

BEFORE THE NAMPA CITY COUNCIL
CITY OF NAMPA, CANYON COUNTY, IDAHO

In the Matter of Approval of a request for)	
a Comprehensive Plan Map Amendment)	
from Commercial to Industrial, and Zoning)	FINDINGS OF FACT, CONCLUSIONS
Map Amendment from BC (Community)	OF LAW AND DECISION
Business) to IL (Light Industrial) Zoning)	
District, by:)	
)	
Tyler Delay representing Doris Young)	Case No. CMA-055-2022 &
)	ZMA-170-2022

This matter came before the Nampa City Council (“Council”) for a reconsideration hearing on the 20th day of June, 2023, upon a request filed by applicant Tyler Delay (“Applicant”), pursuant to Idaho State Code Title 50-222(3) & Idaho State Code Title 67-6535, Nampa City Code Title 10 Chapter 2. Council hereby makes the following findings, conclusions of law and decision on this matter.

I.

RECORD

Council’s decision is made from evidence and testimony presented at the hearing on Monday June 20, 2023.

II.

FINDINGS OF FACT, CONCLUSIONS OF LAW

Regarding the request for the **Comprehensive Plan Map Amendment from Commercial to Industrial and Rezone from BC (Community Business) to IL (Light Industrial)** for the Tyler Delay representing Doris Young (CMA-00055-2022 & ZMA-00170-2022) the Nampa City Council approves the request. In approving the request, the council finds the following:

Comprehensive Plan Amendment

In accordance with Nampa City Code 10-2-7 the proposed map amendment(s) is, are or would be in the public interest as conditioned because:

There is light industrial zoning and longstanding uses adjacent to the subject property. The proposed map change will facilitate the reasonable expansion of the existing of historic light industrial uses. The size of the proposed map amendment is reasonably small in scope. There was no testimony in opposition to the requested comprehensive map change including no opposition from adjacent commercial landowners. The subject property is located and set back away from the frontage along Nampa Caldwell Blvd. This relatively small map change and focused expansion of the historic light industrial uses will have very limited impact and is reasonably compatible with the existing commercial uses in the area. For the above reasons the proposed map amendment from a commercial to an industrial designation is reasonably in the public interest and is therefore approved.

Zoning Map Amendment

In accordance with Nampa City Code 10-2-3 the rezone of the subject property from BC (Community Business) to IL (Light Industrial) conforms with the applicable requirements of Nampa City as follows:

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 because:

The City Council approved the comprehensive plan land use map amendment from commercial to industrial so the land use map supports the rezone request to light industrial. The comprehensive plan also supports the requested rezone. Section 4.4.6 of the Comprehensive Plan - Providing for Industrial Development states "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." The following objectives on the comprehensive plan support the application: OBJECTIVE 1: Promote industrial development and preserve industrial land; OBJECTIVE 3: Support entrepreneur and start-up businesses; and OBJECTIVE 4: Provide a business-friendly

environment. The request comes from a small multigeneration family business in Nampa. Section 5.9 states “Light industrial uses are oriented to industries that are less impactful to surrounding land uses, require lighter utility use, are cleaner in operations and emissions, and located in areas that are easily accessible by large vehicles. These are important land uses that assist the City to diversify its economy with new and renovated industrial properties.” This area has light industrial and commercial zoning and uses and light industrial provides for less intense uses that are reasonably compatible with the zoning and uses in the area. Therefore, the proposed map amendment is in harmony with the City’s currently adopted comprehensive plan.

2. The proposed map amendment 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 because:

- Light industrial land uses are generally desirable in areas where other compatible industrial uses exist. The adjacent property to the north, west and east of the Young property is industrial. The property to the north and west stores RV units for retailers and blocks the views into the Young property from the Karcher Bypass bridge. The property to the east is a newly constructed industrial building that houses industrial flex space. The building blocks views from the east.
- The Karcher Bypass Road that extends over I-84 is a getaway into the City of Nampa and overlooks the Young property. The Youngs are cleaning up the property to make views into the site more appealing. Neighboring land uses are an industrial building, and the rear side of a medical clinic, optical services, a garden center and nursery, and a paint store. These uses have limited visual access to the property and the impact is minimal to the area.
- The proposed chain link fencing with slats that would be allowed on the site if these parcels were zoned IL would screen undesirable views into the area from Karcher Road and would match the existing fencing on the property. If fencing were to be altered from

the plan presented at the hearing, design review for fencing in an industrial zone would be required.

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 because there is existing light industrial zoning contiguous to the subject property and this would be part of that use. There is commercial zoning in the immediate area as well and the location of this light industrial zoning located off the main roadways and with fencing to screen uses within the property provide compatibility. The zoning is reasonably compatible with the uses in the current commercial zoning as described in Section 2 above.

4. The proposed map amendment(s) are not inconsistent with the adopted comprehensive land use map so as to only serve(s) to benefit the applicant(s). The comprehensive plan map has been changed to an industrial designation which supports the proposed light industrial zoning. The applicant also intends to support the use of the existing light industrial flow space for local business which will support other businesses in addition to the applicant.

5. The proposed amendment(s) are in the interest of the public and reasonably necessary because:

- The Young property supports adjacent businesses by storing equipment and materials on the property. These businesses would have to store equipment elsewhere away from the property if they did not utilize the Young's property, which would add to the operating costs of these businesses. Nampa City Council is friendly to businesses in Nampa and desires to support these businesses by allowing these uses to continue.
- Nampa desires to encourage industrial land uses to promote the economic viability of the area. The adjoining land uses are industrial and serve the greater Nampa community. Rezoning these parcels to Light Industrial would be compatible with existing industrial uses existing in this area.

- The City has an interest in eliminating and preventing urban blight. The Youngs have indicated that they are in the process of cleaning up the property. The addition of a slatted fence will block views into the property. Additional improvements are forthcoming on this site.

Based on the above the requested rezone of the subject property to light industrial is approved.

III. DECISION

The Council, based upon the record in this matter and further based upon findings of fact and conclusions of law set forth herein DOES HEREBY DETERMINE AND DECIDE AS FOLLOWS:

1. The request for a Comprehensive Plan Map Amendment from Commercial to Industrial designation for the subject property, is APPROVED.
2. The Zoning Map Amendment from BC (Community Business) to an IL (Light Industrial) zoning district at 1508 & 1510 W Karcher Rd. (parcel #s R2446800000 & R2446900000, located in the SE 1/4 of Section 8, T3N, R2W, BM) for Tyler Delay representing Doris Young (CMA-00055-2022 & ZMA-00170-2022) is APPROVED.

These Findings of Fact, Conclusions of Law and Decision are approved and adopted by the Nampa City Council on this 5th day of July, 2023.

Deborah Kling, Mayor

Attest:

City Clerk