

**ATTACHMENT**  
**Conditional Use Permit Application Narrative**

Panattoni Development Company submits this conditional use permit application ("Application") to construct and operate an approximately 857,397 SF warehouse and distribution center ("Project") on the southwest corner of E Franklin Rd. and Star Rd. ("Site"). The Site is in the City's Gateway Business 1 ("GB1") Zoning District. The schedule of land uses in the City's Zoning Ordinance conditionally allows the construction and operation of a warehouse and distribution center in the GB1 Zone where sight obscuring walls or fences provide an enclosure. As shown below, the Project complies with the City's conditional use permit criteria found in the City's Zoning Ordinance, and approval of the Application is proper.

First, the location, size, design, and operating characteristics of the Project are compatible with and will not adversely affect the livability or development of abutting properties and surrounding neighborhoods. The Project is compatible with the surrounding uses because the Site is in an area with other large industrial uses. North of the Site is Ida Cold, a large industrial cold storage facility. Northwest of the Site is Sorrento Lactalis's industrial processing and manufacturing facility. Also north of the Site are Image National Signs' fabrication facility and Centennial Plastics' manufacturing and storage facility. These are all large industrial uses in the immediate vicinity of the Site. The Site is buffered to the east by a strip of land used for agriculture and zoned GB1. Beyond this buffer strip to the west are large-scale commercial uses including Wal-Mart and the Idaho Center Auto Mall. South of the site is a strip of land used for Agriculture and zoned GB1. Further south beyond this strip is Interstate 84. East of the Site is property used primarily for agriculture and partially zoned GB1 and in some areas unannexed. The use and scale of the Project will be in harmony with the surroundings. Public facilities and utilities will be constructed and improved by the Applicant to mitigate the Project's impacts and to provide adequate facilities and utilities to the Site. There are no residential neighborhoods in the immediate vicinity of the Project, and the Project will not have any harmful effects on any neighborhood character. The Project will generate traffic but all impacts will be mitigated by the applicant through transportation improvements and the payment of impact fees as required by applicable law.

Second, the location, design, and site planning of the Project will provide a convenient and functional working environment. The location of the Project provides convenient and ready access for employees and shipments to the facility. The Site is located less than a mile from a major Interstate 84 interchange. The Site also has significant frontage to two major arterials, Franklin and Star. Site design will provide convenient and functional access on and around the Site. The Project will be constructed using modern and attractive concrete tilt panels, which are appropriate for the proposed Project. The Project will include landscaping improvements in accordance with City standards that will beautify the Site. Site beautification provided by the Project will improve on the industrial character of the area as a whole and benefit the City.

Third, the Project will enhance the successful operation of its surroundings in its basic community functions and will provide services to the community. In connection with the City's approval of the Project, Applicant will make improvements as required to mitigate the Project's impacts to the City's infrastructure and utility services. The Project will also create thousands of jobs for residents of the City as well as increase the City's tax revenues resulting in more essential services for the City's residents.

For all of these reasons the Project satisfies the City's general conditional use permit criteria and approval of the Application is proper.



# APPLICATION FOR CONDITIONAL USE PERMIT

PLANNING AND ZONING DEPARTMENT

411 3<sup>RD</sup> STREET S., NAMPA, IDAHO 83651 P: (208) 468-4487 F: (208) 465-2261

Nonrefundable Fee: \$234.00 (1 acre or less) Nonrefundable Fee: \$463.00 (more than 1 acre)

Applicant Name	Brent Collins, Panattoni Development Company, Inc.	Home Number	(916) 379-1202
Street Address	8775 Folsom Blvd., Suite 200	Mobile Number	(916) 626-7846
City	Sacramento	State	CA
		Zip code	95826
Property Owner Name	Huter Land and Investments, LLC and The Melvin Huter Family Trust, Attn: Michael Huter	Home Number	(208) 850-4910
Street Address	217 W. Georgia Ave., Suite 100	Mobile Number	
City	Nampa	State	ID
		Zip Code	83686
Email	mhuter@rdcpa.com		
Applicant's interest in property: ( ) Own ( ) Rent ( X ) Other			
ADDRESS OF SUBJECT PROPERTY: 0 N. Robinson Boulevard, Nampa, ID 83687			

### Please provide the following REQUIRED DOCUMENTATION to complete the CUP

- A copy of one of the following:  Warranty Deed  Proof Of Option  Earnest Money Agreement
- A sketch drawing of the site & any adjacent property affected, showing all existing & proposed locations of streets, easements, property lines, uses, structures, driveways, pedestrian walks, off-street parking & off-street loading facilities and landscaped areas, preliminary or final building plans & building elevations, together with any other information considered pertinent to the determination of this matter.
- Signed & Notarized Affidavit of Legal Interest (attached). Form **must** be completed by the legal owner (If owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to show that the person signing is an authorized agent)
- Original Legal description of property AND a legible WORD formatted document. (Must have for final recording) Old or illegible title documents will need to be retyped in a WORD formatted document.

### Project Description

➤ State (or attach a letter stating) the reason for the proposed Conditional Use Permit: \_\_\_\_\_  
 See attached letter.

Dated this 15th day of June, 20 18

Applicant Signature

### NOTICE TO APPLICANT

This application will be referred to the Nampa Planning Commission for its consideration. The Planning Commission shall hold a public hearing on the application and it shall be granted or denied. Notice of public hearing must be published in the Idaho Press-Tribune 15 days prior to said hearing. Notice shall also be posted on the premises not less than 1 week prior to the hearing. Hearing notices will also be mailed to property owners or purchasers of record within 300 feet of the subject property. You will be given notice of the public hearing and should be present to answer any questions.

If a Conditional Use Permit is granted by the Planning Commission, it shall not become effective until after an elapsed period of 15 days from the date of Planning Commission action. During this time any interested person may appeal the action to the City Council. You will be notified of any pending appeals.

If the conditional use permit is denied by the Planning Commission, you may appeal the decision to the City Council within 15 days from the date such action is taken by the Planning Commission. At the time the Conditional use permit becomes effective you will be sent a document which constitutes an official "Conditional Use Permit". This document will enumerate the conditions attached to the issuance of the permit and state the consequences of failure to comply.

### OFFICE USE ONLY

FILE NUMBER: CUP - 00114 - 20 18 PROJECT NAME PROJECT BRONCO

0 N. ROBINSON