



Planning & Zoning Department

Nampa, Idaho... Today's Vision is Tomorrow's Reality

March 5, 2020

Glenn and Judith Watts
16545 Madison Rd.
Nampa, ID 83687

Subject: Annexation and Zoning to IL (Light Industrial) for Small-Scale Hobby Auto Transmission Repair Shop at 16545 Madison Rd. for Glenn and Judith Watts (ANN 137-19).

Dear Mr. and Mrs. Watts:

The following is the decision of the Nampa City Council on the above matter heard before them on January 28, 2020. This letter will stand as the Findings of Fact, Conclusions of Law and Decision required by Idaho Code Section 67-6535. The City Council accepted the Planning and Zoning Commission finding the following concerning your annexation and zoning request:

- 1) The parcel connects with the city limits along its northern property line.
- 2) The area can reasonably be assumed to be available for the orderly development of the city with the city limits having grown into the area and the adjacent lands have been annexed and developed.
- 3) The proposed IL zoning conforms with the city's comprehensive plan proposed updated future land use map for Industrial land use and is reasonably compatible with existing and proposed land uses in the area.
- 4) The property owner has requested annexation and zoning to IL to conduct a Small-Scale Hobby Auto Transmission Repair Shop adjacent his home.

Consequently, the City Council accepted the Planning & Zoning Commission recommendation and voted to approve of your Annexation and Zoning to IL subject to the following conditions:

- 1) Upon annexation into the City 40' right-of-way from section line of Madison Rd shall be dedicated to the City.
- 2) Any future development of the site will require the placement of sidewalk per City standards along entire frontage. Depending on existing conditions adjacent to this site at time of any future development, a sidewalk deferral agreement may be an available course of action if desired.
- 3) Any future development of the site will require connection to City utilities (sewer, water, pressure irrigation) all of which are currently existing in Madison Rd at this time.

- 4) Not more than a total of 5 customer vehicles shall be situated in the repair shop or elsewhere on the property at any one time. In no instance shall customer vehicles either before, during, or after repair be parked within the public right-of-way.
- 5) The Building Department will require tenant improvement for change of use and a mechanical permit for ventilation.

Your requested Annexation and Zoning to IL will be completed following the first reading and suspension of the rules for the second and third readings of the ordinance by the City Council at their March 16, 2020 City Council meeting subject to completion of the required right-of-way dedications. Should you have questions, feel free to contact me at 468-5446.

Sincerely,



Norman L. Holm, Planning Director
CITY OF NAMPA