BUSINESS ITEM NO. 1

STAFF REPORT

Applicant(s)/Engineer(s):
Toll Southwest, LLC as Applicant/Developer, Engineering Solutions LLP as Representative(s)/Engineer(s)/Surveyor(s)

File(s): SPF-00079-2018

Analyst: Doug Critchfield

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

1. Final plat approval for:
   Carriage Hill West Subdivision No. 1 (hereinafter the "Development"; alternatively, "Carriage Hill West Subdivision No. 1" or the "Project")

Comprising 13.06 acres proposed to be platted into Thirty (30) buildable, four (4) common lots and one (1) common driveway lot all located in a RS 7 Zoned area located in the NW ¼ of Section 31, T.3N., R.2W., B.M., Canyon County in Nampa on the southeast corner of Lake Lowell Ave. and Midway 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 off/or Carriage Hill West Subdivision No. 1 conforms, or substantially conforms within acceptable limits, to the approved preliminary plat off/or Carriage Hill West 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 Carriage Hill West Subdivision No. 1 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 Carriage Hill West 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 requirement(s) listed in the January 9, 2019 email from the Nampa Highway District #1, authored by Eddy Thiel (1 page – copy hereto attached); and,

   b. Comply with the requirement(s) listed in the January 15, 2019 letter from the Boise Project Board of Control, authored by Thomas Ritthaler (3 pages – copy hereto attached); and,

   c. Comply with the requirement(s) listed in the January 18, 2019 letter from the Idaho Transportation Department, authored by Sarah Arjona (1 page – copy hereto attached); and,

   d. Comply with the requirement(s) listed in the January 22, 2019 letter from the Nampa & Meridian Irrigation District, authored by David T. Duvall (1 page – copy hereto attached); and,

   e. Comply with the requirement(s) listed in the January 30, 2019 letter from Century Link, authored by Greg Hunt (1 page – 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 Carriage Hill West Subdivision No. 1 (page 4)
- Copy of Carriage Hill West Subdivision No. 1 Final Plat Application Written Narrative (pages 5-7)
- Copy of Final Plat (reduced from original size) (page 8)
- Copy of Preliminary Plat (reduced from original size) for contextual reference (pages 9-10)
- Copies of agency response letters (pages 11+)
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

Name of Subdivision: Carriage Hill West Subdivision No. 1
Location of Subdivision: NW 1/4 of Section 31, T.3N., R.2W., B.M., Nampa, Canyon County, Idaho - 11.33 acres - Parcels Nos. 32087013A0 and 32087013B0

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<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) 424-0020</td>
</tr>
<tr>
<td>FAX</td>
<td>(208) 424-0030</td>
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<tr>
<td>E-Mail</td>
<td><a href="mailto:acapell@tollbrothers.com">acapell@tollbrothers.com</a></td>
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<tr>
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<th>Engineering Solutions, LLP</th>
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<tr>
<td>Address</td>
<td>1029 N. Rosario Street, Suite 100, Meridian, ID 83642</td>
</tr>
<tr>
<td>Phone</td>
<td>208-938-0980</td>
</tr>
<tr>
<td>FAX</td>
<td>208-938-0941</td>
</tr>
<tr>
<td>E-Mail</td>
<td><a href="mailto:es-beckym@qwestoffice.net">es-beckym@qwestoffice.net</a></td>
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FINAL PLAT INFORMATION

Total Acreage: 13.06
Total Number of Lots: 35
Buildable: 30
Common: 4 plus 1 common driveway lot
Gross Density per Acre: 2.3
(Number of units per acre of total land to be developed)
Net Density per Acre: 3.61
(Number of units per acre of land excluding roads)
Zoning District (s): Zoning Within Nampa City Limits: RS-7
If Applicable: Zoning Within the Area of Impact: N/A

*******************************************************************************
CARRIAGE HILL WEST SUBDIVISION NO. 1
FINAL PLAT APPLICATION

WRITTEN NARRATIVE

Toll ID I LLC hereby applies for final plat approval for Carriage Hill West Subdivision No. 1, a development on 13.06 acres recently annexed and zoned with a designation of RS-7. The property is located east of Midway Road between W. Iowa Avenue and Lake Lowell Avenue. The Robinson Lateral borders a portion of the property on the eastern boundary, and the Thacker Lateral traverses the site.

The surrounding area is a mixture of single-family residential developments, a golf course, agricultural uses and two gravel pits. The City's gravel pit is located northeast of the subject property and a private pit is located on the west side of Midway Road. City staff has indicated they are in the processing of reclaiming the pit and anticipate it will be used as a City Park in the future.

Carriage Hills West Subdivision No. 1 has lots ranging in size from 7,013 square feet to 10,978 square feet, with an average residential lot size of 7,828 square feet. Based on the Nampa Zoning Ordinance requirement for calculating the average residential lot size (excluding 20% of the largest lots and 20% of the smallest lots), the average lot size is 7,412 square feet. The gross density of the project is 2.29 units per acre, with a net density of 3.36 units per acre. The development has a variety of lot sizes and depths to accommodate different house plans and resident lifestyles.

The development is currently serviceable with central sewer and water by the City of Nampa. A 12-inch water main line is available at the intersection of W. Iowa Avenue and Beaverton Street. The applicant will extend the water main west to Midway Road. A 12-inch water main line is in Lake Lowell Avenue at the boundary of Carriage Hill North Subdivision. The applicant will be responsible for extension of the 12-inch water main line west in Lake Lowell Avenue and within Midway Road. Central sewer is currently available in Lake Lowell Avenue at Carriage Hill North. Nampa Public Works indicated an upgrade of the sewer main line will be required to serve the proposed development. Public Works will evaluate the project and analyze the sewer model to determine whether the upgrade will require a 10-inch or 12-inch main and if it will be necessary to upsize the line to the Orr Drain. The Carriage Hills West development will extend all utility services within the project and provide public streets designed to City of Nampa standards.

The project has been designed with a continuous collector roadway with primary entrances at Lake Lowell Avenue and Midway Road. The local street network intersects with the collector, allowing traffic to flow to the arterial streets. The proposed streets will include 56- and 50-foot rights-of-way with a 34-foot street section including curb, gutter, a six-foot-wide landscape strip, and a four-foot-wide detached sidewalk.

The applicant will be required to improve Lake Lowell Avenue, Iowa Avenue and Midway Road. Lake Lowell Avenue and Midway Road are designated as arterials and will require a total of 50 feet of right-of-way from centerline, with half street improvements of 35 feet with vertical
curb and a 5-foot-wide detached sidewalk. Iowa Avenue is designated a collector and will require a 45-foot-wide right-of-way from centerline, with a half street improvement of 24 feet with vertical curb and a detached 5-foot-wide sidewalk.

A traffic study was prepared for the project by Thompson Engineers. The study included Carriage Hills West and Carriage Hollows. At buildout, the development will generate 3,700 vehicle trips per day - 291 trips during the AM peak hour, and 388 trips during the PM peak hour. The distribution of traffic is estimated with 45 percent northbound, 10 percent southbound, 45 percent eastbound and 0 percent westbound. All intersections impacted by the development and the background traffic will continue to operate within operational thresholds. The required improvement determined by the study will be a turn lane at Lake Lowell entrance to the development.

Pressurized irrigation will be installed with two-inch irrigation main lines along Iowa, Lake Lowell and Midway to provide adequate service to the project and adjoining properties. Nampa Public Works indicated a new regional pump station will be required in this area to service the project. Depending on the timing of construction of another project, the Carriage Hill West Subdivision may be required to construct the pump station along the Thacker Lateral and be eligible for reimbursement for the regional station in the future.

Storm drainage will be retained on site, and the discharge will not exceed the pre-development flows. Local streets will utilize a combination of above-ground retention and detention facilities in the common area and subsurface seepage bed facilities. All storm drainage facilities will be designed in accordance with City of Nampa and Department of Environmental Quality standards.

The Robinson Lateral will remain open and the project will provide the necessary easements as required by the Boise Project Board of Control and Boise-Kuna Irrigation District. No bridges are proposed across the waterway. The Thacker Lateral traverses the property from south to north. The site plan incorporated a large portion of the waterway as an amenity to the residents. The applicant will coordinate with the Boise Project Board of Control on easement widths, access and safety issues. A portion of the Thacker Lateral will be relocated and piped within the northern section of the subject site. There will be two utility and vehicular crossings of the Thacker Lateral within the project. Approval by Boise Project Board of Control and the U. S. Bureau of Reclamation will be required for any crossings, piping or relocation of the facility. Any existing irrigation or drainage facilities that provide service to adjacent properties will be protected and piped accordingly.

Open space within this phase equates to 3.45 acres, or 26.4 percent of the site. The proposed amenities within the project include a central common area consisting of 2.29 acres with a swimming pool, changing rooms, play equipment, picnic gazebo, and pathways. An interconnecting pathway network within the project will provide pedestrian and bicycle access throughout the neighborhood. Other smaller pocket parks are proposed within the project and the applicant will provide smaller amenities for resident recreation.

The final plat of Carriage Hill West Subdivision No. 1 is in conformance with the approved preliminary plat and meets all requirements or conditions thereof. The final plat conforms with all
requirements and provisions of Nampa City Code and was prepared in conformance with acceptable engineering, architectural and surveying practices and local standards. The applicant has entered into a Development Agreement with the City of Nampa.
Building Department has no conditions at this time.

From: Shellie Lopez <lopezs@cityofnampa.us>
Sent: Wednesday, January 09, 2019 11:16 AM
Subject: Carriage Hill West Subdivision No. 1 (SPF-00079-2018)

Good Morning Everyone, ☺️

Re: Carriage Hill West Subdivision No. 1 (SPF-00079-2018)

Please find the following attached for your review:

- Final Plat Approval for Carriage Hill West Subdivision No. 1 east of Midway Rd. between W. Iowa Ave. and Lake Lowell Ave. (A portion of the NW 1/4 of Section 31, T3N, R2W, BM - 35 Single Family Residential lots on 13.06 acres or 2.3 lots/gross acre) for Engineering Solutions, LLP representing Toll Southwest LLC.

The final plat is scheduled as a business item on the Planning and Zoning Commission Agenda of February 12, 2019.

Please review and return any comments to my attention prior to January 30, 2019.

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
From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, January 09, 2019 12:02 PM
To: Shellie Lopez
Subject: RE: Carriage Hill West Subdivision No. 1 (SPF-00079-2018)

Good Morning Shellie,

Nampa Highway District #1 has no objection to the Carriage Hill West Subdivision #1 Final Plat 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.

Access to Lake Lowell Ave. will require a Variance Request approved by the Nampa Highway District #1 Commissioners. Any work within the Highway District’s right-of-way will required plan submittal for review.

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

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 Highway 45. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Shellie Lopez [mailto:lopezs@cityofnampa.us]
Sent: Wednesday, January 9, 2019 11:28 AM
Subject: Carriage Hill West Subdivision No. 1 (SPF-00079-2018)

Good Morning Everyone,

Re: Carriage Hill West Subdivision No. 1 (SPF-00079-2018)

Please find the following attached for your review:

- Final Plat Approval for Carriage Hill West Subdivision No. 1 east of Midway Rd. between W. Iowa Ave. and Lake Lowell Ave. (A portion of the NW 1/4 of Section 31, T3N, R2W, BM - 35 Single Family Residential lots on 13.06 acres or 2.3 lots/gross acre) for Engineering Solutions, LLP representing Toll Southwest LLC.

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Please review and return any comments to my attention prior to January 30, 2019.

Thank you & Have a great day!
Nampa Planning and Zoning Department  
411 3rd Street South  
Nampa, Idaho 83651

RE: Carriage Hill West Sub  
East of Midway between W Iowa and Lake Lowell  
Boise-Kuna Irrigation District  
Thacker Lateral 239+40, 266+90, 274+60  
Robinson Lateral 269+80, 250+00  
Sec. 31, T3N, R2W, BM.

Shellie Lopez:

Boise Project approves of the final plat for Carriage Hill West Subdivision No. 1 per the plans provided with this transmittal. It appears that all of our needs have been met.

The United States’ Thacker lateral and Robinson Lateral lie within the boundary of the above-mentioned location. The easement for these laterals is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain these laterals. We assert the federal easement 20 feet west and 25 feet east of the Thacker Lateral’s centerline and 20 feet west of centerline and 25 feet east out and parallel to the lower toe of the Robinson Lateral. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface.

Fencing (as may be required) must be constructed just off the canal easement, to insure public safety and prevent encroachments.
Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must get the proper crossing agreements from the Bureau of Reclamation. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case by case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Should there be any small (neighborhood) irrigation ditches on this site, the developers and/or landowners will be obligated to protect them and allow water to pass to downstream neighbors.
This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss a pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

Future preliminary and final plats must call out the Project easements and the plats must also note, which lots have surface irrigation water rights and which lots do not.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

[Signature]
Thomas Ritthaler
Assistant Project Manager

tbr/tr
cc: Ray Moore Watermaster, Div; 3 BPBC
Lauren Boehlke Secretary – Treasurer, BKID
File
January 18, 2019

Shellie Lopez
City of Nampa
411 3rd Street South
Nampa, Idaho 83651

VIA EMAIL

<table>
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<tr>
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<th>SPP-00079-2018</th>
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<tr>
<td>Project Name</td>
<td>CARRIAGE HILL WEST SUBDIVISION NO. 1</td>
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<tr>
<td>Project Location</td>
<td>East of Midway Road between West Iowa Avenue and Lake Lowell Avenue, west of SH-45 milepost 26.0</td>
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<tr>
<td>Project Description</td>
<td>Construct a subdivision consisting of 30 buildable lots, 4 common lots and 1 common driveway.</td>
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<tr>
<td>Applicant</td>
<td>Engineering Solutions</td>
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<tr>
<td>Representing</td>
<td>Toll ID I LLC</td>
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The Idaho Transportation Department (ITD) reviewed the referenced preliminary plat application and has the following comments:

1. This 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 may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.

4. ITD does not object to the construction of a subdivision as presented in the application.

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
Hi Shellie,

Nampa Parks has reviewed the final plat for Carriage Hill West Sub. No. 1 Project: SPF-00079-2018. 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.
January 22, 2019

Norman Holm
Nampa City
411 Third Street South
Nampa, ID 83651

RE: SPF-00079-2018/ Carriage Hill West Subdivision No. 1

Dear Norm:

Providing all storm drainage is retained on-site there will be no impact to Nampa & Meridian Irrigation District (NMID). Therefore, no further review will be required at this time.

If any surface drainage leaves the site, NMID requires a filed Land Use Change Application for review prior to final platting. Please contact Elke Adams at (208) 466-7861, or 1503 First St. S. Nampa, ID 83651, for further information.

All private laterals and waste ways must be protected. It is recommended that irrigation water be available to all developments within the NMID. Developers must comply with Idaho Code 31-3803.

Please call with any further questions at (208) 466-0663.

Sincerely,

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

Cc: Office/ File
SUBJECT: SPF-00079-2018 - Plat Review of Carriage Hill West Subdivision No 1

APN: R32087013A0 & R32087013B0

Re: Plat Review of Carriage Hill West Subdivision No 1, lying within the Northwest Quarter of Section 31, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

To Whom It May Concern:

QWEST CORPORATION d/b/a CENTURYLINK QC has reviewed the subject plat and has determined that it can approve the plat. There do not appear to be any existing CenturyLink facilities in the area being platted.

It is the intent and understanding of CenturyLink that this approval shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This plat review response is approved.

If CenturyLink facilities need to be relocated, the Owner will be required to grant any necessary easement rights to CenturyLink for the relocate, which will be at the expense of the Applicant. All relocation work will be performed by CenturyLink and/or its contractor.

If you have questions or concerns, please call Kerry Brent at 208-550-0264.

Sincerely,

Greg Hunt
Right of Way Agent
Qwest Corporation d/b/a CENTURYLINK QC

Leasenet #:P811674
MEMORANDUM

To: Planning and Zoning Commission
From: Doug Critchfield, Planner II
Date: February 4, 2019
Re: Carriage Hill West Subdivision No. 1
    Comments on Final Plat
    Project: SPF-00079-2018

The Future Land Use Map designates this parcel as RS7 (Single Family Residential) surrounded by Low and Medium Density Residential on the north and east adjoining properties. The Nampa City Council, during their scheduled public hearing of November 5, 2018, voted to approve the Carriage Hill Subdivision Annexation and Zoning Assignment of Land to RS7, which is consistent with surrounding Future Land Use Map designations.

Associated Schools:

Owyhee Elementary – The subdivision is not within safe walking and biking distance of the Elementary School (2 miles).

Lone Star Middle School - The subdivision is not within safe walking and biking distance of the Middle School (2.2 miles).

Nampa High School - The subdivision is not within safe walking or distance of the High School (3.5 miles)