PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 8 JANUARY 2019

BUSINESS ITEM NO. 3
STAFF REPORT

Applicant(s)/Engineer(s):
Hayden Homes of Idaho, LLC, Time Mokwa representing as Applicant/Developer, T-O Engineers, Inc. as Engineer(s)/Surveyor(s)
File(s): SPF 078-2018
Analyst: Doug Critchfield

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

1. Final plat approval for:
   Meadowcrest Subdivision No. 2 (hereinafter the “Development”; alternatively, "Meadowcrest Subdivision No. 2" or the “Project”)

Comprising 9.51 acres proposed to be platted into Thirty-nine (39) buildable and two (2) common lots all located in a RS 6 Zoned area located in the SW ¼ of the SW ¼ of Section 29, T.3N., R.2W., B.M., Canyon County in Nampa on the northeast corner of S. Middleton Road and Lake Lowell Ave.

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 Meadowcrest Subdivision No. 2 conforms, or substantially conforms within acceptable limits, to the approved preliminary plat off/or Meadowcrest Subdivision, and, complies with relevant RS 6 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 Meadowcrest Subdivision No. 2 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 Meadowcrest 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 4, 2018 memorandum from the Nampa & Meridian Irrigation District authored by David T. Duvall (1 page – copy hereto attached); and,
   - b. Comply with the requirements listed in the December 20, 2018 letter from the Idaho Transportation Department authored by Sarah Arjona (1 page – copy hereto attached); and,
   - c. Comply with the requirement(s) listed in the December 26, 2018 memorandum from the Nampa Engineering Division, GIS Section, authored by Alex Main (1 page – copy hereto attached); and,
   - d. Comply with the requirement(s) listed in the December 31, 2018 memorandum from the Nampa Engineering Division authored by Daniel Badger (2 pages – copy hereto attached).

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 Meadowcrest Subdivision No. 2 (page 4)
- Copy of November 19, 2018 letter from T-O Engineers authored by Caleb LaClair (pages 5-6)
- Copy of Parcel Information Description (pages 7-8)
- Copy of Plat (reduced from original size) (page 9)
- Copy of Preliminary Plat (reduced from original size) for contextual reference (page 10)
- Copies of agency response letters (pages 11+)
Name of Subdivision | Meadowcrest Subdivision No. 2
---|---
Location of Subdivision | Northeast corner of S. Middleton Road and Lake Lowell Avenue Parcel#R3202200000 & R3202201000

Owner | Brookfield Holdings (Hayden II), LLC
---|---
Address | 1406 N. Main St., Suite 114, Meridian, ID 83642
Phone | 208-869-9785
FAX | 208-465-2214
E-Mail | tmokwa@hayden-homes.com

Applicant | Hayden Homes of Idaho, LLC (Contact: Time Mokwa)
---|---
Address | 1406 N. Main St., Suite 114, Meridian, ID 83642
Phone | 208-869-9785
FAX | 208-465-2261
E-Mail | tmokwa@hayden-homes.com

Engineer/Surveyor/Planner | T-O Engineers (Contact: Caleb LaClair, P.E.)
---|---
Address | 332 N. Broadmore Way, Suite 101, Nampa, ID 83687
Phone | 208-442-6300
FAX | 208-465-2261
E-Mail | claclair@to-engineers.com

Total Acreage | 9.51
Total Number of Lots: | Buildable: 41 Common: 2
Gross Density per Acre: | 4.10 (Number of units per acre of total land to be developed)
Net Density per Acre | 5.17 (Number of units per acre of land excluding roads)
Zoning District(s) | Zoning Within Nampa City Limits RS-6
If Applicable: Zoning Within the Area of Impact

*****************************************************************************
November 19, 2018

Robert Hobbs, Assistant Director
City of Nampa Planning & Zoning Department
411 Third Street South
Nampa, ID 83651

RE: Meadowcrest Subdivision No. 2 – Final Plat Narrative

Dear Mr. Hobbs:

Hayden Homes Idaho, LLC (Applicant/Developer) is submitting the Final Plat for Phase 2 of the Meadowcrest Subdivision for review and approval. The property is located northeast of the S. Middleton Road and Lake Lowell Avenue intersection. The preliminary plat was approved in February 2018 under applications SPP-020-2017 and ANN-065-2017. The Phase 1 Final Plat was approved by City Council on June 18, 2018 (SPF-057-18), and was recorded with the Canon County recorder’s office on October 30, 2018. Hayden Homes intends to pursue approval of subdivision Phase 2 improvement plans with the City and proceed with construction in early 2019. The property is zoned as RS-6.

Phase 2 consists of approximately 9.51 acres directly south of the Phase 1 development area, and consists of 39 buildable lots (7.22 acres), two (2) common lots (0.33 acres), and one (1) public street right-of-way parcel (1.96 acres). The lot sizes and general development layout are in substantial conformance with the approved preliminary plat.

The Preliminary Plat conditions of approval have been addressed as described in bold italic text below:

1. Comply with all City department/division or outside agency requirements pertinent to this matter.

   All City Engineering Department conditions have been addressed and incorporated into the subdivision construction drawings, which are included with this application submittal, with the following modifications:

   • An asphalt speed hump was used in Phase 1 for the traffic calming in lieu of restricting the pavement width. No traffic calming devices are required in Phase 2.

   • The designated left turn lane described in Traffic Mitigation #6 is no longer required since the Copper River Basin Subdivision No. 7 is widening the west side of Middleton Road and installing a two-way left striped center lane.

2. The water system for the Development shall be completely installed and able to deliver water prior to any Building Permits being issued within the Development. The water shall be sufficient in volume and pressure to provide sufficient adequate fire suppression for the Development in accordance with Fire Department policy or International Fire Code requirements as applicable.

   The water system reflected in the construction drawings are designed in accordance with City of Nampa design criteria, and will be installed prior to Building Permit issuance.
3. Developer’s engineer shall correct any spelling, grammar, punctuation and/or and numbering errors that may be evident on the plat face and/or in the proposed plat development notes and include said corrections in a revised preliminary plat; also, Developer’s engineer shall identify within the plat notes section of any final plat of/for the Development those lots that are common by Lot # and Block # and shall identify those lots by note that are exempted from having to be at least 6,000 sq. ft. per allowance made via N.C.C. § 10-27-4(A)(3); and,

There are no lots within Phase 2 that are exempt from the 6,000 SF allowance.

4. Any exceptions to City adopted subdivision design standards shall/will require separate design [exception] approval from the City Council; and,

There are no design exceptions being requested.

5. Temporary bollards shall be emplaced at the end of the proposed Lancaster Drive where the same is slated to link to the existing road section in Roosevelt Park Subdivision No. 4 named Lancaster Drive. The bollards shall be used to deter civil construction contractor access across/through Roosevelt Park Subdivision. The bollards may be removed once the streets (with associated sidewalks, curbs and gutters are fully constructed and approved by the City to allow for home construction contractors to access Meadowcrest through/from Roosevelt Park Subdivision roads as may be necessary. (Civil work construction traffic for the Development shall access the Property from S. Middleton Road); and,

A temporary barricade was setup as part of the Phase 1 construction and will remain in place until the homes associated with Phase 1 are substantially complete.

6. The proposed Lot 7 of Block 2 shall be removed. Said lot may be emplaced elsewhere in Meadowcrest provided it is not located in the row of lots comprising Block 2 as shown on the approved preliminary plat; and,

The lot was removed as part of the Phase 1 Final Plat.

7. A six-foot (6’) chain link fence (unless allowed otherwise by the City’s Council) along the Orr Drain’s southwestern easement edge shall be emplaced in conjunction with adjoining common area improvement(s). Said fencing shall comply with standards found in N.C.C. § 10-27-6(J)(4).

A six foot (6’) chain link fence was installed as part of the Phase 1 construction.

We appreciate your consideration of approval of the Final Plat. Please contact myself or the applicant at any time should you have any questions or require additional information.

Respectfully,

Caleb LaClair, P.E.
Project Manager

cc: 170161
Tim Mokwa (Hayden Homes Idaho, LLC)
EXHIBIT A
MEADOWCREST SUBDIVISION No.2

A parcel of land lying in the SW1/4 of the SW1/4 of Section 29, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the south one-sixteenth corner common to Sections 29 and 39, from which an aluminum cap marking the southwest corner said Sections 29 bears S.00°12'02"E., 1315.91 feet; thence, along the west boundary of said SW1/4 of the SW1/4,

A) S.00°12'02"E., 402.32 feet to the prolongation of the south boundary of Meadowcrest Subdivision No.1, recorded in Book 47 of Plats, at Page 40, records of Canyon County, Idaho; thence,

B) N.89°58'01"E., 50.00 feet to the southwest corner of said Meadowcrest Subdivision No.1 and the POINT OF BEGINNING; thence, along said south boundary the following courses:

1) N.89°58'01"E., 299.42 feet; thence,
2) S.00°01'59"E., 18.57 feet; thence,
3) N.89°58'01"E., 160.00 feet; thence,
4) N.00°01'59"W., 105.00 feet; thence,
5) N.89°58'01"E., 636.66 feet; thence,
6) S.00°01'59"E., 32.94 feet; thence,
7) N.89°58'01"E., 178.08 feet to the southeast corner of said Meadowcrest Subdivision No. 1 and the east boundary of said SW1/4 of the SW1/4; thence along said east boundary thereof,
8) S.00°01'51"W., 298.06 feet; thence,
9) S.89°58'01"W., 181.08 feet; thence,
10) N.00°01'59"W., 68.00 feet; thence,
11) S.89°58'36"W., 170.00 feet; thence,
12) N.00°01'59"W., 21.97 feet; thence,
13) S.89°58'01"W., 105.00 feet; thence,
14) S.00°01'59"E., 90.00 feet; thence,
15) S.89°58'01"W., 286.00 feet; thence,
16) S.00°01'59"E., 35.72 feet; thence,
17) S.89°58'04"W., 289.00 feet; thence,
18) S.00°00'00"W., 165.30 feet; thence,
19) S.89°58'01"W., 50.23 feet to the beginning of a tangent curve; thence,
20) Southwesterly along said curve to the left, having a radius of 13.00 feet, an arc length 20.42 feet, through a central angle of 90°00'00", of which the long chord bears S.44°58'01"W., 18.38 feet; thence, tangent from said curve,
21) S.00°01'59"E., 5.42 feet, thence,
22) S.89°58'32"W., 178.07 feet to the right-of-way of S. Middleton road; thence, along said right-of-way,
23) N00°12'02"W., 463.98 feet to the POINT OF BEGINNING.

CONTAINING: 9.51 Acres.

SUBJECT TO: Record Documents
Hi Shellie,

Nampa Highway District #1 has no comment as the property is not within the Highway District’s jurisdiction.

Thank you,

Eddy

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Good Afternoon Everyone! 😊

Re: SPF-00078-2018

Hayden Homes Idaho LLC, Tim Mokwa has submitted a Final Plat Approval for Meadowcrest Subdivision No. 2 at the Northeast corner of Lake Lowell Ave. and So. Middleton Rd. (A portion of the SW 1/4 of the SW 1/4 of Section 29, T3N, R2W, BM - 39 Single Family Residential lots on 9.51 acres or 4.1 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-00078-2018 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!

Shellie A. Lopez, Planning Administrative Specialist
O: 208.468.4487, F: 208.468.5439
411 3rd Street South, Nampa, ID 83651
Planning and Zoning - Like us on Facebook
December 4, 2018

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

RE: SPF-00078-2018 Meadowcrest Subdivision No. 2

Dear Norm:

Nampa & Meridian Irrigation District (NMID) has entered into a license agreement for the above-referenced subdivision. Providing there are no further changing impacting the Orr Drain NMID will have no comment on this proposed project.

The easement for the Orr Drain at this location is a minimum of one hundred feet (100’) total, fifty feet (50’) from centerline each side.

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
MEMORANDUM

To: Planning and Zoning Commission
From: Doug Critchfield, Planner II
Date: December 10, 2018
Re: Meadowcrest Subdivision No. 2
Comments on Final Plat
Project: SPF-00078-2018

The Future Land Use Map designates this parcel as Commercial surrounded by Medium Density Residential on the north and east adjoining properties. The Nampa City Council, during their scheduled public hearing of February 20, 2018, voted to approve the Meadowcrest Subdivision Annexation and Zoning to RS6, which is consistent with surrounding Future Land Use Map designations.

Associated Schools:

**Roosevelt Elementary** – The subdivision is within walking and biking distance of the Elementary School (.7 miles). Safe Routes to School will be provided on the sidewalk system in this and adjoining subdivisions.

**Lone Star Middle School** - The subdivision is within walking and biking distance of the Middle School (.7 miles). Safe Routes to School will be provided on the sidewalk system in this and adjoining subdivisions.

**Nampa High School** - The subdivision is not within walking distance of the High School (2.1 miles), however safe biking is partially available along Lake Lowell Ave. on the sidewalk system. Some segments of Lake Lowell Ave., however, have not been fully developed, which forces bicyclists onto the roadway near fast-moving traffic.
Sylvia Mackrill

From: Carolynn Murray
Sent: Monday, December 17, 2018 4:05 PM
To: Sylvia Mackrill
Subject: SPF-00078-2018, Meadowcrest Sub # 2

Sylvia,

Earl’s has reviewed and approved the plans for SPF-00078-2018, Meadowcrest sub # 2, Final plat review.

Carolynn Murray
Administrative Coordinator
O: 208.468.5890, C: 208.371.4877

Nampa Parks – Facebook Page

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.
December 20, 2018

Shellie A. Lopez
City of Nampa
411 3rd Street South
Nampa, ID 83651

VIA E-MAIL

<table>
<thead>
<tr>
<th>Development Application</th>
<th>SPF-00078-2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>MEADOWCREST SUBDIVISION NO. 2</td>
</tr>
<tr>
<td>Project Location</td>
<td>Northeast corner of Lake Lowell Avenue and South Middleton Road, west of SH-45 milepost 26.40</td>
</tr>
<tr>
<td>Project Description</td>
<td>Construct a subdivision consisting of 39 single family residential lots, two common lots, and one public street right-of-way parcel</td>
</tr>
<tr>
<td>Applicant</td>
<td>Tim Mokwa, Hayden Homes of Idaho, LLC</td>
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</tbody>
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The Idaho Transportation Department (ITD) reviewed the final plat application and has the following comments:

1. The project does not abut the State highway system.

2. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.

3. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant can contact Justin Pond, Program Manager for ITD’s Headquarters Right-of-Way Section at 334-8832 for more information.

4. ITD does not object the construction of a subdivision on this parcel.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 334-8338.

Sincerely,

Sarah Arjona
Development Services
Sarah.Arjona@itd.idaho.gov
December 26, 2018

RE: Meadowcrest Subdivision No. 2 - Final Plat

To: Tim Mokwa

cc: Sylvia Mackrill

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

- Propose new, unique street name for S Silvermound St to the Engineering Division. Emergency Services is concerned the spelling of this name creates a sound-a-like situation which is extremely problematic for Emergency Services dispatch.
  - Should be W (New Name) St

Sincerely,

Alex Main
GIS Tech I
Engineering Division
City of Nampa
(208) 468-5475
DATE: December 31, 2018

TO: Planning and Zoning Commission

FROM: Daniel Badger, P.E.

SUBJECT: Meadowcrest Subdivision Phase 2, Final Plat and Construction Drawings

The Engineering Division has reviewed the final plat and construction drawings for Meadowcrest Subdivision Phase 2 and recommends approval with the following comments:

- Construction Drawings
  - Sheet C0.01
    - Revise sewer note 5 to call out all concentric cones without steps.
    - Remove roadway note 10.
  - Sheet C5.01
    - Keynote 7 does not point to the item it references.
    - If storm drain pipes have less than 3’ of cover revise them to be C-900 or Ductile Iron pipe(TYP all sheets).
    - Verify if the manhole needs to be larger than standard to fit the pipes and sizes listed.
  - Sheet C5.02
    - Extend the roadway south to provide 60’ from the intersection for compliance with a fire turn around.
  - Sheet C5.04
    - Add monitoring wells as redlined.
  - Sheet C5.06
    - Revise the label on the common driveway to call it such.
  - Sheet C5.07
    - Is the field inlet a temporary installation?
  - Sheet C6.00
    - Consider making the services at the bulb out traffic rated. It appears they will likely end up in driveways and the home builder will have to change them out if not done now.
    - Sewer services are not allowed in the manhole revise accordingly.
- Sheet C6.01
  - Revise and call out fittings on the water and irrigation, we do not allow roping the pipe.
- Sheet C6.02
  - Move valves to end of stub street.
  - Keynote P4 is missing.
- Sheet C6.04
  - The sewer line in the common driveway does not need to be that deep, you can shallow it if desired.