PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 8 JANUARY 2019

BUSINESS ITEM NO. 2
STAFF REPORT

Applicant(s)/Engineer(s):
Toll Southwest, LLC as Applicant/Developer, Bailey Engineering, Inc. as Engineer(s)/Surveyor(s)
File(s): SPF 077-2018
Analyst: Doug Critchfield

Requested Action Approval(s) and Location(s):

1. Final plat approval for:
   Canyon Creek Subdivision No. 4 (hereinafter the “Development”; alternatively, “Canyon Creek Subdivision No. 4” or the “Project”)

   Comprising 18.15 acres proposed to be platted into Fifty-nine (59) buildable and five (5) common lots all located in a RS 7 Zoned area located in the NW ¼ of the SE ¼ of Section 1, T.3N., R.2W., B.M., Canyon County in Nampa north of Cherry Lane and west of N Can Ada Rd.

Correspondence:
Any correspondence from City departments/divisions and outside agencies or the citizenry is hereafter attached to this document for perusal. Comments may express opinions regarding the plat application or be geared towards recommending Conditions of Approval for a development should it be approved, or, directing corrections to the final plat or related construction drawings.

Comments/Recommendation(s):
Staff finds that the proposed subdivision final plat of/for Canyon Creek Subdivision No. 4 conforms, or substantially conforms within acceptable limits, to the approved preliminary plat of/for Canyon Creek Subdivision, and, complies with relevant RS 7 zoning codes and City of Nampa subdivision standards appertaining to the proposed Development. (Said determination is, or may be, partially predicated on said final plat being revised in limited form and fashion to meet requirements set forth by various responding agencies and City departments.)
Accordingly, Staff recommends that Canyon Creek Subdivision No. 4 be approved, contingent on Applicant/Developer/Development compliance with various Conditions of Approval as iterated hereafter.

**SUGGESTED CONDITIONS OF APPROVAL**

Should the Planning and Zoning Commission vote to recommend approval of the Project final plat to the City Council, then Staff would suggest the following as (a) Condition(s) of Approval(s) for adoption with any such recommending vote (note: the Commission may obviously add, subtract and/or modify conditions as it deems appropriate):

1. Generally, Applicant/Development shall:
   Comply with all City department/division or outside agency requirements pertinent to this matter. This is to include any extant but applicable conditions from prior approvals for this subdivision as iterated in correspondence on file with the City appertaining to the approved preliminary plat of for Canyon Creek Subdivision.

   More specifically, comply with requirements/conditions listed in the following item(s) of correspondence (unless waived and/or later amended by the agency providing the comments):

   Specifically:

   a. Comply with the requirements listed in the December 17, 2018 memorandum from the City of Nampa Engineering Division, GIS Section, authored by Alex Main (1 page – copy hereto attached); and,

   b. Comply with the requirement(s) listed in the December 19, 2018 memorandum from the Nampa Engineering Division authored by Nicole Fletcher (2 pages – copy hereto attached); and,

2. Correct any spelling, grammar and punctuation and numbering errors that may be evident on the plat face and/or in the proposed Project plat development notes; and,

3. <Any other conditions as may be levied by the Commission....
ATTACHMENTS

- Copy of City of Nampa Final Plat Application for Eagle Stream Subdivision No. 4 (page 4)
- Copy of Parcel Information Description (Page 5)
- Copy of Warranty Deed (Pages 6-7)
- Copy of Canyon Creek Subdivision Vicinity Map (Page 8)
- Copy of Plat (reduced from original size) (Page 9)
- Copy of Enlarged Plat (reduced from original size) (Pages 10-11)
- Copy of Preliminary Plat (reduced from original size) for contextual reference (Page 12)
- Copies of agency response letters (Pages 13-20)
CITY OF NAMPA  
FINAL PLAT APPLICATION  
Planning and Community Development Department  
411 3rd St. South  
Nampa, ID 83651  
208-465-2214 Phone  
208-465-2261 FAX

<table>
<thead>
<tr>
<th>Name of Subdivision</th>
<th>Canyon Creek Subdivision No. 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location of Subdivision</td>
<td>North Nampa between cherry lane &amp; ustick Rd. on Canada</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owner</th>
<th>Toll Southwest LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>3103 W. Sheryl Drive, Suite 100, Meridian, ID 83642</td>
</tr>
<tr>
<td>Phone</td>
<td>208-424-0026</td>
</tr>
<tr>
<td>FAX</td>
<td></td>
</tr>
<tr>
<td>E-Mail</td>
<td><a href="mailto:names@tollbrothers.com">names@tollbrothers.com</a>/jlopez@baileyengineers.com</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Same as above</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td></td>
</tr>
<tr>
<td>Phone</td>
<td></td>
</tr>
<tr>
<td>FAX</td>
<td></td>
</tr>
<tr>
<td>E-Mail</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Engineer/Surveyor/Planner</th>
<th>Bailey Engineering, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>1119 E. State St. Suite 210, Eagle, ID 83616</td>
</tr>
<tr>
<td>Phone</td>
<td>208-939-0515</td>
</tr>
<tr>
<td>FAX</td>
<td></td>
</tr>
<tr>
<td>E-Mail</td>
<td><a href="mailto:dbailey@baileyengineers.com">dbailey@baileyengineers.com</a>/jlopez@baileyengineers.com</td>
</tr>
</tbody>
</table>

**FINAL PLAT INFORMATION**

Total Acreage 18.15 AC  
Total Number of Lots: 654  
Buildable: 609  
Common: 55  
Gross Density per Acre 3.09  
(Number of units per acre of total land to be developed)  
Net Density per Acre 4.18  
(Number of units per acre of land excluding roads)  
Zoning District(s): Zoning Within Nampa City Limits RS  
If Applicable: Zoning Within the Area of Impact  

2015 Engineering Division Development Policy Manual  
Rev. Date: February 17, 2015  
Division 200  
Section 202 - 3 of 8
DESCRIPTION FOR
CANYON CREEK SUBDIVISION NO. 4

A parcel of land located in the NW 1/4 of the SE 1/4 of Section 1, T.3N., R.2W., B.M.,
Nampa, Canyon County, Idaho more particularly described as follows:

Commencing at the E1/4 corner of said Section 1 from which the S1/16 corner of said
Section 1 bears South 00°39'49" West, 1321.94 feet;

thence along the East-West centerline of said Section 1 North 89°28'04" West, 2004.27
feet to the REAL POINT OF BEGINNING;

thence leaving said East-West centerline South 00°31'56" West, 231.00 feet;

thence South 89°28'04" East, 10.00 feet;

thence South 44°28'04" East, 12.73 feet;

thence South 89°28'04" East, 56.00 feet;

thence North 45°31'56" East, 12.73 feet;

thence South 89°28'04" East, 127.99 feet;

thence 75.54 feet along the arc of a curve to the right, said curve having a radius of
72.00 feet, a central angle of 60°06'52" and a long chord which bears South 59°24'38" East,
72.12 feet to a point of reverse curve;

thence 91.60 feet along the arc of said reverse curve, said reverse curve having a radius
of 1,298.00 feet, a central angle of 04°02'36" and a long chord which bears South 31°22'30"
East, 91.58 feet;

thence South 10°47'32" West, 12.55 feet;

thence South 35°01'08" East, 56.00 feet;

thence South 80°49'48" East, 12.55 feet;

thence 102.37 feet along the arc of a non-tangent curve to the left, said curve having a
radius of 1,298.00 feet, a central angle of 04°31'07" and a long chord which bears South
38°54'02" East, 102.34 feet;

thence South 29°24'01" West, 507.76 feet;

thence South 62°40'51" East, 43.71 feet;

thence South 27°19'09" West, 165.80 feet;

thence North 66°04'15" West, 135.76 feet;

thence North 62°28'20" West, 162.43 feet;
FOR A VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, IRON SHADOW REAL ESTATE, LLC, an Idaho limited liability company, having an address at 1548 W. Cayuse Creek Drive, Suite 100, Meridian, ID 83646 ("Grantor"), does hereby grant and convey unto TOLL SOUTHWEST LLC, a Delaware limited liability company having an address at 250 Gibraltar Road, Horsham, PA 19044 ("Grantee"), that certain real property ("Property") located in the County of Canyon, State of Idaho, more particularly described on Exhibit "A" attached hereto and made a part hereof.

This conveyance is subject to all: (i) prior covenants, conditions, restrictions, easements, rights, encumbrances and other exceptions and reservations of record; (ii) matters discoverable or that can be ascertained by physical inspection or correct survey of the Property; (iii) zoning ordinances and regulations and any other laws, ordinances and governmental regulations restricting or regulating the use, occupancy, and enjoyment of the Property; and (iv) all terms, conditions and reservations of this Grant Deed.
IN WITNESS WHEREOF, this instrument is duly executed this 15th day of November, 2017.

Iron Shadow Real Estate, LLC

[Signature]

Don Flynn, Member

[Signature]

Kevin Amar, Member

State of IDAHO, County of CANYON

On this 14th day of November in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Don Flynn, known or identified to me to be the Member of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same.

Residing at: __________________________

Commission Expires: __________________

State of IDAHO, County of CANYON

On this 14th day of November in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Kevin Amar, known or identified to me to be the Member of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same.

Residing at: __________________________

Commission Expires: __________________

______________________________
STEVE ANGIOLINI
Notary Public
State of Idaho

Residing at: Eagle
Commission Expires: 11/21/2020
CANYON CREEK SUBDIVISION

A PORTION OF THE SE 1/4 OF SECTION 1,
TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN
NAMPA, CANYON COUNTY, IDAHO

2018

VICINITY MAP

1" = 1000'

NAVD 1988 DATUM
Shellie Lopez

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, November 20, 2018 12:38 PM
To: Shellie Lopez
Subject: RE: Final Plat Approval for Canyon Creek Subdivision No. 4 / SPF-00077-2018 / Idaho

Good Afternoon Shellie,

Nampa Highway District #1 has no objection to the Final Plat for the Canyon Creek Sub. #4 subject to the MOU, General Cooperation of Planning and Zoning, Annexation, Development and Maintenance Activities development agreement that was signed by the Nampa Highway District #1 on 11-29-16.

If you have any questions or comments feel free to contact us.

Thank you,

Eddy

---

From: Shellie Lopez [mailto:lopes@cityofnampa.us]
Sent: Tuesday, November 20, 2018 12:15 PM
Subject: Final Plat Approval for Canyon Creek Subdivision No. 4 / SPF-00077-2018 / Idaho

Good Afternoon Everyone! 😊

Re: SPF-00077-2018

Bailey Engineering representing Toll Southwest LLC. has submitted a Final Plat Approval for Canyon Creek Subdivision No. 4 between Cherry Lane and U-stick Rd. on at 17447 N. Can Ada Rd. (A parcel of land located in the NW 1/4 of the SE 1/4 of Section 1, T3N, R2W, BM - 59 buildable lots on 18.15 acres for 3.09 lots per gross acre).

The final plat is scheduled as a business item on the Planning and Zoning Commission Agenda January 08, 2019.

Please find attached the SPF-00077-2018 file for your review and send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than December 26, 2018.

Thank you & Have a great day!
Hi Shellie,

Nampa Parks has reviewed the final plat for Canyon Creek Subdivision No. 4 Project: SPF-00077-2018. We have no requests.

Thank you,

Cody Swander
Parks Superintendent
O: 208.468.5890, F: 208.465.2321
Nampa Parks – Facebook Page

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.
December 17, 2018

RE: Canyon Creek Subdivision No. 4 - Final Plat

To: Michelle Ames

cc: Sylvia Mackrill

The following changes must be made prior to submitting for signatures:

- E Whitman St should be E Canyon Crossing Dr
- N Yuma Ave should be N Yuma Way

Sincerely,

Alex Main
GIS Tech I
Engineering Division
City of Nampa
(208) 468-5475
Sylvia, 

Earl has reviewed the Final Plat Plans on SPF-00077-2018 for Canyon Creek Sub # 4 and approved the plans.

Merry Christmas & Joyful New Year!

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.
MEMORANDUM

To: Planning and Zoning Commission  
From: Doug Critchfield, Planner II  
Date: November 27, 2018  
Re: Canyon Creek Subdivision No. 4  
Comments on Final Plat  
Project: SPF-00077-2018

Canyon Creek Subdivision No. 4 aligns with the Future Land Use Map. Internal pathways and sidewalks allow for residents to walk within the subdivision. Unfortunately, none of the associated schools are within walking or biking distance of the subdivision.

Associated Schools:

East Canyon Elementary – The subdivision is not within walking distance of the Elementary School (4.0 miles)

Sage Valley Middle School - The subdivision is not within walking distance of the Middle School (4.73 miles)

Ridgevue High School - The subdivision is not within walking distance of the High School (3.14 miles)
December 4, 2018

Norman L. Holm, Planning Director
City of Nampa
411 3rd Street South
Nampa, ID 83651

RE: SPF-00077-2018/ Canyon Creek Subdivision No. 4

Dear Norm:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application, as it lies outside of our District boundaries. Please contact Mark Zirschky (208) 459-3617 of Pioneer Irrigation, at P.O. Box 426 Caldwell, ID 83606-0426.

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 must review drainage plans. The developer must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Crew Foreman
Nampa & Meridian Irrigation District
DTD/ gnf

Cc
Office/ file
M. Zirschky, Pioneer Irrigation District
DATE: December 19, 2018

TO: Planning and Zoning Commission

FROM: Nicole Fletcher

SUBJECT: Canyon Creek Subdivision #4, Final Plat and Construction Drawings

The Engineering Division has reviewed the final plat and construction drawings for Canyon Creek Sub #4 and recommends approval with the following comments:

- Plat and Layout
  - Include areas of lots somewhere on plat

- Construction Drawings
  - Please provide drainage calculation (I think they got lost somewhere along the way)
  - Include stationing on roadway for sheets with profiles views

- Catch Basins
  - Please revise catch basin to 2 separate but conjoining catch basins, CB in SD-604 flowing into CB in SD-601 which flows into the sand and grease trap. Please see chicken scratch drawing on sheet 4.2 for a little more detail.

- Sheet 4.1
  - Keynotes 7&9: not finding standard drawings referred to as F1 and F2 in SD-715?

- Sheet 4.2
  - Does note under keynote 5 pertain to keynote 4?

- Sheets 4.5&4.6
  - Keynote labels from sheet 4.3 have been brought over to these sheets

- Sheet 4.7
  - Extend swale filtration sand to free drain material
  - Please show profile or section view of top of sand and grease trap vault compared to top back of curb
Consider adding triangle symbols to ends of pond inlets to better display trash racks
  o Sheet 5.1
  • Move irrigation valve as shown in redline
  o Sheet 5.2
  • Sewer service note: revise to reference standard drawing N-511A, rather than SD-511A. Maintain throughout plans
  o Sheet 5.3
  • Maintain separation of water main and pond
  • Double check water main elevation, as shown in profile will it line up with the tee shown on sheet 5.2?
  o Sheet 5.5
  • Add blow-off to end of water main
  • Consider moving valves back to make room for the elevation drop
  • Will lateral crossing be in phase 4?