PUBLIC HEARING ITEM NO. 1
STAFF REPORT

Analyst: Doug Critchfield, Senior Planner
Applicant(s)/Representative(s):
Mark Tate of M3 Companies, LLC as Applicant(s) Representing; Scott Wonders, PE of JUB
Engineers, Inc. as Engineer(s); Tom Ruby, PLS of JUB Engineers, Inc. as Planner(s)
File(s): ANN-00108-2018 & SPP-00037-2018
Project Name/Type: Summit Ridge Subdivision
(245 single-family residential lots, 1 commercial lot & 14 common lots)

Requested/Needful Action Approval(s)/Recommendation(s) [2 total]:

1. Annexation and Zoning Assignment of Land to RS 6 and BC
   (Decision Required: Recommendation)

2. Preliminary Subdivision Plat Approval:
   (Decision Required: Decision)

For “Summit Ridge Subdivision” [hereinafter the “Project” or “Development”; alternatively, “Summit Ridge Subdivision”] -- a proposed 245 single-family residential subdivision with 14 common lots on 92.72 acres and 1 commercial lot on 2.44 acres upon the land referenced below...

Pertaining to:
A 95.16-acre portion of land addressed on the south side of W Greenhurst Road between S. Midland Boulevard and S. Middleton Road in N ½ of the NE ¼ of Section 5, T2N, R2W, BM, Canyon County, Nampa (hereinafter the “Property”);

History:
n/a
ANNEXATION/[RE]ZONING CONCLUSIONS OF LAW

10-2-3 (C) Annexations and/or Rezones/Zoning assignments must be reasonably necessary, in the interest of the public, further promote the purposes of zoning, and be in agreement with the adopted Comprehensive Plan for the neighborhood.

ANNEXATION/[RE]ZONING FINDINGS OF FACT

(PERTAINING TO THE PROPOSED ANNEXATION OF THE PROPERTY):

Zoning: Regarding Applicant’s Zoning Map Amendment Request (to RS6 and BC) Staff finds:

1. **Current Jurisdiction/Status:**
   That the Property is currently within Nampa City’s Impact Area, is adjacent to lands within the incorporated limits of the City of Nampa and the Nampa Area of City Impact, and, is either owned or optioned by the Applicant or that the Applicant has the Property owner’s permission to apply for the entitlement and plat applications made the subject of this report; and,

2. **Current and Surrounding Zoning:**
   That the Property is presently under County jurisdiction; that City RS7 zoned land, already developed, lies to the north of, and abutting, the proposed Project; that land in the City, zoned RS6 abuts the eastern end/side of the Property, County land(s) abuts the Property on its western and southern side -- see the attached Vicinity Map; and,

3. **Immediately Surrounding Land Uses:**
   Rural residential, open land and suburban single-family residential land uses surround or lie near the Property; and,

4. **Proposed Zoning:**
   That the proposed RS6 district, “...is intended for low density, urban single-family residential and compatible uses. A stable and healthful environment, together with the full range of urban services, makes this an important land use district within the community”; and,

   That the proposed BC district “...is intended to create, preserve and enhance areas with a wide range of retail sales and service establishments serving both long and short term needs in compact locations typically appropriate to commercial clusters near intersections of major thoroughfares”; and,

5. **Reasonable:**
   That it may be variously argued that consideration for annexing the Property is reasonable given that: a) the City has received an application to annex the Property by amending its official zoning map by the Property owner or an Applicant having a valid, legal interest in the same; and, b) annexation and zoning assignment is a legally recognized legislative act long sanctioned under American administrative law; and, c) that the Applicant intends to develop all or a portion of the Property; and, d) City utility services are, or may be made, available to the Property; and, e) emergency services are
available to the Property; and, f) that the Property abuts City land zoned for residential (RS) subdivision development; and, g) land uses in the nearby area, and, more particularly site development both suggest that RS6 zoning would be an acceptable fit for the area (other properties) given that RS6 zoning was already approved for the properties to the east and RS7 for the north of the Property; and, h) BC zoning on the corner of W Greenhurst Rd. and S Midland Blvd. provides opportunities for commercial business to service the immediate area given the long distance between this and adjacent properties to other business entities.

6. Public Interest:
That Nampa has determined that it is in the public interest to provide residential-housing opportunities for its citizens and the current real estate market is pressing a need for additional housing inventory/product; and,

7. Promotion of Zoning Purpose(s):
That among the general (and Nampa endorsed) purposes of zoning is to promote orderly, systematic development and patterns thereof which preserve and/or enhance public health, safety and welfare. Included in our zoning regulations, therefore, are standards governing residential development which appertain to allowable land uses, building setbacks, building aesthetics, provision of parking and service drives, property landscaping, etc. Staff notes that any site development will be regulated by, and through, the building permit review process and in accordance with the BC and RS6 Zone’s already adopted regulations (e.g., standards that govern land use, building setbacks, landscaping, subdivision design, etc.); and,

8. Comprehensive Plan:
The Property is positioned in a “Low Density Residential” (LDR) “setting” per the Future Land Use Map associated with the City’s adopted Comprehensive Plan. Said setting sanctions buildout of residential subdivisions with net density yields of less than 3.99 dwelling units/acre. The Development proposes a density of 2.57 dwelling units per acre; and,

9. Services:
That utility and emergency services are, or can be made, available to the Property...

Note(s):
The preceding general statements are offered as possible [preliminary] findings and are not intended to be all inclusive or inarguable. They are/were simply provided to the Commission in case the requested entitlement is considered for positive referral to the Council. In the event the of an opposite course, then negative findings may be adopted by the City Council. In summary, the Property may be annexed and zoned RS6 (on/over 92.72 acres) and BC (on/over 2.44 acres), but nothing forces the Commission to so recommend to the Council. Given the findings noted above, however, RS6 and BC zoning is certainly an “entertainable” zone and recommended for imposition on/over the Property...

Staff has provided the Commission with all of the relevant report/packet documentation or visual information available to us at the time this report was generated. We anticipate that the Applicant’s representative(s) may have visual displays of their concept plan for the build-out of the Property at the Commission’s public hearing wherein the application package associated with this report will be vetted.
Notification of the Commission hearing was done in accordance with legal requirements. An environmental impact study (EIS) was not called for in conjunction with the Application package submittal as such is not normal required saved when called for by City Engineering under special circumstances. Any extant street frontage improvements along S Midland Blvd. and W Greenhurst Road, should the Application be approved, will be required to be emplaced at the time of Project build-out per adopted City policy and practice. No taking of other parties’ property(ies) will be effectuated should the Project develop. In Nampa’s case, street improvements and school construction accompany and follow, respectively, land development.

Agency/City department comments have been received regarding both the entitlement request and platting approval request associated with this matter [and report]. Such correspondence, by way of information, as received from agencies or the citizenry regarding the application package [received by noon February 5, 2019] is hereafter attached to this report, to include:

1. A December 31, 2018 memorandum from the Nampa Building Department, authored by Patrick Sullivan iterating requirements/suggested conditions of approval in the event the Project is approved (2 pages – copy hereeto attached); and,

2. A January 02, 2019 email printout from the Nampa Highway District #1, authored by Eddy Thiel indicating that there are no comments for the proposed Project (1 page – copy hereeto attached); and,

3. A January 04, 2019 email printout from Parks and Recreation Department, authored by Cody Swander indicating changes to the sidewalks (1 page – copy hereeto attached); and,

4. A January 07, 2019 letter from the Nampa & Meridian Irrigation District, authored by David T. Duvall indicating that they have no comments for the proposed Project (1 page – copy hereeto attached); and,

5. A January 15, 2019 letter from Nampa & Meridian Irrigation District, authored by David T. Duvall indicating that they have no comments for the proposed Project (1 page – copy hereeto attached); and,

6. A January 30, 2019 letter from Century Link, authored by Greg Hunt indicating that they approve the Project (1 page – copy hereeto attached); and,

7. A January 30, 2019 memorandum from the City of Nampa Engineering Division, GIS Section, authored by Alex Main indicating address changes that are required (1 page – copy hereeto attached); and,

8. A January 31, 2019 email printout from the City Forestry Department, authored by Carolyn Murray conveying the City Forester’s recommendation on a particular species of tree proposed in the Project (1 page – copy hereeto attached); and
9. A January 31, 2019 letter from the Boise Project Board of Control, authored by Thomas Ritthaler indicating requirements for treatments of the irrigation laterals that are located on the Project site (3 pages – copy hereto attached); and,

10. A February 1, 2019 memorandum from the City of Nampa Engineering Division, GIS Section, authored by Alex Main indicating street name changes that are required (1 page – copy hereto attached); and,

11. A February 1, 2019 email printout from the Napa Engineering Division, GIS Section, authored by Alex Main indicating how changes can be made to the plat (1 page – copy hereto attached); and,

12. A February 5, 2019 memorandum from the Nampa Planning and Zoning Department, authored by Doug Critchfield indicating the Safe Routes to School status of the Project (1 page – copy hereto attached); and,

13. A COMPASS Communities in Motion Development Review indicating pedestrian and bicycle conditions and suggestions (1 page – copy hereto attached).

FINDINGS OF FACT & NOTES REGARDING PLAT

Plat review was done to analyze the Project's compliance to code in the context of this Project having already been, theoretically, annexed and zoned.

<table>
<thead>
<tr>
<th>Overall Site Area</th>
<th>95.16 acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total, Proposed RS6 Lot Count</td>
<td>245</td>
</tr>
<tr>
<td>Total Common Lot Count</td>
<td>14</td>
</tr>
<tr>
<td>Total Commercial Lot Count</td>
<td>1</td>
</tr>
<tr>
<td>Total Building Lot Count</td>
<td>246</td>
</tr>
</tbody>
</table>

Regarding “RS6 Building Lots”:
- Min. Allowed RS6 Bldg. Lot Size- 6,000 sq. ft.
- Min. Proposed RS6 Bldg. Lot Size- 6,000 sq. ft.
- Min. Allowed Avg. RS6 Bldg. Lot Size- 8,000 sq. ft.

Periphery Compatibility Applicability
Lots that abut the RS7 zone lots to the north are equal or greater in size. Lots that abut RS6 zone lots to the east are equal to greater in size. Lots that abut the rural residential and open space parcels to the southwest are ½ acre or larger in size.

<table>
<thead>
<tr>
<th>Min. Req. St. Frontage RS6 Zone</th>
<th>22’ on public or approved private street or an approved common drive;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Allowed RS6 (or “Master”) Bldg. Lot Widths-</td>
<td>50’ @ the 20’ front setback mark;</td>
</tr>
</tbody>
</table>
Min. Allowed RS6 Bldg. Mean Lot Depths-
60'
Plat Development Data/Notes: Per plat sheets

FINDINGS OF FACT & NOTES REGARDING PLAT

The matter or act of plat review before the Commission by virtue of the application package made the subject of this report is to determine whether or not the preliminary plat, as proposed, is acceptable.

Platting of this Project will serve to divide the land. It must be done in accordance with state law, Nampa City Code § 10-27, Nampa City Code § 10-10, Nampa City Code § 10-33, and, in cooperation with the City's currently adopted Engineering Design and Specification manuals.

Accordingly, plat review was done to analyze the Project's compliance to code in the context of this Project having already been annexed and zoned.

Regarding the plat, Zoning Staff finds:

1. **Minimum Lot Areas:**
   That because the proposed Development is slated for development in conjunction with RS6 zoning, this requirement applies...all building lots meet or exceed 6,000 sq. ft. in area (the smallest building lot is 6,000 sq. ft. in area); therefore, the Plat is deemed compliant in this regard; and,

2. **Average Lot Size:**
   That because the proposed Development is slated for development in conjunction with RS6 zoning, this requirement applies...all building lots meet or exceed an average of 8,000 sq. ft. in area (the average building lot is 9,781 sq. ft. in area); therefore, the Plat is deemed compliant in this regard; and,

3. **Lot Compatibility:**
   That because the proposed Development is slated for development in conjunction with RS6 zoning, this requirement applies...; Lots that abut the RS7 zone lots to the north are equal or greater in size. Lots that abut RS6 zone lots to the east are equal to greater in size. Lots that abut the rural residential and open space parcels to the southwest are ½ acre or larger in size, therefore, the Plat is deemed compliant in this regard; and,

4. **Lot Width:**
   All standard detached housing building lots demonstrate required lot width; therefore, the Project is deemed compliant in this regard; and,

5. **Lot Depth:**
   All standard detached housing building lots demonstrate required lot depth; therefore, the Project is deemed compliant in this regard; and,

6. **Right-Of-Way Dedication(s)/Improvements:**
As needful along W Greenhurst Rd and S Midland Blvd per City...see City Engineering comments; and,

7. Landscaping:
A landscape plan was submitted with the application paperwork. It appears acceptable caveat on substitution of different tree type than October Glory Maple based on the City Forester's comments hereto attached; and,

8. Path/Trailway(s):
Required 10' sidewalks on Greenhurst Rd and Midland Blvd per City...see City Parks and Recreation comments hereto attached; and,

9. Misc./Correspondence:
Any correspondence from agencies or the citizenry regarding the plat received by noon, November 21, 2018 is hereafter attached to this report. (Agency comments are usually geared towards recommending conditions for the Project should it be approved.)

Recommendation:
Approval with conditions...

RECOMMENDED CONDITIONS OF APPROVAL

As Pertaining to the Annexation/Zoning Entitlement Request:

N/A at the time of this report's publication...a Development Agreement may be required, especially if Council wishes to regulate (generally) site design, dwelling unit density, building aesthetics or location placement above and beyond what the RS6 and BC Zone prescribes [and in reaction to future, possible, building construction on the Property]; however, Staff finds no reason, in this instance, to recommend that course of action.

As Pertaining to the Subdivision Preliminary Plat Approval Request:

Should the Planning and Zoning Commission vote to approve the Summit Ridge Subdivision preliminary plat, then Staff would suggest the following as (a) Condition(s) of Approval for adoption with any such vote/action (note: the Commission may obviously add, subtract and/or modify conditions as it deems appropriate):

1. Generally: The Developer/Development shall comply with all requirements imposed by City agencies involved in the review of this matter including, specifically the following:

   a. A December 31, 2018 memorandum from the Nampa Building Department authored by Neil Jones (2 pages – copy hereto attached); and,

   b. A January 04, 2019 email printout from Nampa Parks and Recreation Department, authored by Cody Swander (1 page – copy hereto attached); and,

   c. A January 7, 2019 letter from Nampa & Meridian Irrigation District, authored by David T. Duvall (1 page – copy hereto attached)
d. A January 30, 2019 memorandum from Nampa Engineering Division, GIS Section, authored by Alex Main (1 page – copy hereto attached); and,

e. A January 31, 2019 email printout from Nampa Forestry Department, authored by Carolynn Murray (1 page – copy hereto attached); and,

f. A January 31, 2019 letter from Boise Project Board of Control, authored by Thomas Ritthaler (3 pages – copy hereto attached); and,

g. A February 1, 2019 memorandum from Nampa Engineering Division, GIS Section, authored by Alex Main (1 page – copy hereto attached); and,

h. A February 1, 2019 email printout from Nampa Engineering Division, GIS Section, authored by Alex Main (1 page – copy hereto attached); and,

i. A COMPASS Communities in Motion Development Review (1 page – copy hereto attached).

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; and,

3. Prior to filing for a final plat approval for any portion of the Project, the Developer’s engineer shall correct any spelling, grammar, punctuation and/or 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 plan set that shall be remitted to the City; and,

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

**ATTACHMENTS**

- Copy of public hearing noticing/review notice email printout (pages/Exhibits 10-12)
- Copy of zoning vicinity map (page/Exhibit 13)
- Copy of Annexation/Zoning Application (page/Exhibit 14)
- Copy of Parcel Account Numbers on Map (page/Exhibit 15)
- Copy of Boundary Descriptions for Annexation (pages/Exhibits 16-18)
- Copy of Boundary Description BC zoning (page/Exhibit 19)
- Copy of Boundary Description RS6 zoning (pages/Exhibits 20-21)
- Copy of Statement of Authority (pages/Exhibits 22-23)
• Copy of Preliminary Plat Application (pages/Exhibits 24-25)
• Copy of Preliminary Plat Boundary Description (page/Exhibit 26)
• Copy of Statement of Authority (pages/Exhibits 27-28)
• Copy of Preliminary Plat zoning map (page/Exhibit 29)
• Copy of Preliminary Plat (pages/Exhibits 30-36)
• Copy of [any] inter-departmental/agency/citizen correspondence (pages/Exhibits 37+)
Sylvia Mackrill

From: Sylvia Mackrill
Sent: Monday, December 31, 2018 9:43 AM
Addressing: Beth Ineck (ineckb@cityofnampa.us); bob.parsons@phd3.idaho.gov; Bobby Sanchez; bocc@canyonco.org; Brent Hoskins; Canyon Highway District No. 4 (chopper@canyonhd4.org); Carl Miller - Compass of Idaho (cmiller@compassidaho.org); Chanee Grant; Cody Swander; Daniel Badger; deerflat@fws.gov; Don Barr; Doug Critchfield; Eddy Thiel; Elijah Effinger; Eric R Shannon; gwiles@nampachristianschools.com; Jared Bryan; Jason Kimball; Jay Young; Jeff Barnes; jenny.titus@vallivue.org; jessica.mansell@intgas.com; Jim Brooks; Ken Couch - Idaho Transportation Dept, District 3 (D3Development.Services@itd.idaho.gov); Ken Keene; Kent Lovelace; kfunke@idahopower.com; lbishop@idahopower.com; mark@pioneerirrigation.com; Melissa Close; monica.taylor@intgas.com; Neil Jones; nick@nampahighway1.com; nmid@nmid.org; nre.easement@centurylink.com; Patrick Sullivan; Phillip Roberts; pnilsson@canyonco.org; Ray Rice; rdewey@nsd131.org; Reggie Edwards; Richard Davies; Soyla Reyna; Tammy Wallen; Tom Points; UCC ben melody; vcharles@idahopower.com

To: J-U-B Engineers, representing Mark Tate with M3 Companies, LLC, has submitted:

1) Annexation application for 95.16 acres and RS-6 (Single Family Residential – 6000 sq ft minimum lot size) zoning for 92.72 acres and BC (Community Business) zoning for 2.44 acres for property located at the southwest corner of W Greenhurst Rd and S Midland Blvd.

2) Preliminary Plat application for Summit Ridge Subdivision located at the southwest corner of W Greenhurst Rd and S Midland Blvd, for 260 (245 residential, 1 commercial and 14 common) lots on 95.16 acres.

The Annexation and Preliminary Plat applications will go before the Planning and Zoning Commission as public hearing items on their February 12, 2019 Agenda.

Please review and forward any comments to my attention (mackrill@cityofnampa.us) prior to February 1, 2019.

Thank you,

Sylvia Mackrill - Planning and Zoning Department
O: 208.468.5484, F: 208.468.5439
411 3rd Street South, Nampa, ID 83651
Planning and Zoning - Like us on Facebook

Nampa Proud
NOTICE OF PUBLIC HEARING REGARDING PLANNING/ZONING OF THIS PROPERTY

Notice is hereby given that on February 12, 2019 at 7:00 p.m., in the Council Chambers of the City Hall, 411 3rd Street South, Nampa, Canyon County, Idaho, a public hearing will be held before the Nampa Planning and Zoning Commission on the following:

Annexation and Zoning to RS 6 (Single-Family Res. – 6,000 sq. ft.) for 92.72 acres and to BC (Community Business) for 2.44 acres, and Subdivision Plat Preliminary Approval for Summit Ridge Subdivision at the SW corner of W. Greenhurst Rd. and S. Midland Blvd. (A 95.16-acre parcel of land situated in Gov. Lots 1 & 2 in the N ½ of the NE ¼ of Section 5, T2N, R2W, BM – 1 Commercial Lot and 245 Single Family Residential Detached lots on 95.16 acres or 2.57 dwelling units/gross acre) for M3 Companies, Mark Tate (ANN 108-18 and SPP 037-18).

For a full definition of said zoning district regulations, reference is hereby made to the Nampa Comprehensive Zoning Ordinance. All interested persons are invited to attend said public hearing or submit written comments prior to the hearing date.

Dated and posted this 1st day of February 2019.

Norman L. Holm, Planning Director
NOTICE OF PUBLIC HEARINGS BEFORE THE CITY OF NAMPA, IDAHO

Notice is hereby given that on February 12, 2019 at 7:00 p.m. (or as soon after 7:00 p.m. as the matter may be heard), in the City Hall Council Chambers, 411 3rd Street South, Nampa, Canyon County, Idaho, public hearing on the following will be held before the Nampa Planning and Zoning Commission:

1) Annexation and Zoning to RS 6 (Single-Family Residential – 6,000 sq. ft. for 92.72 acres) and to BC (Community Business) for 2.44 acres, and Subdivision Plat Preliminary Approval for Summit Ridge Subdivision at the SW corner of W. Greenhurst Rd. and S. Midland Blvd. (A 95.16-acre parcel of land situated in Government Lots 1 & 2 in the N ½ of the NE ¼ of Section 5, T2N, R2W, BM – 1 Commercial Lot and 245 Single Family Residential Detached lots on 95.16 acres or 2.57 dwelling units/gross acre) for M3 Companies, Mark Tate (ANN 108-18 and SPP 037-18).

2) Zoning Map Amendment from BC (Community Business) to HC (Healthcare) for property located at 9870 W. St. Lukes Dr., 9850 W. St. Lukes Dr., 9860 W. St. Lukes Dr., 0 Cherry Lane, and 0 Cherry Lane. (Five parcels totaling 33.08 acres located in a portion of the NW ¼ of the NW ¼ of Section 9, T3N, R2W, BM) for The Land Group representing St. Lukes Regional Medical Center LTD (ZMA 103-18).

3) Annexation and Zoning to HC (Healthcare) for property located at 0 Cherry Lane and 0 Ten Lane (Two parcels totaling 21.511 acres located in a portion of the NE ¼ of the NW ¼ of Section 9, T3N, R2W, BM) for The Land Group representing St. Lukes Regional Medical Center LTD (ANN 110-18).

4) Annexation and Zoning to RS7 (Single-Family Residential – 7,000 sq. ft.) at 0 Northside Blvd., and Subdivision Plat Preliminary Approval for Kinghorn Place Subdivision on the south side of Spruce St. west of Northside Blvd. (A portion of the SE ¼ of Section 33, T4N, R2W, BM – 221 Single Family Residential Detached lots on 63.50 acres or 3.48 dwelling units/gross acre) for Trilogy Idaho-Corey Barton (ANN 111-18 and SPP 038-18).

Details of the above hearing items are available for review in the Planning & Zoning Department of City Hall during normal business hours. Copies of staff reports on each application will be available upon request for public review or available online for download through the staff reports link at http://www.cityofnampa.us/agendacenter on the Thursday prior to the hearing date. Individuals, who require language interpretation or special assistance to accommodate physical, vision or hearing impairments, please contact the Planning Department in City Hall or call (208) 468-5484.

Date: January 22, 2019

Norman L. Holm, Planning Director

PUBLISH January 27, 2019

**Your Property, located at 1425 W CACTUS ST, is located within 300' of the subject property listed above.
0 and 1009 W Greenhurst Rd
Annexation and Zoning
- to RS 6 Zone (92.72 acres)
- an BC Zone (2.44 acres)
and Preliminary Plat Approval
SPP-00037-2018
1/25/2019
For illustrative purposes only.

Visit Planning & Zoning at cityofnampa.us for more info.
APPLICATION FOR ANNEXATION/ZONING
PLANNING AND ZONING DEPARTMENT
411 3RD STREET S., NAMPA, IDAHO 83651 P: (208) 468-4487 F: (208) 465-2261

Nonrefundable Fee: $452.00 (1 acre or less) Nonrefundable Fee: $910.00 (more than 1 acre)

Applicant Name: M3 Companies, Mark Tate
Home Number: 208-939-6263
Street Address: 1087 W River Street, Suite 310
City: Boise State: ID Zip code: 83702

Property Owner Name: Verheyen, Inc.
Home Number: 
Street Address: 4075 N La Fontana Way
City: Boise State: ID Zip code: 83702

Applicant's interest in property: ( ) Own ( ) Rent (X) Other

ADDRESS OF SUBJECT PROPERTY: 1009 W Greenhurst Rd, Nampa

Please provide the following required documentation
◆ Completed Application
◆ A copy of one of the following: ☑ Warranty Deed ☐ Proof Of Option ☐ Earnest Money Agreement
◆ Signed & Notarized Affidavit of Legal Interest (attached). Form must be completed by the legal owner
(If owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to show that
the person signing is an authorized agent)
◆ Original Legal description of property AND a legible WORD formatted document with Closure Calcs (Must
have for final recording) Old or illegible title documents will need to be retyped in a WORD formatted document.

Project Description
➢ State the zoning desired for the subject property: RS-6 & BC
➢ State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for
the use of the subject property: Annexation into the city limits of Nampa is requested to develop a single-family
residential subdivision with a small portion on the northeast corner reserved for a commercial use.

Dated this 7th day of December, 2018

Krist Watkins
Applicant Signature

NOTICE TO APPLICANT
This application will be referred to the Nampa Planning Commission for a recommendation on the requested zoning. The
Planning Commission shall hold a public hearing and will then make its recommendation to the City Council. The City
Council will then hold a second public hearing. Notice of the public hearings must be published in the Idaho Press-
Tribune 15 days prior to said hearings. Notice shall also be posted on the premises of the subject property not less than 1
week prior to the hearings. Notices will also be mailed to property owners or purchasers of record within 300 feet of the
subject property. You will be given notice of the public hearings and should be present to answer any questions.

OFFICE USE ONLY
FILE NUMBER: ANN - 0010B - 2018 PROJECT NAME: DNEX RS-6 + BC

12/11/13 Revised
Boundary Description

Annexation

Project Number 10-18-099    November 14, 2018

A parcel of land situated in Government Lots 1 & 2 of Section 5, Township 2 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, and being more particularly described as follows:

Beginning at the northeast corner of said Section 5, said point being the POINT OF BEGINNING

THENCE South 00°59'21" West along the east boundary of said Lot 1 and along the centerline of South Midland Boulevard, a distance of 1,577.67 feet to the southeast corner of said Lot 1;
THENCE North 89°18'58" West along the southerly boundary of said Lots, a distance of 2,649.72 feet to the southwest corner of said Lot 1;
THENCE North 01°20'23" East along the west boundary of said Lot 1, a distance of 1,589.89 feet to the northwest corner of said Lot 1 and being a point on the center line of Greenhurst Road;
THENCE South 89°03'10" East along the northerly boundary of said lots and along the centerline of said Greenhurst Road, a distance of 2,639.96 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM

A parcel of land situated in Government Lot 2 of Section 5, Township 2 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the northeast corner of said Section 5, from which the north quarter corner of said Section 5 bears North 89°03'10" West – 2639.96 feet;

THENCE North 89°03'10" West along the north boundary of said Lots 1 and 2, a distance of 1,682.82 feet;
THENCE South 02°13'22" West, a distance of 784.48 feet to the POINT OF BEGINNING;

THENCE continuing South 02°13'22" West along said line, a distance of 311.93 feet to a point on the northerly Right-of-Way of Thacker Lateral;
THENCE North 44°02'03" West along said Right-of-Way, a distance of 132.51 feet;
THENCE South 89°56'10" West along said Right-of-Way, a distance of 81.55 feet;
THENCE North 02°13'22" East, a distance of 223.56 feet;
THENCE South 87°46'42" East, a distance of 177.22 feet to the POINT OF BEGINNING.

The above described parcel contains 95.16 acres, more or less, and is subject to easements, covenants and restrictions of record.
Boundary Description
Zoning
BC Community Business

Project Number 10-18-099       November 14, 2018

A parcel of land situated in Government Lot 2 of Section 5, Township 2 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, and being more particularly described as follows:

BEGINNING at the northeast corner of said Section 5, from which the north quarter corner of said Section, bears North 89°03'10" West, 2639.96 feet;

THENCE South 00°59'21" West along the easterly boundary of said Lot 2 and the centerline of South Midland Boulevard, a distance of 492.39 feet;
THENCE North 89°00'39" West, a distance of 50.00 feet to a point on the proposed westerly Right-of-Way of South Midland Boulevard;
THENCE North 89°00'38" West, a distance of 64.25 feet;
THENCE North 19°35'52" West, a distance of 180.21 feet;
THENCE North 24°27'44" West, a distance of 302.86 feet to a point on the proposed southerly Right-of-Way of Greenhurst Road;
THENCE North 00°56'50" East, a distance of 50.00 feet to a point on the northerly boundary of said Lot 2;
THENCE South 89°03'10" East along said northerly boundary, a distance of 307.80 feet to the POINT OF BEGINNING.

The above described parcel contains 2.44 acres, more or less, and is subject to easements, covenants and restrictions of record.
Boundary Description

Zoning
RS6 – Single Family Residential (6,000 s.f. minimum lot size)

Project Number 10-18-099 November 14, 2018

A parcel of land situated in Government Lots 1 & 2 of Section 5, Township 2 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the northeast corner of said Section 5, from which the north quarter corner of said Section bears North 89°03'10" West – 2639.96 feet;
THENCE South 00°59'21" West along the east boundary of said Lot 2 and along the centerline of South Midland Boulevard, a distance of 492.39 feet to the POINT OF BEGINNING;

THENCE continuing South 00°59'21" West along said line, a distance of 1,085.28 feet to the southeast corner of said Lot 2;
THENCE North 89°18'58" West along the southerly boundary of said Lots, a distance of 2,649.72 feet to the southwest corner of said Lot 1;
THENCE North 01°20'23" East along the westerly boundary of said Lot 1, a distance of 1,589.89 feet to the northwest corner of said Lot 1 and being a point on the centerline of Greenhurst Road;
THENCE South 89°03'10" East along the northerly boundary of said Lots and along said centerline, a distance of 2,332.16 feet;
THENCE South 00°56'50" West, a distance of 50.00 feet to a point on the proposed southerly Right-of-Way of Greenhurst Road;
THENCE South 24°27'44" East, a distance of 302.86 feet;
THENCE South 19°35'52" East, a distance of 180.21 feet;
THENCE South 89°00'38" East, a distance of 64.25 feet to a point on the proposed westerly Right-of-Way of South Midland Boulevard;
THENCE South 89°00'39" East, a distance of 50.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM

A parcel of land situated in Government Lot 2 of Section 5, Township 2 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the northeast corner of said Section 5, from which the north quarter corner of said Section 5 bears North 89°03'10" West – 2639.96 feet;

THENCE North 89°03'10" West along the north boundary of said Lots 1 and 2, a distance of 1,682.82 feet;
THENCE South 02°13'22" West, a distance of 784.48 feet to the POINT OF BEGINNING;
THENCE continuing South 02°13'22" West along said line, a distance of 311.93 feet to a point on the northerly Right-of-Way of Thacker Lateral;
THENCE North 44°02’03" West along said Right-of-Way, a distance of 132.51 feet;
THENCE South 89°56'10" West along said Right-of-Way, a distance of 81.55 feet;
THENCE North 02°13'22" East, a distance of 223.56 feet;
THENCE South 87°46'42" East, a distance of 177.22 feet to the POINT OF BEGINNING.

The above described parcel contains 92.72 acres, more or less, and is subject to easements, covenants and restrictions of record.
Statement of Authority  
(Idaho Code Section 30-6-302)

1. This Statement of Authority relates to an entity named: M3 ID Greenhurst L.L.C.
2. The type of entity is a: Limited Liability Company
3. The entity is formed under the laws of: Arizona
4. The mailing address for the entity is: 4222 E. Camelback Road, Suite H-100; Phoenix, AZ 85018
5. The position of each Member/Manager authorized to (a) execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the company, and (b) enter into other transactions on behalf of, or otherwise act for or bind the company are:

   M3 Builders, LLC
   an Arizona limited liability company
   Its: Manager
   By: The M3 Companies, LLC
   an Arizona limited liability company
   Its: Member

   Each of said managers is authorized to act alone on behalf of the Company.

6. The authority of the foregoing manager(s) to bind the company shall include, without limitation:

   (a) the purchase, receipt, lease or other acquisition, ownership, holding, improvement, use and other dealing with Property, wherever located;
   (b) the sale, conveyance, mortgage, pledge, lease, exchange and other disposition of Property;
   (c) the entering into contracts and guaranties, incurring of liabilities, borrowing money, issuance of notes, bonds, and other obligations, and the securing of any of its obligations by mortgage or pledge of any of its Property or income.

7. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Idaho Code Section 30-6-302.

Executed this 8th the day of October 2015.
M3 ID Greenhurst LLC,
an Arizona limited liability company

By: M3 Builders, LLC,
an Arizona limited liability company
Its: Manager

By: The M3 Companies, LLC,
an Arizona limited liability company
Its: Member

By: William I. Brownlee,
Its: Manager

By: W. Scott Schirmer
Its: Manager
A. GENERAL INFORMATION

Subdivision Name  Summit Ridge Subdivision
Total Acres  95.16
Intended Land Uses Circle (residential, single-family, multi-family, commercial, industrial)
Property Address(es)  1009 W Greenhurst Rd
Legal Description  North 1/2 of the NE 1/4 of Section 5, T2N, R2W, BM
Canyon County Parcel Account Number(s)  R2929100000
Existing Zoning. (Circle one) RA  ☑ RSM RD RML RMH RP BN CB ☑ BF IP IL IH AG
(County Zoning)  ☑

B. OWNER/ APPLICANT INFORMATION

Owner of Record
Name  M3 ID Greenhurst LLC and Ball Real Estate Investments LLC and BFT KGLG Cherry Lane, LLC
Address  4222 E Camelback Rd, Suite H-100
City  Phoenix
State  AZ
Telephone  208-939-6263
Email  mtate@m3companiesllc.com
Fax

Applicant
Name  M3 Companies, LLC - Mark Tate
Address  1087 W River St, Suite 310
City  Boise
State  ID 83702
Telephone  208-939-6263
Email  mtate@m3companiesllc.com
Fax

Engineer/Surveyor/Planner
Name  JUB Engineers, Inc. - Scott Wonders, PE, Tom Ruby, PLS & Kristi Watkins, Planner
Address  250 S Beechwood Ave, Suite 201
City  Boise
State  ID 83709
Telephone  208-376-7330
Email  kwatkins@jub.com
Fax
C. SUBDIVISION INFORMATION

<table>
<thead>
<tr>
<th>Lot Types</th>
<th>Number of Lots</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>245</td>
<td></td>
</tr>
<tr>
<td>Dwelling units per acre (gross /net)</td>
<td>2.57/4.45</td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Common (Landscape, Utility, Other)</td>
<td>Common 12 lots, Common Driveway 1 lot</td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td>19.6%</td>
<td>18.64</td>
</tr>
<tr>
<td>Total</td>
<td>260 lots</td>
<td>95.16 acres</td>
</tr>
</tbody>
</table>

DEADLINES FOR SUBMITTALS
The completed application and plat documents must be submitted to the Planning Department not later than _______. The Planning Commission meets on ____________; applications are due approximately ___ weeks prior to that date.

All supplemental information to be added to the application file must be received by the Planning Department no later than 15 days prior to the public hearing date.

***Please do not submit a subdivision application until all items are completed. Incomplete applications will not be accepted or reviewed.***

I understand:
1. This application is subject to acceptance by the City of Nampa upon determination that the application is complete.
2. The hearing date is tentative and subject to change with notice.
3. This application is subject to a public hearing before the Nampa Planning and Zoning Commission.
4. The application fee is non-refundable.

All information, statements, attachments, and exhibits included with this application submittal are true to the best of my knowledge.

Signature: Kristi Watkins         Date: 12-7-18

For City Office Use Only

FEE $: __________________________ CASH: ______ CHECK: ______ RECEIPT NO.: ______

DATE RECEIVED: __________ RECEIVED BY: __________ HEARING DATE: _______
A parcel of land situated in Government Lots 1 & 2 of Section 5, Township 2 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, and being more particularly described as follows:

Beginning at the northeast corner of said Section 5, said point being the POINT OF BEGINNING

THENCE South 00°59'21" West along the east boundary of said Lot 1 and along the centerline of South Midland Boulevard, a distance of 1,577.57 feet to the southeast corner of said Lot 1;

THENCE North 89°18'58" West along the southerly boundary of said Lots, a distance of 2,649.72 feet to the southwest corner of said Lot 1;

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THENCE South 89°03'10" East along the northerly boundary of said lots and along the centerline of said Greenhurst Road, a distance of 2,639.96 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM

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Commencing at the northeast corner of said Section 5, from which the north quarter corner of said Section 5 bears North 89°03'10" West – 2639.96 feet;

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3. The entity is formed under the laws of: Arizona

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   M3 Builders, LLC
   an Arizona limited liability company
   Its: Manager
   By: The M3 Companies, LLC
       an Arizona limited liability company
       Its: Member

Each of said managers is authorized to act alone on behalf of the Company.

6. The authority of the foregoing manager(s) to bind the company shall include, without limitation:

   (a) the purchase, receipt, lease or other acquisition, ownership, holding, improvement, use and other dealing with Property, wherever located;
   (b) the sale, conveyance, mortgage, pledge, lease, exchange and other disposition of Property;
   (c) the entering into contracts and guaranties, incurring of liabilities, borrowing money, issuance of notes, bonds, and other obligations, and the securing of any of its obligations by mortgage or pledge of any of its Property or income.

7. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Idaho Code Section 30-6-302.

Executed this 8 the day of October 2018.

[SIGNATURES ON FOLLOWING PAGE]
M3 ID Greenhurst LLC,
an Arizona limited liability company

By: M3 Builders, LLC,
an Arizona limited liability company
Its: Manager

By: The M3 Companies, LLC,
an Arizona limited liability company
Its: Member

By: William I. Brownlee,
Its: Manager

By: W. Scott Schirmer
Its: Manager
Annexation and Zoning

to RS 6 Zone (92.72 acres)

and BC Zone (2.44 acres)

and Preliminary Plat Approval

SPP-00037-2018

1/25/2019

Visit Planning & Zoning

at cityofnampa.us

for more info.
Communities in Motion 2040 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of Communities in Motion 2040 (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals.

Development Name: Summit Ridge (SPP-00037-2018)  
Agency: Nampa

CIM Vision Category: Future Neighborhoods

New households: 245  
New jobs: ±25  
Exceeds CIM forecast: No

CIM Corridor: N/A  
Pedestrian level of stress: R-Greenhurst  
Bicycle level of stress: R-Greenhurst

Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.

Housing within 1 mile: 2,570  
Jobs within 1 mile: 520  
Jobs/Housing Ratio: 0.2

A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.

Nearest police station: 3.9 miles  
Nearest fire station: 1.9 miles

Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.

Farmland consumed: Yes  
Farmland within 1 mile: 503 acres

Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.

Nearest bus stop: 2.2 miles  
Nearest public school: 0.8 miles  
Nearest public park: 1.2 miles  
Nearest grocery store: 1.4 miles

Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.

Recommendations

The proposal is on the fringe or urban development in an area removed from employment centers and existing public transportation. The closest transit services are located more than two miles away and there are no plans for future service at this location. The proposal is a mix of residential and retail, which can mitigate congestion by encouraging localized walk and bicycle trips. Sidewalks and bicycle lanes along the south side of Greenhurst Road are essential for safe access to South Junior High School. Consider a stub road to the south for future connectivity and encourage non-motorized connections to the commercial uses.

The Lake Lowell Area Bicycle and Pedestrian Access Plan encourages safe connectivity from the cities of Nampa and Caldwell to the Lake Lowell area. Greenhurst Road and Midland Road are identified as shared-use paths. More information is available at: https://fhf.fhwa.dot.gov/programs/flpp/studies/lake-lowell-access-plan.htm

More information about COMPASS and Communities in Motion 2040:
Web: www.compassidaho.org  
Email info@compassidaho.org

Building Department will require a top of foundation wall or finish floor elevation on the construction drawings, with the final plat. The Building Department has no conditions on the annexation.

---

J-U-B Engineers, representing Mark Tate with M3 Companies, LLC, has submitted:
1) Annexation application for 95.16 acres and RS-6 (Single Family Residential – 6000 sq ft minimum lot size) zoning for 92.72 acres and BC (Community Business) zoning for 2.44 acres for property located at the southwest corner of W Greenhurst Rd and S Midland Blvd.

2) Preliminary Plat application for Summit Ridge Subdivision located at the southwest corner of W Greenhurst Rd and S Midland Blvd, for 260 (245 residential, 1 commercial and 14 common) lots on 95.16 acres.

The Annexation and Preliminary Plat applications will go before the Planning and Zoning Commission as public hearing items on their February 12, 2019 Agenda.

Please review and forward any comments to my attention (mackrill@cityofnampa.us) prior to February 1, 2019.

Thank you,

Sylvia Mackrill - Planning and Zoning Department
O: 208.468.5484, F: 208.468.5439
411 3rd Street South, Nampa, ID 83651
Planning and Zoning - Like us on Facebook

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.
Good Morning Sylvia,

Nampa Highway District #1 has no objection to the annexation and Preliminary Plat Approval for the Summit Ridge Subdivision on the southwest corner of Midland Blvd. and Greenhurst Rd 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 me.

Thank you,

Eddy

---

From: Sylvia Mackrill [mailto:mackrill@cityofnampa.us]
Sent: Monday, December 31, 2018 9:43 AM
To: Addressing; Beth Ineck; bob.parsons@phd3.idaho.gov; Bobby Sanchez; bocc@canyonco.org; Brent Hoskins; Canyon Highway District No. 4 (chopper@canyonhd4.org); Carl Miller - Compass of Idaho (cmiller@compassidaho.org); Channe Grant; Cody Swander; Daniel Badger; deerflat@fws.gov; Don Barr; Doug Critchfield; Eddy Thiel; Elijah Effinger; Eric Shannon; gwiles@nampachristianschools.com; Jared Bryan; Jason Kimball; Jay Young; Jeff Barnes; jenny.titus@vallivue.org; jessica.mansell@intgas.com; Jim Brooks; Ken Couch - Idaho Transportation Dept, District 3 (D3Development.Services@itd.idaho.gov); Ken Keene; Kent Lovelace; kfuneke@idahopower.com; lbishop@idahopower.com; mark@pioneerirrigation.com; Melissa Close; monica.taylor@intgas.com; Neil Jones; Nick Lehman; nmid@nmid.org; nre.easement@centurylink.com; Patrick Sullivan; Phillip Roberts; pnilsson@canyonco.org; Ray Rice; rdewey@nsd131.org; Reggie Edwards; Richard Davies; Soyla Reyna; Tammy Wallen; Tom Points; UCC ben melody; vcharles@idahopower.com
Subject: ANN-00108-2018 and SPP-00037-2018 Annexation and RS-6 and BC zoning for Summit Ridge Subdivision Preliminary Plat

J-U-B Engineers, representing Mark Tate with M3 Companies, LLC, has submitted:

1. Annexation application for 95.16 acres and RS-6 (Single Family Residential – 6000 sq ft minimum lot size) zoning for 92.72 acres and BC (Community Business) zoning for 2.44 acres for property located at the southwest corner of W Greenhurst Rd and S Midland Blvd.
Hi Shellie,

Nampa Parks has reviewed the preliminary plat for Summit Ridge Subdivision Project: SPP-00037-2018. We request that this development include sidewalks that are widened to a minimum of 10 feet along both W. Greenhurst Road and S. Midland Boulevard. This widened sidewalk will satisfy the "urban connector" city proposed pathway that is indicated on the City of Nampa Pathway Master Plan.

Thank you,

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

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January 7, 2019

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

RE: ANN-00108-2018/ Summit Ridge Subdivision

Norm,

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Rithaler, Boise Project-Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

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. Developers must comply with Idaho Code 31-3805.

Sincerely,

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

Cc:
Office/ file
B. Carter, Board of Control
January 15, 2019

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


Norm:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Rithaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

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Sincerely,

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

Cc:
Office/ file
B. Carter, Board of Control
1/30/19

Sylvia Mackrill
City of Nampa Planning & Zoning
via email: mackrill@cityofnampa.us

SUBJECT: SPP-00038-2018 - Preliminary Plat Review of Kinghorn Place Subdivision
ANN-00111-2018 - Annexation Application

APN: R3435601200 & R3435600000

Re: Preliminary Plat Review of Kinghorn Place Subdivision, lying within the Southeast Quarter of Section 33, Township 4 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 preliminary plat. There are existing CenturyLink facilities along Northside Boulevard.

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 208-550-0284.

Sincerely,

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

Leasenet #:P811672
January 30, 2019

RE: Summit Ridge Subdivision - Preliminary Plat

To: Kristi Watkins

cc: Sylvia Mackrill

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

- Propose new, unique street names for S Serac Ave, W Pinnacle Dr, W Pinnacle Ct, W Zenith Dr, W Zenith Ct, S Crest Ct, W Mesa Dr, and W Bluff Dr to the Engineering Division. Per Canyon County Code 06-05-13 (1) There shall be no duplication of street names by sound or spelling within Canyon County including within the incorporated areas. Refer to Street Naming and Addressing Policy in the Engineering Process and Policy Manual (rev 9/2012).
  - S Serac Ave should be S (New Name) Way
  - W Pinnacle Dr should be W (New Name) St
  - W Zenith Dr should be W (New Name) St
  - S Crest Ct should be S (New Name) Pl
- S Cordillera Ave should be S Cordillera Way
- W Crescendo Dr should be W Crescendo St

Sincerely,

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

From: Carolynn Murray  
Sent: Thursday, January 31, 2019 11:02 AM  
To: Sylvia Mackrill  
Subject: Projects - SPP-00037-2018 and ANN-00108-2018

Sylvia,

After reviewing, the Forester made the following comments regarding the projects tree listing:

The October Glory Maple on the plans is not permitted due to its susceptibility to Cottony Maple Scale and to our PH being too high for this species. Replacement is inevitable in the near future. Choose another variety.

---

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31 January 2019

Nampa Planning and Zoning Department
411 3rd Street South
Nampa, Idaho 83651

RE: Summitt Ridge Subdivision
Southwest corner of Grenhurst and S. Midland
Boise-Kuna Irrigation District
Thacker Lateral 138+90
Robinson Lateral 169+00
Sec. 31, T3N, R2W, BM.

Norman L Holm, Planning Director:

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 south and southwest of and 25 feet north and northeast of the Robinson Lateral's centerline. 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 Statues, 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,

Thomas Ritthaler
Assistant Project Manager

tbr/tr
cc: Ray Moore Watermaster, Div; 3 BPBC
    Lauren Boehlke Secretary – Treasurer, BKID
    File
February 1, 2019

RE: Summit Ridge Subdivision - Preliminary Plat Revision

To: Kristi Watkins  
cc: Sylvia Mackrill

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

- Propose new, unique street names for W Peak Dr to the Engineering Division. Per Canyon County Code 06-05-13 (1) *There shall be no duplication of street names by sound or spelling within Canyon County including within the incorporated areas.* Refer to Street Naming and Addressing Policy in the Engineering Process and Policy Manual (rev 9/2012).

Sincerely,

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

From: Alex Main
Sent: Friday, February 01, 2019 11:22 AM
To: Kristi Watkins
Cc: Sylvia Mackrill
Subject: RE: Addressing Review - Summit Ridge Subdivision
Attachments: Preliminary Plat Review 2 - Addressing.pdf

Kristi,

A new preliminary plat submission will not be necessary. These are changes that will need to be made before the final plat can be approved. If these changes are reflected in the final plat submissions, it will speed up the review process at that stage and reduce/eliminate the amount of changes needed at the later stages. Please see the attached comments reviewing the revised street names submission. Let me know if you have any questions.

Alex Main
GIS Tech 1, Engineering
O: 208.468.5475, F: 208.465.2261
Nampa GIS. Like us on Facebook

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From: Kristi Watkins <kwatkins@jub.com>
Sent: Thursday, January 31, 2019 8:08 AM
To: Alex Main <maina@cityofnampa.us>
Cc: Sylvia Mackrill <mackrill@cityofnampa.us>
Subject: FW: Addressing Review - Summit Ridge Subdivision

Alex:

As per your memo dated January 30, 2019, please review these street names attached. We can submit a new preliminary plat to the P & Z Department with these corrections if we need to.

Thank you,
Kristi

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From: Everett Earnest <eearnest@jub.com>
Sent: Thursday, January 31, 2019 7:42 AM
To: Kristi Watkins <kwatkins@jub.com>
Subject: RE: Addressing Review - Summit Ridge Subdivision

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From: Kristi Watkins <kwatkins@jub.com>
Sent: Wednesday, January 30, 2019 4:12 PM
To: Everett Earnest <eearnest@jub.com>; Gordon Broussard <gbroussard@jub.com>; Keith Morse <kmorse@jub.com>; Matt Price <mprice@jub.com>; Scott Wonders <swonders@jub.com>; Stephen Sersha <ssersha@jub.com>; Travis Krupp <tkrupp@jub.com>; Vaun Cloyd <vcloyd@jub.com>
Cc: Wendy Shrief <wshrief@jub.com>
Subject: FW: Addressing Review - Summit Ridge Subdivision
PLANNING AND ZONING DEPARTMENT

Memo

To: Nampa Planning & Zoning Commission

From: Doug Critchfield, Senior Planner

cc: 

Date: February 5, 2019

Re: Summit Ridge Subdivision

The Summit Ridge Subdivision located on W. Greenhurst Rd, southwest corner of Midland Rd & W. Greenhurst Rd is near:

Lake Ridge Elementary – Approximately 2.0 miles – Not walkable

South Middle School – Approximately 1.5 miles – Not walkable

Skyview High School – Approximately 1.5 miles – Not walkable