



Planning & Zoning Department
Master Application

Staff Use Only

Project Name: Stockyard District Business Park
File Number: SPP-00149-2024
Related Applications:

Type of Application

- Accessory Structure
Annexation/Pre-Annexation
Appeal
Design Review
Comprehensive Plan Amendment
Conditional Use Permit
Multi-Family Housing
Development Agreement
Modification
Home Occupation
Daycare
Kennel License
Commercial
Mobile Home Park
Legal Non-Conforming Use
Planned Unit Development/MPC
Subdivision
Short
Preliminary
Final
Condo
Temporary Use Permit
Fireworks Stand
Vacation
Variance
Staff Level
Zoning Map/Ordinance Amendment (Rezone)
Other:

You must attach any corresponding checklists with your application or it will not be accepted

Applicant Name: Gary Johnston Phone: 208-608-1200
Applicant Address: PO Box 220 Email: gjohnston7@gmail.com
City: Star State: ID Zip: 83669
Interest in property: [X] Own [] Rent [] Other:

Owner Name: same Phone:
Owner Address: Email:
City: State: Zip:

Contractor Name (e.g., Engineer, Planner, Architect): Engineer (Jesse Christensen)
Firm Name: HECO Engineers Phone: 208-642-3304
Contractor Address: 32 N Main St Email: jesse@hecoengineers.com
City: Payette State: ID Zip: 83661

Subject Property Information

Address: 2586 2nd St S, Nampa, ID 83686

Parcel Number(s): R3182901100 Total acreage: 10.33 Zoning: IH

Type of proposed use: Residential Commercial Industrial Other: _____

Project/Subdivision Name: Stockyard District Business Park

Description of proposed project/request: this project is to develop the property into approximately ~~14~~ 12 lots for commercial development

Proposed Zoning: IH Acres of each proposed zone: 10.33

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential		
Commercial	12	9.33
Industrial		
Total Common Area		
Internal Roadways	Provide acres only	1.00
Frontage ROW to be dedicated	Provide acres only, if applicable	
Total	12	10.33

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 ^{commercial}~~residential (multi-family)~~ units: 12

Total number of parking spaces provided : 139

Print applicant name: Gary Johnston

Applicant signature: *Gary Johnston* Date: Jun 28, 2024
Gary Johnston (Jun 28, 2024 15:40 MDT)

City Staff
Received by: <u>JKW</u> Received date: <u>6/14/2024, updated 6/28/2024</u>


Master Application_Aug2023

Final Audit Report

2024-06-28

Created:	2024-06-28
By:	Shawna Warden (shawnaw@hecoengineers.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAthQ92v1FtzkozEyNh0RPjV5TKvLchRF

"Master Application_Aug2023" History

-  Document created by Shawna Warden (shawnaw@hecoengineers.com)
2024-06-28 - 8:43:43 PM GMT
-  Document emailed to Gary Johnston (gjohnston7@gmail.com) for signature
2024-06-28 - 8:45:49 PM GMT
-  Email viewed by Gary Johnston (gjohnston7@gmail.com)
2024-06-28 - 9:39:34 PM GMT
-  Document e-signed by Gary Johnston (gjohnston7@gmail.com)
Signature Date: 2024-06-28 - 9:40:28 PM GMT - Time Source: server
-  Agreement completed.
2024-06-28 - 9:40:28 PM GMT



November 13, 2024

City of Nampa Planning and Zoning Department
500 12th Ave S.
Nampa, ID 83651

Subject: Stockyard District Business Park
Canyon County, Idaho Section 26, Township 3 North, Range 2 West

To Whom This May Concern,

On behalf of our client, the property owner, please consider this narrative for the proposed Stockyard District Business Park. This proposed development will consist of twelve (12) commercial lots and one (1) common lot. Stockyard District Business Park will take access from 2nd Street, a public road. Below is a brief statement as part of the Application:

1. The proposed Business Park property is in Nampa in Canyon County approximately 1.5 miles South from highway 84 and 1 mile Southeast from 12th Street. The lot will be located at 2586 2nd St South in Nampa, Idaho.
2. The area of the proposed Business Park is approximately 10.33 acres. Twelve (12) commercial lots and one (1) common lot are proposed with a private road connecting to 2nd Street.
3. All lots will have connections to public water and private septic. Stormwater will be retained on site in infiltration basins and treated in sand and grease traps.
4. The average gross lot area is approximately .69 acres, and the minimum lot area is .40 acres.
5. The lot will be restricted to commercial use only.
6. The property is zoned IH.
7. Setbacks will be as follows:

Landscape buffer: 15' wide along 2nd St S for one Building on one parcel


25' wide along 2nd St S for a subdivision with multiple buildings and lots

Front: Ten feet (10'); and required setbacks when building height exceeds thirty-five feet (35') then one foot (1') for each one foot (1') of building height.

Sides & Rear = 0' adjacent to commercial/industrial uses

If you have any questions, please call.

Sincerely,
HECO Engineers

By:  _____
Jesse Christensen, PE
Project Engineer

PRELIMINARY PLAT NOTES

1. ANY RE - SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE - SUBDIVISION.
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
3. THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
4. ALL DEVELOPED PARCELS DO NOT HAVE DIRECT PARCEL FRONTAGE TO 2ND STREET. HOWEVER THEY HAVE LEGAL ACCESS TO THE SAME.
5. THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREON."
6. EXISTING IRRIGATION WATER HAS BEEN PROVIDED FROM NAMPA & MERIDIAN IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITH SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FRO ASSESSMENTS FROM THE CITY OF NAMPA MUNICIPAL SERVICES.

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- EASEMENT LINE

PRELIMINARY PLAT SHOWING STOCKYARD DISTRICT BUSINESS PART SUBDIVISION

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF NAMPA, CANYON COUNTY, IDAHO
MAY 2024

PRELIMINARY PLAT DATA

SITE DATA

PARCEL NUMBER: R3182901100
CURRENT ZONING: IH (HEAVY INDUSTRIAL)
PROJECT AREA: ± 10.330 ACRES

DIMENSIONAL STANDARDS FOR THE IH DISTRICT (PER CITY CODE SECTION 10-20)

REQUIRED PARKING AND BUILDING SETBACK FOR IH DISTRICTS ABUTTING A RIGHT-OF-WAY DESIGNATED AS AN ARTERIAL OR COLLECTOR BY THE FUNCTIONAL CLASSIFICATION MAP ADOPTED IN THE TRANSPORTATION MASTER PLAN:
35 FEET

MINIMUM PROPERTY AREA: NONE SPECIFIED
MINIMUM PROPERTY WIDTH: NONE SPECIFIED
MINIMUM FRONT SETBACKS: 10-FT, PLUS ONE-FT PER EACH ONE FOOT OF BUILDING HEIGHT ABOVE 35-FEET
MINIMUM SIDE SETBACKS: 0-FT, ADJACENT TO COMMERCIAL/INDUSTRIAL USES
MINIMUM REAR SETBACKS: 0-FT, ADJACENT TO COMMERCIAL/INDUSTRIAL USES.

MAXIMUM PROPERTY COVERAGE: NONE SPECIFIED

REQUIRED PARKING (PER CITY CODE SECTION 10-22)

REQUIRED SPACES BASED ON 1 PARKING SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA (GENERAL INDUSTRIAL)

REQUIRED PARKING = 96 SPACES
PROVIDED PARKING = 139 SPACES

PROJECT TEAM

PROPERTY OWNER/DEVELOPER

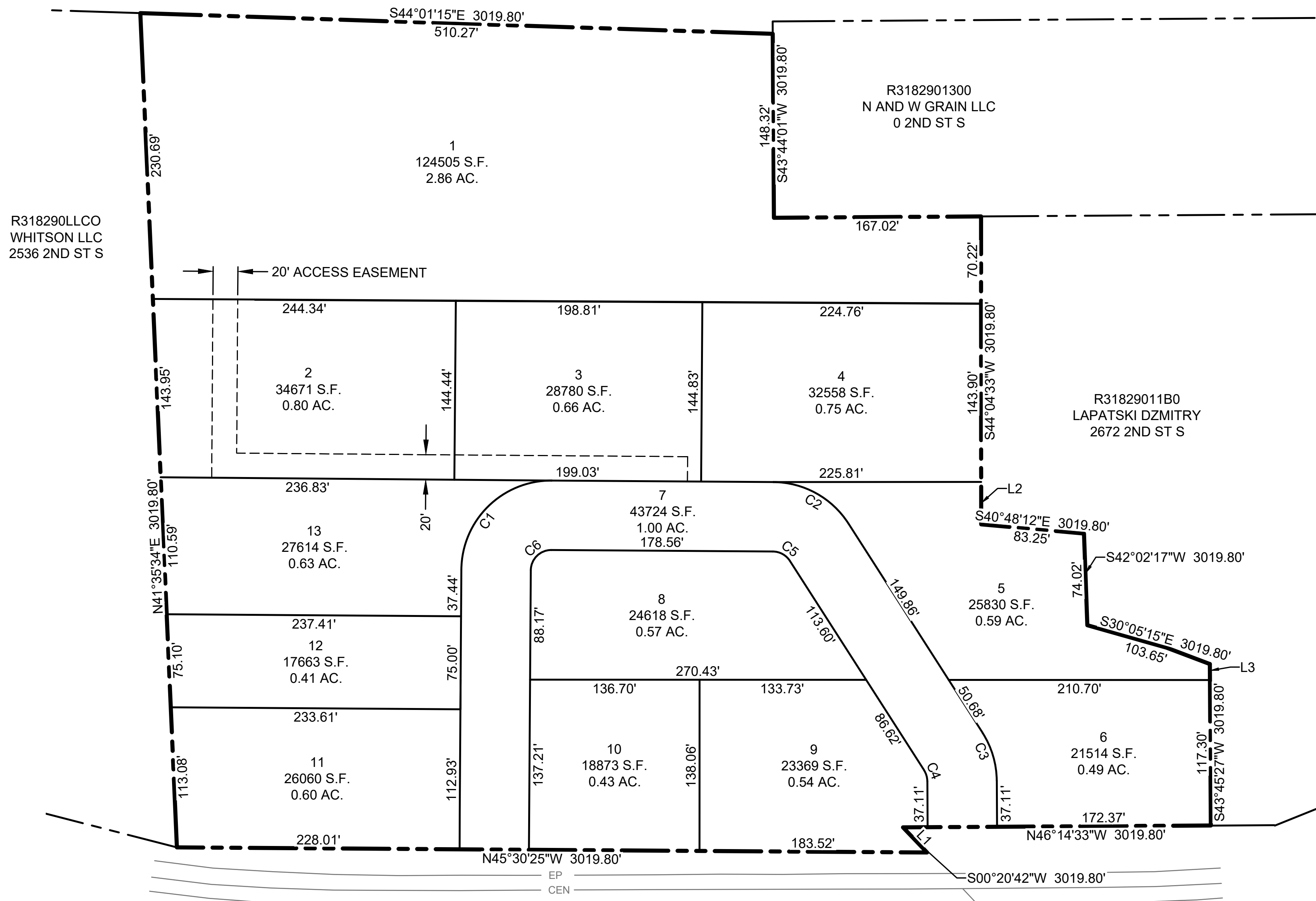
NAME: GARY JOHNSTON
ADDRESS: PO BOX 220
CITY/STATE/ZIP: STAR, ID 83669
PHONE: (208) 608-1200
EMAIL: GJOHNSTON@GMAIL.COM

ENGINEERING

NAME: JESSE CHRISTENSEN
ADDRESS: PO BOX 235
CITY/STATE/ZIP: PAYETTE, ID 83661
PHONE: (208) 642-3304
EMAIL: JESSEC@HECOENGINEERS.COM

LANDSCAPE ARCHITECT

NAME: BRECKON LANDSCAPING
CONTACT: JON BRECKON
ADDRESS: 6661 NORTH GLENWOOD ST
CITY/STATE/CITY: GARDEN CITY, ID 83714
PHONE: (208) 376-5153
EMAIL: JBRECKON@BLDI.CO



UTILITIES

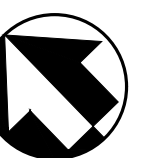
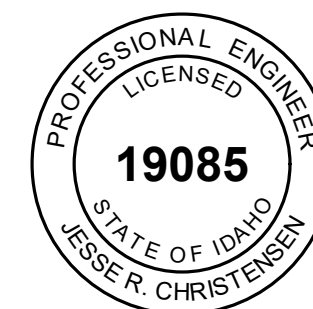
WATER: CITY OF NAMPA
SEWER: PRIVATE SEPTIC SYSTEM
IRRIGATION: NAMPA & MERIDIAN IRRIGATION DISTRICT
NATURAL GAS: INTERMOUNTAIN GAS CO.
TELEPHONE: CENTURYLINK
FIRE PROTECTION: NAMPA FIRE DEPARTMENT
POLICE PROTECTION: NAMPA POLICE DEPARTMENT
SOLID WASTE COLLECTION: REPUBLIC SERVICES

Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	113.88'	72.50'	090.00	N89°29'35"E	102.53'
C2	72.06'	72.50'	056.95	S17°01'55"E	69.13'
C3	40.89'	72.50'	032.31	S27°36'01"W	40.35'
C4	9.31'	16.50'	032.31	S27°36'01"W	9.18'
C5	16.40'	16.50'	056.95	S17°01'55"E	15.73'
C6	25.92'	16.50'	090.00	N89°29'35"E	23.33'

Line Table

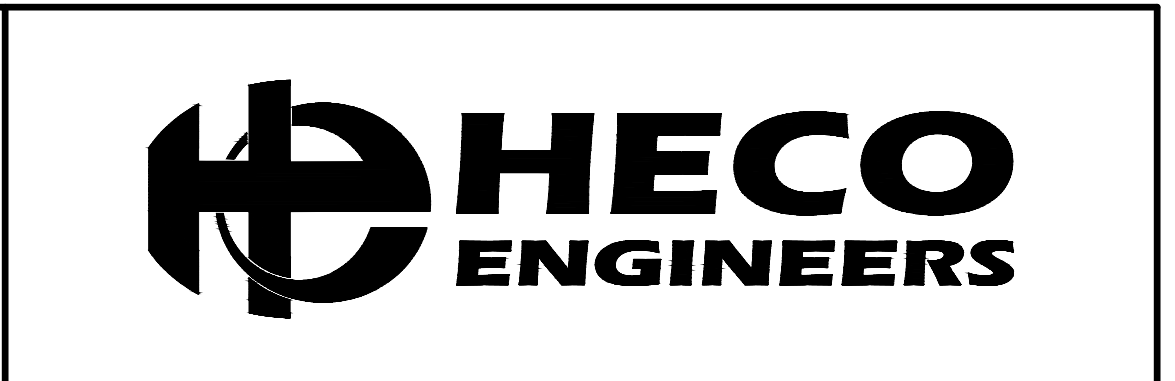
SEGMENT	LENGTH	BEARING
L1	28.06'	S00°20'42"W
L2	34.18'	N44°04'33"E
L3	12.91'	N43°45'27"E



11/07/2024 11:37 KEVIN FLORES G:\CLIENTS\PR22-0409 GARY JOHNSTON 2ND STREET DESIGN\PRELIMINARY PLATS\6.24.DWG

REVISIONS			
NO.	DATE	BY	DESCRIPTION

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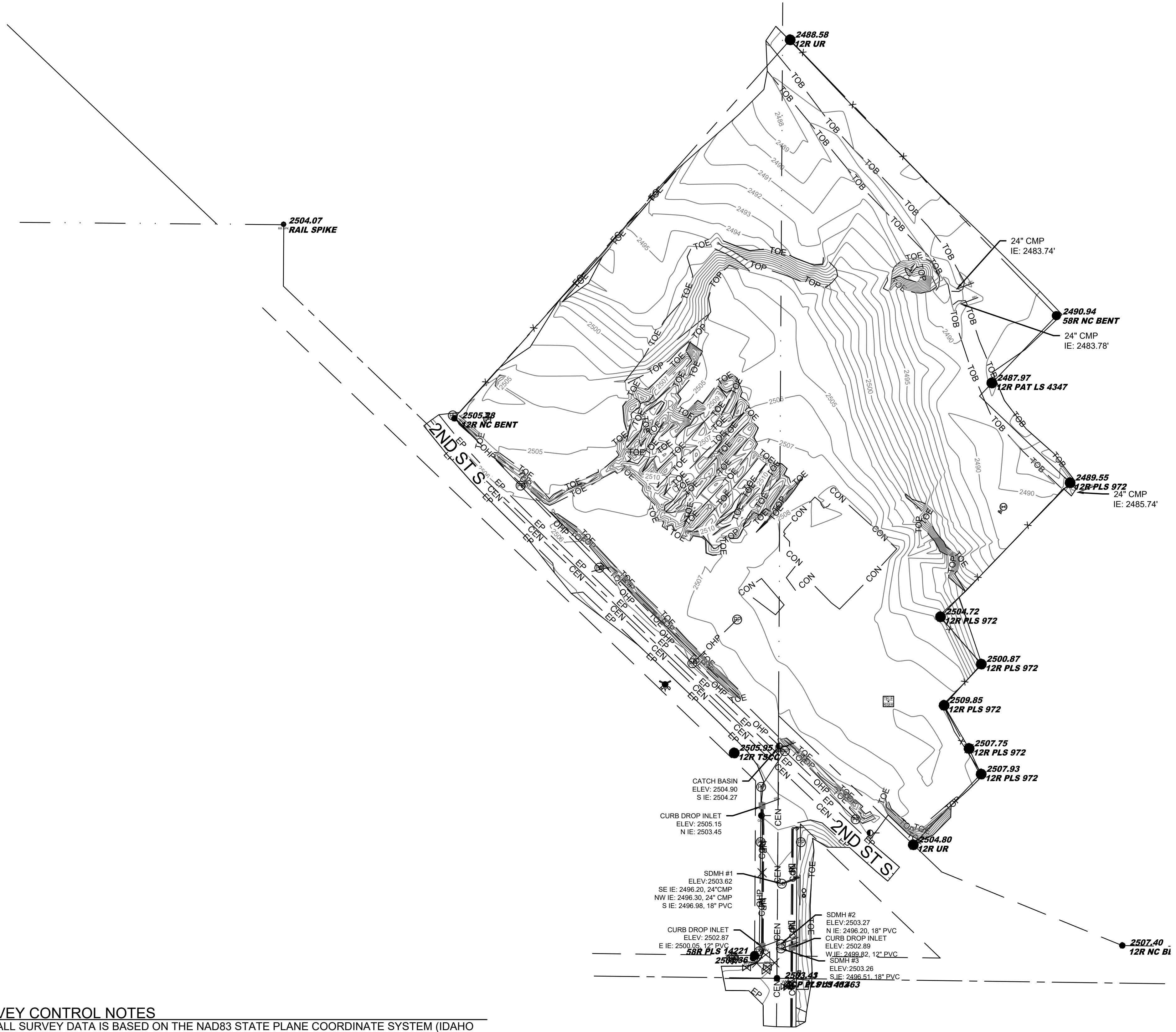


DESIGNED: K. FLORES	SUB SHEET NO. PP1.0	TITLE OF SHEET PRELIMINARY PLAT COVER	DATE: MAY 2024
DRAWN BY: L. DENNY		STOCKYARD DISTRICT BUSINESS PARK	PROJECT NO.: PR22-0409
DESIGN QC: J. CHRISTENSEN			SHEET 1 OF 2
DWG QC: Z. MATHEWS			GARY JOHNSTON 2ND STREET SOUTH, NAMPA, ID

PRELIMINARY PLAT SHOWING STOCKYARD DISTRICT BUSINESS PART SUBDIVISION

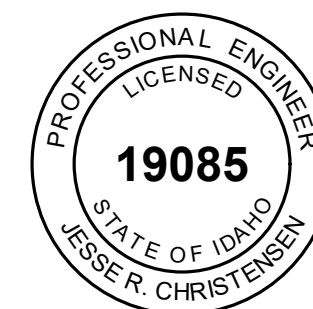
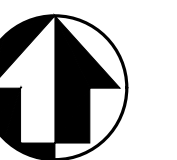
A PARCEL OF LAND SITUATED IN A PORTION OF THE
SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE
2 WEST, BOISE MERIDIAN, CITY OF NAMPA, CANYON
COUNTY, IDAHO
MAY 2024

- LEGEND**
- 1/2" REBAR AS NOTED
 - ⊠ ELECTRICAL BOX
 - GUY WIRE
 - ⊗ FIRE HYDRANT
 - ⊕ POWER POLE
 - ⊞ TELEPHONE RISER
 - CATCH BASIN
 - SIGN
 - TEST PIT
 - ⊗ WATER VALVE
 - LIGHT POLE
 - PIPE INVERT
 - ⊙ STORM DRAIN MANHOLE
 - BOUNDARY LINE
 - X- EX. FENCE LINE
 - TOP TOP OF BANK
 - TOE TOE OF BANK
 - GB GRADE BREAK
 - CEN CENTER LINE
 - EP EDGE OF PAVEMENT
 - CON EX. CONCRETE
 - OHP OVERHEAD POWER
 - T TELEPHONE DIGLINE
 - GAS GAS
 - GAS LINE



SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST1103) AND NAVD 88 VERTICAL DATUM.
2. SURVEY PERFORMED BY TIMBERLINE SURVEYING PLLC.



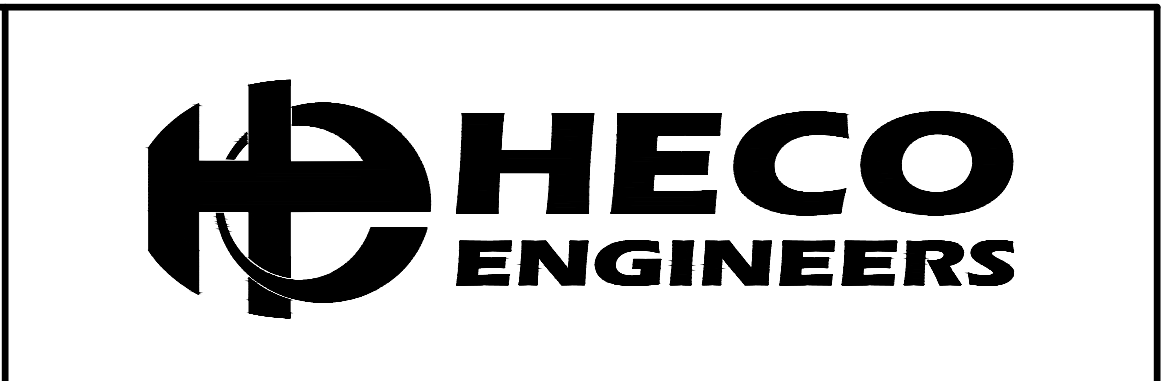
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REVISIONS			
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DESIGNED: K. FLORES	PP2.0
DRAWN BY: L. DENNY	
DESIGN QC: J. CHRISTENSEN	
DWG QC: Z. MATHEWS	

SUB SHEET NO.

TITLE OF SHEET
**PRELIMINARY PLAT
TOPO SURVEY**
STOCKYARD DISTRICT BUSINESS PARK

GARY JOHNSTON
2ND STREET SOUTH, NAMPA, ID

DATE:
MAY 2024

PROJECT NO.:
PR22-0409

SHEET
2 OF **2**