PLANNING & ZONING DEPARTMENT

Before the Planning & Zoning Commission
Meeting of 12 FEBRUARY 2019

BUSINESS ITEM NO. 2
STAFF REPORT

Applicant(s)/Engineer(s):
Schultz Development, LLC as Applicant/Developer, KM Engineering Solutions and Idaho Survey Group as Engineer(s)/Surveyor(s)
File(s): SPF-00080-2018
Analyst: Doug Critchfield

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

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

Comprising 15.3 acres proposed to be platted into fifty-three (53) buildable and five (5) common lots all located in a RS 7 Zoned area located in the SW ¼ of the NE ¼ Section 25, T.3N., R.2W., B.M., Canyon County in Nampa on the southwest corner of E. Victory Rd. and S. Happy Valley 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 Pheasant Meadows Subdivision No. 2 conforms, or substantially conforms within acceptable limits, to the approved preliminary plat of/for Pheasant Meadows 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 Pheasant Meadows 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 off/for Pheasant Meadows 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 03, 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 Nampa & Meridian Irrigation District, authored by David T. Duvall (1 page – copy hereto attached); and,

   c. Comply with the requirement(s) listed in the January 30, 2019 letter from Century Link, authored by Greg Hunt (4 pages – copy hereto attached); and,

   d. Comply with the requirement(s) listed in the January 31, 2019 letter from Nampa Parks and Recreation, City Forestry, authored by Carolynn Murray (1 page – copy hereto attached); and,

   e. Comply with the requirement(s) listed in the January 31, 2019 memorandum from Nampa Engineering Division, authored by Nicole Fletcher (3 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 Pheasant Meadows Subdivision No. 2 (page 4)
- Copy of Letter to Mayor and City Council, authored by Matt Schultz (pages 5)
- Copy of Final Plat (reduced from original size) (pages 6-7)
- Copy of Preliminary Plat (reduced from original size) for contextual reference (page 8)
- Copy of Legal Description (pages 9-10)
- Copy of Ordinance No. 4328 – Vacation of ROW per request by Nampa Highway District #1 (pages 11-16)
- Copies of agency response letters (pages 17+)
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>
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<tr>
<th>Name of Subdivision</th>
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<td>77 S. Happy Valley Rd.</td>
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<th>Owner</th>
<th>Second Chance Equity Partners LLC</th>
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<tbody>
<tr>
<td>Address</td>
<td>19277 Candy Drive, Caldwell, ID 83607</td>
</tr>
<tr>
<td>Phone</td>
<td>(661) 425-6834</td>
</tr>
<tr>
<td>FAX</td>
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<tr>
<td>E-Mail</td>
<td><a href="mailto:charles@scpepartners.com">charles@scpepartners.com</a></td>
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<th>Schulte Development</th>
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<tr>
<td>Address</td>
<td>P.O. Box 1115 Mendion, ID 83680</td>
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<tr>
<td>Phone</td>
<td>(208) 880-1695</td>
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<td>E-Mail</td>
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<th>KM Engineering/Idaho Survey Group</th>
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<td>Address</td>
<td>9233 W. State St. Boise 83714</td>
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<tr>
<td>Phone</td>
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<tr>
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<tr>
<td>E-Mail</td>
<td><a href="mailto:mel@kmengroup.com">mel@kmengroup.com</a></td>
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<td>Address</td>
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<tr>
<td>E-Mail</td>
<td><a href="mailto:gcaffer@idahosurvey.com">gcaffer@idahosurvey.com</a></td>
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**FINAL PLAT INFORMATION**

- Total Acreage: 15.90 acres
- Total Number of Lots: 58
  - Buildable: 53
  - Common: 5
- Gross Density per Acre: 3.36 units/acre (Number of units per acre of total land to be developed)
- Net Density per Acre: 4.49 units/acre (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

2015 Engineering Division Development Policy Manual
Rev. Date: February 17, 2015
Division 200
Section 202 - 3 of 8
December 21, 2018

Mayor Debbie Kling and City Council
C/O Nampa Planning and Zoning Dept.
411 3rd St South
Nampa, ID 83651

RE: Pheasant Meadows No. 2 Subdivision
Final Plat Application

Dear Honorable Mayor Kling and City Council Members,

On behalf of Schultz Development LLC and Second Chance Equity Partners, LLC, this letter is to accompany the Final Plat submittal for the Pheasant Meadows No. 2 Subdivision. The Annexation, Preliminary Plat, and Development Agreement applications for the overall 29.81 acre site were approved by Nampa City Council on April 2, 2018. The final plat for Pheasant Meadows No. 1 was recorded on December 4, 2018.

The submitted final plat for Pheasant Meadows No. 2 consists of 53 building lots and 5 common lots on 15.30 acres with access to the east from Wagon Road to Happy Valley Road and also to Grays Lane through Pheasant Meadows No. 1 to the west. The submitted final plat substantially conforms to the approved preliminary plat and the RS7 zoning. All of the requirements and conditions of the approved Preliminary Plat have been addressed on the attached development plans, landscape plans, and final plat.

The submitted final plat, development plans, and landscape plans conform to the Nampa Development Code and all applicable engineering, architectural, and surveying practices and local standards.

Sincerely,

Matt Schultz
Schultz Development LLC
Project Manager

Attachments
DESCRIPTION FOR
PHEASANT MEADOWS SUBDIVISION NO. 2

A portion of Tracts 9, 10, 13 and 14 and vacated rights-of-way of Nampa Orchard Tract Co. Subdivision as filed in Book 2 of Plats at Page 48, records of Canyon County, Idaho located in the SE 1/4 of the NE 1/4 of Section 25, T.3N., R.2W., B.M., Nampa, Canyon County, Idaho more particularly described as follows:

Commencing at the N1/4 corner of Section 25 from which the C1/4 corner bears South 00°13'46" West, 2651.71 feet;

thence along the West boundary line of the NE 1/4 of said Section 25 South 00°13'46" West, 1,345.71 feet;

thence along the North boundary line Pheasant Meadows Subdivision No. 1 as filed in Book 47 of Plats at Page 48, records of Canyon County, Idaho and the westerly extension thereof South 89°25'55" East, 1,320.25 feet to the NE corner of Lot 8, Block 2 of said Pheasant Meadows Subdivision No. 1;

thence along the exterior boundary line of said Pheasant Meadows Subdivision No. 1 the following 2 courses and distances:

thence South 00°12'26" West, 12.29 feet;

thence South 89°26'52" East, 78.32 feet to the NE corner of Lot 9, Block 2 of said Pheasant Meadows Subdivision No. 1, said point also being the REAL POINT OF BEGINNING;

thence along the North boundary line of said Tract 9 South 89°26'52" East, 284.73 feet;

thence leaving said North boundary line South 37°18'48" East, 434.85 feet to a point on the East boundary line of Tract 10;

thence along said East boundary line South 00°11'50" West, 285.28 feet to the SE corner of said Tract 10;

thence along the South boundary line of said Tract 10 North 89°23'35" West, 517.95 feet;

thence leaving said South boundary line South 00°12'26" West, 40.00 feet to a point on the North boundary line of said Tract 13;

thence along said North boundary line South 89°23'35" East, 537.96 feet;

thence South 00°11'50" West, 628.60 feet to a point on the South boundary line of said Nampa Orchard Track Co. Subdivision;

thence along said South boundary line North 89°20'18" West, 350.23 feet;

thence leaving said South boundary line North 34°59'38" West, 516.66 feet to a point on the East boundary line of Park Ridge Meadows Subdivision No. 1 as filed in Book 29 of Plats at Page 50, records of Canyon County, Idaho;
thence along said East boundary line North 00°12'26" East, 227.05 feet to the NE corner of Lot 18, Block 14 of said Park Ridge Meadows No. 1, said point also being an angle point in the southerly boundary line of Lot 25, Block 4 of said Pheasant Meadows Subdivision No. 1;

thence along the exterior boundary of said Pheasant Meadows Subdivision No. 1 for the following nine (9) courses and distances:

thence North 53°25'01" East, 28.72 feet;
thence North 00°37'19" East, 159.83 feet;
thence North 54°33'40" East, 16.99 feet;
thence North 45°37'19" East, 14.14 feet;
thence North 00°37'19" East, 297.56 feet;
thence South 82°26'39" East, 30.78 feet;
thence North 07°33'21" East, 50.00 feet;
thence North 82°26'39" West, 9.55 feet;

thence North 00°34'05" East, 107.34 feet to the REAL POINT OF BEGINNING. Containing 15.30 acres, more or less.
ORDINANCE NO. 4382

AN ORDINANCE OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO, VACATING A PORTION OF THAT CERTAIN FORTY (40') FOOT RIGHT-OF-WAY RUNNING SOUTH 628.62 FEET FROM WAGON ROAD ALONG THE EASTERN BOUNDARY OF THE PARCEL CURRENTLY IDENTIFIED AS CANYON COUNTY PARCEL R24705000 AND VACATING A PORTION OF THE WESTERLY ONE HUNDRED TEN (110') FEET OF THAT CERTAIN FORTY (40') FOOT RIGHT OF WAY TRAVERSING SAID PARCEL IN LINE WITH WAGON ROAD IN NAMPA, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER TO ALTER THE USE AND AREA MAP ACCORDINGLY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF IN CONFLICT HEREWITH.

BE IT ORDAINED by the Mayor and City Council of the City of Nampa, County of Canyon, State of Idaho:

Section 1: That the following described real properties, constituting that certain forty (40') foot right-of-way running south 628.62 feet from Wagon Road along the eastern boundary of the parcel currently identified as Canyon County Parcel R24705000 (Parcel A1) and a portion of the westerly one hundred ten (110') feet of that certain forty (40') foot right of way traversing said parcel in line with Wagon Road (Parcel A2), in Nampa, Canyon County, Idaho, more particularly described as follows:

See Parcel A1 and A2, described in Exhibit “A,” attached hereto and made a part hereof by this reference.

be and hereby are, vacated, as of the effective date of this ordinance, and that pursuant to Idaho Code § 50-311, the Nampa City Council finds it to be in the best interests of the adjoining properties that ownership in the vacated rights-of-way described in Exhibit “A” revert to the owners of the adjacent parcels of real property, one-half on each side thereof, and directing the City Engineer to alter the Use and Area Map accordingly.

Section 2: This ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law.

Section 3: This ordinance is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the ordinance before the declaration of partial invalidity.

Section 4: All ordinances, resolutions, orders and parts thereof in conflict herewith are repealed.


Approved:  
By: [Signature]

Attest:
[Signature]
City Clerk
DESCRIPTION FOR
PHEASANT MEADOWS SUBDIVISION RIGHT-OF-WAY VACATION

Parcels of land located in the SE1/4 of the NE 1/4 Section 25, T.3N., R.2W., B.M., Canyon County, Idaho more particularly described as follows:

PARCEL A1:

Commencing at the N1/4 corner of Section 25 from which the C1/4 corner bears South 00°13'46" West, 2651.71 feet;

thence along the West boundary line of the NW 1/4 of the NE 1/4 of said Section 25 South 00°13'46" West, 1,325.86 feet to the C-N 1/16 corner of said Section 25;

thence along the South boundary line of the NW 1/4 of the NE 1/4 of said Section 25 South 89°26'48" East, 1,320.24 feet to the N-E 1/16 corner of said Section 25, point also being on the West boundary line of Nampa Orchard Track Co. Subdivision as filed in Book 2 of Plats at Page 48, records of Canyon County, Idaho;

thence along the West boundary line of said Nampa Orchard Track Co. Subdivision South 00°12'26" West, 660.46 feet to the SW corner of Track 10 of said Nampa Orchard Track Co. Subdivision, said point also being the REAL POINT OF BEGINNING;

thence along the South boundary line of said Track 10 South 89°23'35" East, 110.00 feet;

thence leaving said South boundary line South 00°12'26" West, 40.00 feet to a point on the North boundary line of Track 13 of said Nampa Orchard Track Co. Subdivision;

thence along the North boundary line of said Track 13 North 89°23'35" West, 110.00 feet to the NW corner of said Track 13;

thence along the West boundary line of said Nampa Orchard Track Co. Subdivision North 00°12'26" East, 40.00 feet to the REAL POINT OF BEGINNING. Containing 4,400 square feet, more or less.

AND ALSO:

PARCEL A2:

Commencing at the N1/4 corner of Section 25 from which the C1/4 corner bears South 00°13'46" West, 2651.71 feet;

thence along the West boundary line of the NW 1/4 of the NE 1/4 of said Section 25 South 00°13'46" West, 1,325.86 feet to the C-N 1/16 corner of said Section 25;

thence along the South boundary line of the NW 1/4 of the NE 1/4 of said Section 25 South 89°26'48" East, 1,320.24 feet to the N-E 1/16 corner of said Section 25, said point also
being on the West boundary line of Nampa Orchard Track Co. Subdivision as filed in Book 2 of Plats at Page 48, records of Canyon County, Idaho;

thence along the West boundary line of said Nampa Orchard Track Co. South 00°12'26" West, 700.46 feet to the NW corner of Track 13 of said Nampa Orchard Track Co. Subdivision;

thence along the North boundary line of said Track 13 South 89°23'35" East, 627.96 feet to the NE corner of said Track 13, said point also being the REAL POINT OF BEGINNING;

thence continuing South 89°23'35" East, 40.00 feet to the NW corner of Track 15 of said Nampa Orchard Track Co. Subdivision;

thence along the West boundary line of said Track 15 South 00°11'50" West, 628.62 feet to the SW corner of said Track 15;

thence along the South boundary line of said Nampa Orchard Track Co. Subdivision North 89°20'19" West, 40.00 feet to the SE corner of Track 14;

thence along the East boundary line of said Tracks 14 and 13 North 00°11'50" East, 628.58 feet to the REAL POINT OF BEGINNING. Containing 25,144 square feet, more or less.
Hi Shellie,

These are the comments we’ve made regarding this development and recommend Denial until the comments have been addressed;

**January 16, 2018** - Pheasant Meadows Subdivision will be re-platting a portion of the Nampa Orchard Tract Subdivision from 1909. Currently there are unmaintained public rights-of-way with sub-standard right-of-way widths (40’). Pheasant Meadows Sub. does not provide additional right-of-way along the unmaintained public rights-of-way that would allow the unmaintained rights-of-way to be developed at a later date.

We recommend the subdivision either revise the plat to address the issue or the city allow the north/south unmaintained public right-of-way and the Bill and Susan Place private road alignment, which is on unmaintained public right-of-way, be vacated subject to utility easements and ingress/egress easements.

If there will be utility construction within the Highway District’s right-of-way for this project, the developer will need to submit plans to the Highway District for review.

**May 9, 2018** - Nampa Highway District #1 has no objection to the Pheasant Meadows Subdivision 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.

Any portion of the development that would impact the Highway District’s unmaintained public right-of-way will be subject to our comments from SPP-00022-2017 dated January 16, 2018.

After viewing the submitted plat for Pheasant Meadows Subdivision #2, no additional right-of-way has been given so we recommend the Developer or the City of Nampa proceed with an “Application to Vacate Right-of-way” as stated in our comments from January 16, 2018.

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

Thank you,

Eddy
Hi Shellie,

Nampa Parks has reviewed the final plat for Pheasant Meadows Subdivision No. 2 Project: SPF-00080-2018. 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.
RE: SPF-00080-2018/ Pheasant Meadows Subdivision No. 2; 77 S. Happy Valley Road

Dear Norm:

Providing all storm drainage is retained on-site there will be no impact to Nampa & Meridian Irrigation District (NMID) facilities. 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
Shellie Lopez  
City of Nampa Planning & Zoning  
via email: lopezs@cityofnampa.us

SUBJECT: SPF-00080-2018 - Plat Review of Pheasant Meadows Subdivision No 2

APN: R2470500000

Re: Plat Review of Pheasant Meadows Subdivision No 2, lying within the Northeast Quarter of Section 25, 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 proposed plat subject to the following stipulation. CenturyLink has existing facilities protected by the attached easement which was recorded January 19, 1995 as Instrument No. 9501436, Canyon County Records, and we wish to protect our rights at this location. We do not see the existing CenturyLink easement shown on the final plat. We expect that you mark the existing easement on the plat to avoid encroachments onto the easement and facilities.

If CenturyLink facilities need to be relocated to a suitable location to support the development of this property, the Owner will be required to grant any necessary easement rights to CenturyLink for the relocate, which may be achieved by a new platted easement or private easement approved by CenturyLink. All relocation work will be performed by CenturyLink and/or its contractor and will be at the expense of the Applicant.

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 with stipulation.

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 #:P811605
The undersigned Grantor(s) for and in consideration of ONE dollar ($ 1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey to U S WEST Communications, Inc., a Colorado Corporation, (Grantee) whose address is 999 Main Street, Room501, Boise, Idaho 83702 its successors, assigns, lessees, licensees and agents a perpetual easement to construct, reconstruct, operate, maintain and remove such telecommunications facilities as Grantee may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to wit:

A parcel of land located within the E1/2 NE1/4 of Section 25, Township 3 North, Range 2 West, B.M., Canyon County, Idaho, and being more particularly described on Attachment 'A' and 'B'.

situate in County of CANYON, State of IDAHO.

Grantee shall have the right of ingress and egress over and across the land of the Grantor to and from the above described property and the right to clear and keep cleared all trees and other obstructions. Grantee shall be responsible for all damage caused to Grantor arising from Grantee's exercise of the rights and privileges herein granted.

The Grantor reserves the right to occupy, use and cultivate said Easement for all purposes not inconsistent with, nor interfering with the rights herein granted.

The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

Signed and delivered this 17th day of January A.D. 1995.

At NAMPA Grantor

Theresa Lustrum

State of IDAHO)

County of CANYON)

On this 17th day of January, in the year 1995, before me, Gary McLite

a Notary Public, personally appeared Bill & Theresa Lustrum known to me to be the person(s) whose names they subscribed to the within instrument, and acknowledged to me that they executed the same.

Witness my hand and official seal.

My Commission expires 12/2/2000

Notary Public
DESCRIPTION FOR
U.S. WEST COMMUNICATIONS

PHONE LINE EASEMENT

REFERENCE BBCE JOB NO. SC070794
BBCE JOB NO. SC010695

BOOK 367

January 16, 1995

This easement is a portion of Tracts 9, 10 and a Wagon Road of Nampa Orchard Tract Co. Subdivision, filed in Book 2 of Plats, Page 48 located in the E¼ NE¼ of Section 25, Township 3 North, Range 2 West, B.M., Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at the Southeast Corner NE¼ of said Section 25;

Thence North 00° 00' 00" East, a distance of 649.19 feet to the TRUE POINT OF BEGINNING;

Thence North 89° 34' 32" West, a distance of 1320.48 feet to a point on the Westerly boundary of said NE¼;

Thence North 00° 01' 00" East along said Westerly boundary, a distance of 707.95 feet to a point on the Southerly boundary of Tract 6 of said Nampa Orchard Tract Co.;

Thence South 89° 38' 03" East along said Southerly boundary, a distance of 30.00 feet;

Thence South 00° 01' 00" West parallel to the Westerly boundary of the NE¼, a distance of 667.98 feet to the Southerly boundary of Tract 10;

Thence South 89° 34' 32" East along said Southerly boundary, a distance of 1290.47 feet to a point on the East boundary of said NE¼;

Thence South 00° 00' 00" West along said Easterly boundary, a distance of 40.00 feet to the TRUE POINT OF BEGINNING.

This easement is subject to all other easements and Rights-of-Way existing or of record.

This easement contains 1.67 acres.

For excellence in engineering services—since 1957
DESCRIPTION FOR

U.S. WEST COMMUNICATIONS

PHONE LINE EASEMENT

REFERENCE BBCE JOB NO. SC070794
BBCE JOB NO. SC010695
BOOK 367

January 16, 1995

This easement is a portion of Tract 13 of Nampa Orchard-Tract Co. Subdivision, filed in Book 2 of Plats, Page 48 located in the E1/4 NE1/4 of Section 25, Township 3 North, Range 2 West, B.M., Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at the Southeast Corner NE1/4 of said Section 25;

Thence North 00° 00' 00" East, a distance of 649.19 feet;

Thence North 89° 34' 32" West, a distance of 1320.48 feet to a point on the Westerly boundary of said NE1/4 and the TRUE POINT OF BEGINNING;

Thence South 00° 01' 00" West along said Westerly boundary, a distance of 313.98 feet to a point on the Northerly boundary of Tract 14 of said Nampa Orchard Tract Co.;

Thence North 89° 34' 32" East along said Southerly boundary, a distance of 30.00 feet;

Thence leaving said Southerly boundary North 00° 01' 00" East parallel to the Westerly boundary of the NE1/4, a distance of 313.54 feet to a point on the Northerly boundary of Tract 13;

Thence North 89° 34' 32" West along said Southerly boundary, a distance of 30.00 feet to a point on the East boundary of said NE1/4 and the TRUE POINT OF BEGINNING.

This easement is subject to all other easements and Rights-of-Way existing or of record.

This easement contains 0.22 acres.

For excellence in engineering services—since 1957
Sylvia Mackrill

From: Carolynn Murray
Sent: Thursday, January 31, 2019 10:43 AM
To: Sylvia Mackrill
Subject: Pheasant Meadows Subdivision #2

Sylvia,

The city Forester has reviewed the plans for Pheasant Meadows Subdivision #2 and made the following comments:

1. Quercus Rubra, a Red Oak, will not do well in Nampa due to the high PH. He suggests that the builder select either a Burr Oak or an English Oak.

Thanks.

Carolynn Murray
Administrative Coordinator
O: 208.468.5890, C: 208.371.4877

Nampa Parks – Facebook Page

Celebrating Nampa’s 20th year as a Tree City USA recipient!!

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DATE: January 31, 2019

TO: Planning and Zoning Commission

FROM: Nicole Fletcher

SUBJECT: Pheasant Meadows Subdivision Phase 2, Final Plat and Construction Drawing Review

The Engineering Division has reviewed the final plat and construction drawings for Pheasant Meadows Subdivision Phase 2 and have the following comments:

- Construction Drawings
  - General
    - Please note a transition to vertical curb for catch basin installation
    - Revise catch basin notes to specify SD-604
    - Water mains should maintain a minimum of 48in of depth
    - Irrigation mains should maintain a minimum of 42in of depth
  - Sheet C1.1
    - Project General Notes: Note 10 – no highway district specifications should be used
    - Date
  - Sheet C1.3
    - As this is an internal system, there is no need for a power meter
  - Sheets C2.1-C2.7
    - LP is not in the acronym list; did you mean LIP?
    - Show storm drain pipe in profile
    - Design of valley gutters does not match ISPWC spec
    - Unidentified symbols throughout roadway
  - Sheet 2.1
    - What is the width of the path going through lot 11?
    - Elevations incorrectly labeled as centerline
  - Sheet 2.2
    - North arrow pointing wrong way
    - Two drawings of the same cul-de-sac seems redundant?
Sheet 2.6
- Discrepancies in profile finished ground line
- High points (HP) labeled as grade break (GB) which also isn’t included in acronym list
- TOA? Did you mean TOC?

Sheet C2.7
- Show gravity irrigation crossing Wagon Rd
- Extend sand to free drain material
- Show adjacent property grades/features and address impacts

Sheet C3.1
- Include grades of third pond

Sheet 4.1
- Sand in ponds should extend to free drain material
- Sand in seepage beds should be a minimum of 3 ft
- Drainage rock depth in seepage beds does not meet standards
- Pond and unlined seepage bed outer limits should maintain 25ft of separation with domestic water
- Depths of some seepage beds and ponds are inaccurate
- Sand in seepage beds should maintain 3ft of separation from highest levels of ground water
- Seepage beds require a well 10 ft from the bed and additional wells for every 50ft of bed to be placed internally in the bed
- Ponds require a well
- Bottom of pond elevations are higher than I.E. out for sand and grease traps
- Sand and grease traps should prioritize water flow into seepages beds, please give additional I.E. out for each sand and grease trap to represent this
- Move catch basin #11 to a lot line
- Move sand and grease traps to back of curb
- Legend for IP and SGT call for city specifications, please identify which specifications
- Legend CB4: SD-601 isn’t a grate detail

Sheets C5.1-C5.3
- Include match lines on roads that are cut off

Sheet C5.1
- Gravity irrigation in profile should specify storm drain?

Sheet C6.1
- Add valves as specified on plans
- Water service to lot 10 and sewer service to lot 37 don’t maintain separation
- Don’t swap irrigation main and water main
• Include lengths of pipe from fitting to fitting
• Fire hydrants should be set a maximum of 400 ft apart
• Provide separations from water main and ponds/seepage beds
  o Sheet C6.2
    • Add valves as specified on plans
    • Add pump out and cap at end of irrigation main
  o Sheet C8.1
    • Keynote IMH: revise to N-620, rather than SD-620
MEMORANDUM

To: Planning and Zoning Commission
From: Doug Critchfield, Planner II
Date: February 4, 2019
Re: Pheasant Meadows Subdivision No. 2
Comments on Final Plat
Project: SPF-00080-2018

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, which is consistent with surrounding Future Land Use Map designations.

Associated Schools:

Park Ridge Elementary – The subdivision is not within safe walking and biking distance of the Elementary School (.6 miles). Grays Lane does not have a contiguous sidewalk.

East Valley Middle School - The subdivision is not within safe walking and biking distance of the Middle School (2.4 miles).

Columbia High School - The subdivision is within safe walking or distance of the High School (.1 mile) via a pathway on Lot 11, a common lot that adjoins the High School.