:

I move to approve the **Annexation and Zoning to the RS 22 (Single-Family Residential) zoning district**, to make connection to city sewer and water services on a .85 acre parcel at 1724 Southside Blvd, for Salvador Rodriguez (ANN-00273-2023) 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 **Annexation and Zoning to the RS 22 (Single-Family Residential) zoning district**, to make connection to city sewer and water services on a .85 acre parcel at 1724 Southside Blvd, for Salvador Rodriguez (ANN-00273-2023) based on the following findings_____, because the project does not meet _____ Conclusions of Law.

Annexation Conclusions of Law:

1. 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.

OR...

- 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 Assignment Conclusions of Law:

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

ATTACHMENTS

- Annexation/Zoning Application
- Applicant's Narrative
- Zoning "Vicinity Map"
- Future Land Use Map
- Inter-departmental/agency/citizen correspondence



Planning & Zoning Department Master Application

Staff Use Only

Project Name: Rodriguez Sewer & Water

File Number: ANN-00273-2023

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: Salvador Rodriguez Phone: (208) 573-9211
Applicant Address: 1724 Southside Blvd Email: roofing.rodri@hotmail.com
City: Nampa State: ID Zip: 83686
Interest in property: ☒ Own ☐ Rent ☐ Other: _____

Owner Name: Salvador Rodriguez Phone: (208) 573-9211
Owner Address: same as above Email: roofing.rodri@hotmail.com
City: _____ State: _____ Zip: _____

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

Firm Name: Salvador Rodriguez Phone: (208) 573-9211
Contractor Address: 8985 Bowmont Rd Email: roofing.rodri@hotmail.com
City: Nampa State: ID Zip: 83686

Subject Property Information

Address: 1724 Southside Blvd Nampa
Parcel Number(s): 23242300000 Total acreage: 0.85 Zoning: County
Type of proposed use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Other: _____
Project/Subdivision Name: Rodriguez Sewer + Water
Description of proposed project/request: To hook up to sewer and water.

Proposed Zoning: R5-22 Acres of each proposed zone: _____

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential		
Commercial		
Industrial		
Common (Landscape, Utility, etc.)		
Right of Way (internal roadways, ROW to be dedicated, etc.)	Staff Use Only	
Qualified Open Space	Staff Use Only	
Total		

Please answer all questions that are relevant to your project

Minimum square footage of structure: _____ Maximum building height: _____

Minimum property size (s.f.): _____ Average property size (s.f.): _____

Gross density: _____ Net density: _____

Type of dwelling proposed: ☐ Single-family Detached ☐ Single-family Attached

☐ Duplex ☐ Multi-family ☐ Condo ☐ Other: _____

Proposed number of units: _____

Total number of parking spaces provided: _____

% of qualified open space: _____

Additional information may be requested after submittal.

Authorization

Print applicant name: Salvador Rodriguez

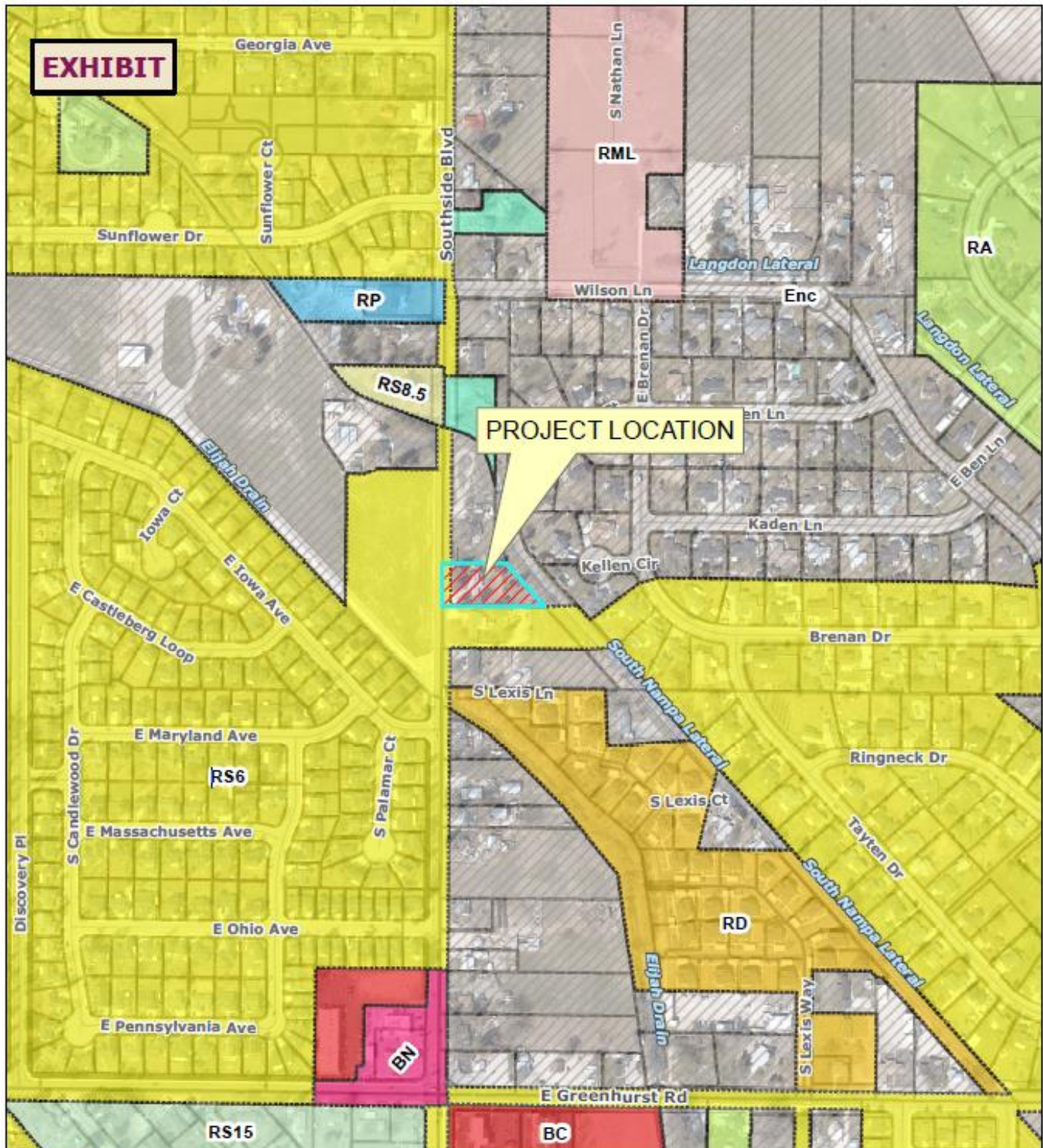
Applicant signature: [Signature] Date: 2-24-2023

City Staff

Received by: JKW Received date: 2/27/2023

1 Salvador Rodriguez 2-27-2023

I want to connect the sewer and
water ex home



NAMPAProud

**1724 SOUTHSIDE BLVD
ANNEXATION AND ZONING TO
RS 22 (SINGLE FAMILY
RESIDENTIAL) CONNECT TO CITY
SEWER AND WATER SERVICE**

ANNEXATION & ZONING

ANN-00273-2023

3/27/2023

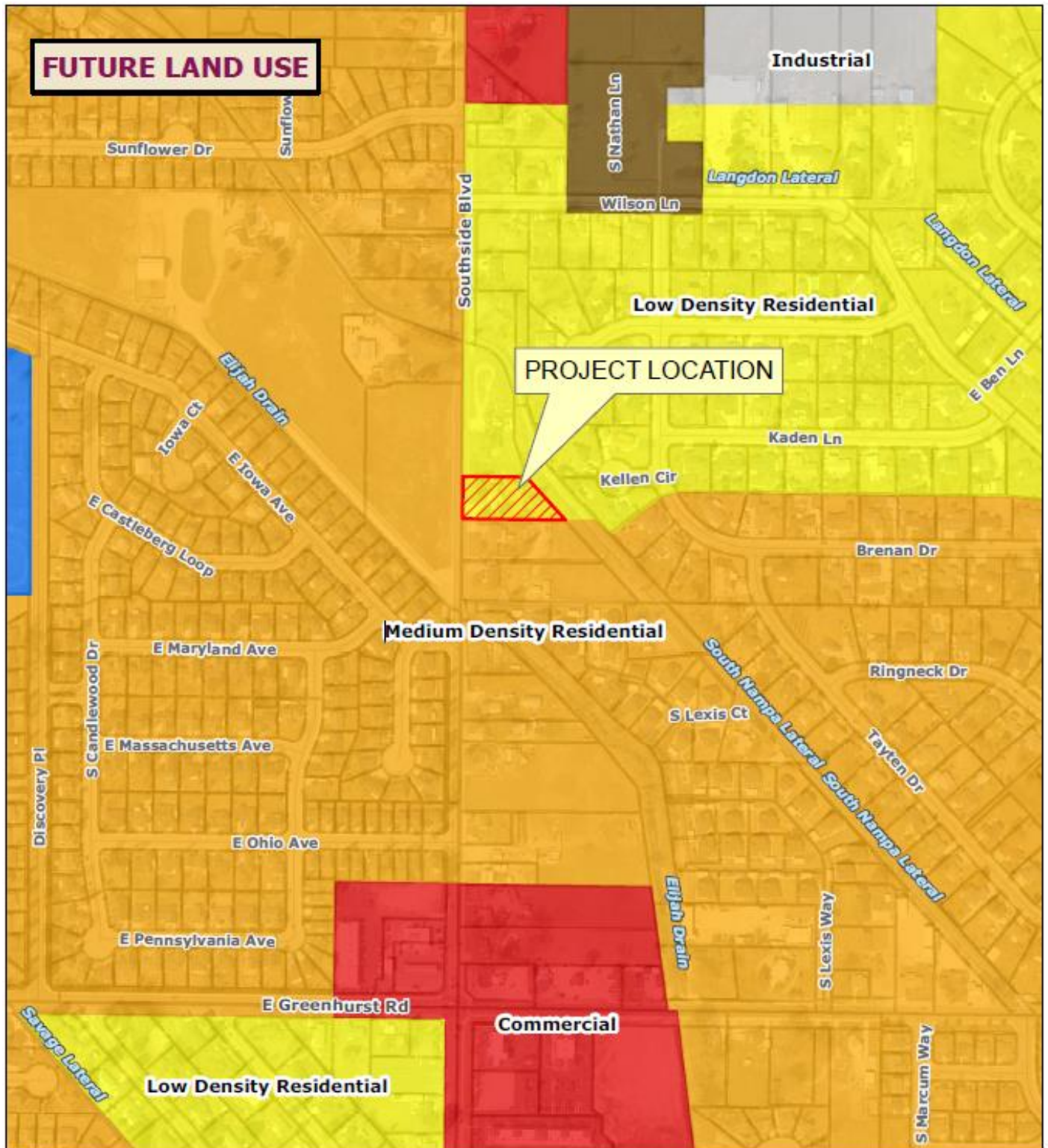
Visit Planning & Zoning
at cityofnampa.us
for more info.



0 100 200 300 400 Feet

For illustrative purposes only.

AG	GB2	RD_PUD	RS8.5
BC	GBE	RMH	RS12
BC_PUD	HC	RML	RS12_PUD
BF	HH	RML_PUD	RS15
BN	IL	RP	RS15_PUD
BN_PUD	IL_PUD	RP_PUD	RS18
DB	IL_RS	RS4	RS18_PUD
DH	IP	RS6	RS22
DV	IP_RS	RS6_PUD	RS22_PUD
Enc	RA	RS7	UnZoned
GB1	RD	RS7_PUD	



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**1724 SOUTHSIDE BLVD
ANNEXATION AND ZONING TO
RS 22 (SINGLE FAMILY
RESIDENTIAL) CONNECT TO CITY
SEWER AND WATER SERVICE**

ANNEXATION & ZONING

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



0 100 200 300 400 Feet

ANN-00273-2023 4/4/2023 For illustrative purposes only.



DATE: March 24, 2023
TO: Planning and Zoning Department
FROM: Peter Nielsen, Sr. Eng Plans Examiner
CC: Caleb LaClair, P.E., Nampa Assistant City Engineer
CC: Daniel Badger, P.E., Nampa City Engineer
CC: Tom Points, P.E., Nampa City Public Works Director
APPLICANT: Salvador Rodriguez
OWNER: Salvador Rodriguez
ADDRESS: 1724 Southside Blvd
RE: **ANN-00273-2023 – Annexation and Zoning to RS22 Zone**

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

General Comments:

1. Annexation for the purpose of connecting to City sewer.
2. The following public road(s) provide access to the property.
 - Southside Blvd – classified as “Collector”, 35-mph.
3. Required right of way dedication along these roadway(s) are as follows:
 - Southside Blvd – right of way dedication of 40’ from existing right of way line for a total 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.

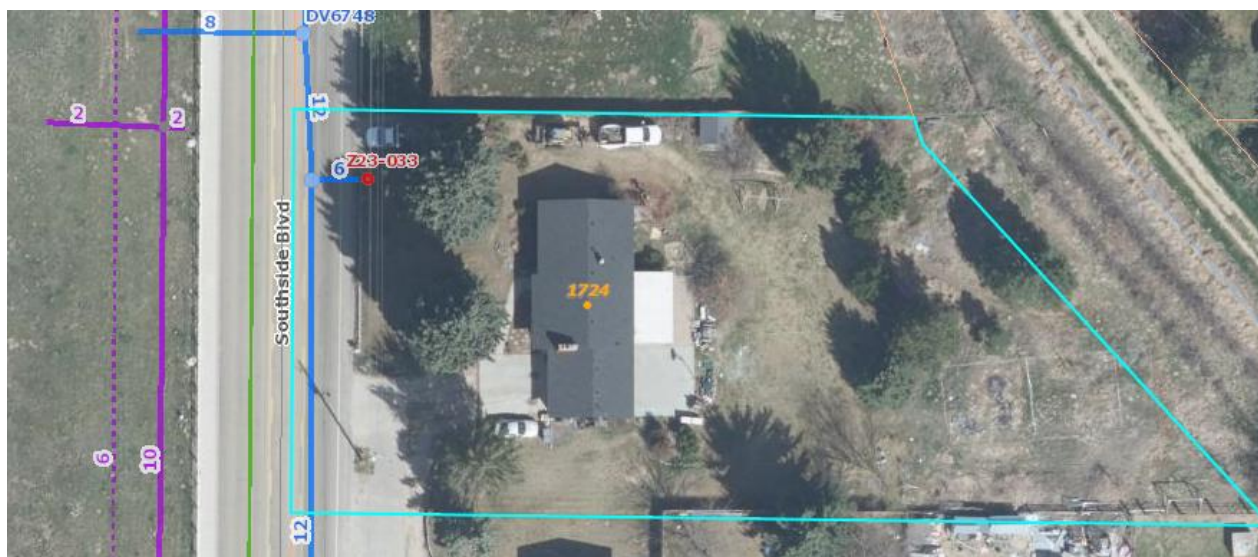
4. Site access for future development shall adhere to the City’s Access Management Policy for spacing and alignment requirements along a collector classified road.
5. Frontage improvements in accordance with Nampa City Code Section 9-3-1 will be required at the time of development. Current standards for development along a collector classified roadway are as follows:
 - Full road widening
 - Provide for street drainage
 - Sidewalk, curb/ gutter
6. 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).

- No TIS will be required
7. The City currently maintains the following utility mainlines in the area:
 - Domestic water – 12” main is existing in the east half of Southside Blvd.
 - Sewer – 15” main is existing in the center of Southside Blvd, approx. depth +/- 7’.
 - Pressure Irrigation – 10” main existing in the west side of Southside Blvd.
 - ***Please note: City record drawings indicate an existing water service stub to the property.***
 8. Nampa Bike & Ped Master Plan identified improvements.
 - Pathway along Southside Blvd

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 the following public right-of-way to the City as a condition of annexation:
 - Southside Blvd – 40’ from existing right of way line

Utility Map



Keana Apau

From: Carol Shackelford
Sent: Thursday, March 16, 2023 9:28 AM
To: Planning-Zoning Staff
Subject: FW: Rodriguez Sewer & Water - ANN-00273-2023
Attachments: ANN-00273-2023_Rodriguez Sewer & Water_Application.pdf; ANN-00273-2023_Rodriguez Sewer & Water_Narrative.pdf; ANN-00273-2023_Rodriguez Sewer & Water_Legal Description.docx; ANN-00273-2023_Rodriguez Sewer & Water_Vicinity Map.pdf

The listed property, **1724 Southside Blvd**, has the following violations. Annexation not recommended until these issues are remedied.

3-4-7 Solid Waste Accumulation There is a large pile of debris in the north driveway in front of an outbuilding. This needs to be removed

6-8-5 Vehicles inoperative /unlicensed A silver Mustang with no plates showing, and a black Dodge pickup possible inoperative with the hood up.

Properties that are being annexed into the city must be maintained in accordance with City of Nampa code. Weeds should be kept cut, and noxious weeds destroyed. Miscellaneous debris should be removed. If the property is not kept in accordance with city code, it could lead to abatement and possible tax lien.

From: Soyla Reyna <reynas@cityofnampa.us>
Sent: Thursday, March 16, 2023 8:41 AM
To: Carol Shackelford <shackelfordc@cityofnampa.us>
Subject: FW: Rodriguez Sewer & Water - ANN-00273-2023

Please return all comments to Planning and Zoning staff (pzall@cityofnampa.us) prior to March 31, 2023.

From: Keana Apau <apauk@cityofnampa.us>
Sent: Thursday, March 16, 2023 8:33 AM
Subject: Rodriguez Sewer & Water - ANN-00273-2023

Good morning everyone,

RE: Annexation for Rodriguez Sewer & Water - ANN-00273-2023

I have attached for your review the application for Annexation and Zoning to the RS 22 (Single-Family Residential) zoning district, to make connection to city sewer and water services on a .85 acre parcel at 1724 Southside Blvd (R3242300000, in the SW 1/4 of Section 36, T3N, R2W, BM), for Salvador Rodriguez (ANN-00273-2023).

Keana Apau

From: Doug Critchfield
Sent: Monday, March 20, 2023 11:43 AM
To: Keana Apau
Cc: Breanna Son
Subject: RE: Rodriguez Sewer & Water - ANN-00273-2023

Keana – The Annexation and Zoning application (ANN-00273-2023) has been reviewed by Nampa Planning and Zoning Future Planning with the following comments:

1. The Future Land Use Map Designation for this area is “Low Density Residential”. The application indicates the desired zoning as “RS 22” (Single-Family Residential) Zoning District.
2. The “RS 22” (Single-Family Residential) Zoning District is a permitted zone in the “Low Density Residential” land use designation and will not create a spot zone.

Thank you - Doug

From: Keana Apau <apauk@cityofnampa.us>
Sent: Thursday, March 16, 2023 8:33 AM
Subject: Rodriguez Sewer & Water - ANN-00273-2023

Good morning everyone,

RE: Annexation for Rodriguez Sewer & Water - ANN-00273-2023

I have attached for your review the application for Annexation and Zoning to the RS 22 (Single-Family Residential) zoning district, to make connection to city sewer and water services on a .85 acre parcel at 1724 Southside Blvd (R3242300000, in the SW 1/4 of Section 36, T3N, R2W, BM), for Salvador Rodriguez (ANN-00273-2023).

This application will go before the Planning and Zoning Commission as a public hearing item on the April 11, 2023 agenda.

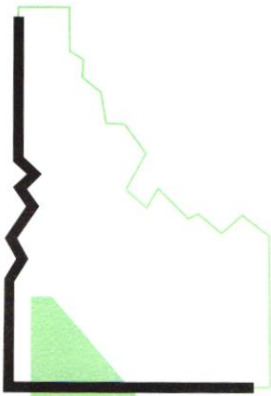
Please return all comments to Planning and Zoning staff (pzall@cityofnampa.us) prior to March 31, 2023.

Thank you,



Keana Apau
Assistant Planner
208.468.5630
500 12th Ave. S. Nampa, ID 83651
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ORGANIZED 1904

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

March 20, 2023

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

RE: ANN-00273-2023/ Rodriguez Sewer & Water; 1724 Southside Blvd.

To Whom It May Concern:

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.

Please be advised of the South Nampa Lateral easement that courses along the east boundary of this property. The District's easement for the South Nampa Lateral at this location is a minimum of sixty feet (60') total, thirty feet (30') each side. Any work within this easement will require a Land Use Change Application and full review of its plans.

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

Please feel free to contact me with any further questions.

Sincerely,

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

Cc:

Office/ file



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

Keana Apau

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Monday, March 20, 2023 11:27 AM
To: Planning-Zoning Staff
Cc: Keana Apau
Subject: [External]RE: Rodriguez Sewer & Water - ANN-00273-2023

Caution: This email originated from outside of the City of Nampa domain. Do not click on links or open attachments unless you recognize sender email or are sure content is safe. Highlight the suspect email and send using your Phish Button or call the helpdesk at 208-468-5454

Good Morning,

After careful review of the transmittal submitted to ITD on March 16, 2023 regarding Rodriguez Sewer & Water – ANN-00273-2023, the Department has no comments or concerns to make at this time. This application does not affect the state highway system.

Thank you,



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Keana Apau <apauk@cityofnampa.us>
Sent: Thursday, March 16, 2023 8:33 AM
Subject: Rodriguez Sewer & Water - ANN-00273-2023

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good morning everyone,

RE: Annexation for Rodriguez Sewer & Water - ANN-00273-2023

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This application will go before the Planning and Zoning Commission as a public hearing item on the April 11, 2023 agenda.

Keana Apau

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, March 20, 2023 7:26 AM
To: Planning-Zoning Staff
Subject: [External]FW: Rodriguez Sewer & Water - ANN-00273-2023
Attachments: ANN-00273-2023_Rodriguez Sewer & Water_Application.pdf; ANN-00273-2023_Rodriguez Sewer & Water_Narrative.pdf; ANN-00273-2023_Rodriguez Sewer & Water_Legal Description.docx; ANN-00273-2023_Rodriguez Sewer & Water_Vicinity Map.pdf

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Good morning,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

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

From: Keana Apau <apauk@cityofnampa.us>
Sent: Thursday, March 16, 2023 8:33 AM
Subject: Rodriguez Sewer & Water - ANN-00273-2023

Good morning everyone,

RE: Annexation for Rodriguez Sewer & Water - ANN-00273-2023

I have attached for your review the application for Annexation and Zoning to the RS 22 (Single-Family Residential) zoning district, to make connection to city sewer and water services on a .85 acre parcel at 1724 Southside Blvd (R3242300000, in the SW 1/4 of Section 36, T3N, R2W, BM), for Salvador Rodriguez (ANN-00273-2023).

This application will go before the Planning and Zoning Commission as a public hearing item on the April 11, 2023 agenda.

Please return all comments to Planning and Zoning staff (pzall@cityofnampa.us) prior to March 31, 2023.

Thank you,